

<u>UPDATED AMENDED AGENDA - VICTORIA CITY COUNCIL</u> MEETING OF THURSDAY, SEPTEMBER 21, 2017, AT 6:30 P.M.

Council Chambers, City Hall, 1 Centennial Square

Located on the traditional territory of the Esquimalt and Songhees People

Music performance by fiddle duo of Aurora Smith and Maria Newton, from the Victoria Conservatory of Music.

- A. APPROVAL OF AGENDA
- B. READING OF MINUTES
 - 1. Minutes from the evening meeting held August 10, 2017 Deferred
 Addenda
 - 2. <u>Late Item</u>: Minutes from the daytime meeting held August 3, 2017 Addenda

C. REQUESTS TO ADDRESS COUNCIL

- 1. Brett Hayward: Housing for the Homeless
- 2. Bill Stewart: The Removal of the John A. MacDonald Statue from the Front of City Hall
- 3. J. Ocean Dennie: Removal of John A. MacDonald Statue
- 4. Robert Preston: Heritage Conservation Area Designation
- 5. Thomas Buck: Homelessness and How They Are Being Treated
- 6. <u>Late Item</u>: Sariah Korneluk: John A. MacDonald Addenda

D. PROCLAMATIONS

1. "Manufacturing Month" - October 2017

- 2. "Wrongful Conviction Day" October 2, 2017
- 3. <u>Late Item</u>: "Fire Prevention Week 2017" October 8 to 14, 2017 Addenda
- 4. <u>Late Item</u>: "Occupational Therapy Month" October 2017 Addenda

E. PUBLIC AND STATUTORY HEARINGS

1. Development Permit Application with Variances No. 00036 for 1479 Fort Street

Council is considering an application to add one (1) suite to an existing eight (8) unit multiple dwelling building.

a. Opportunity for Public Comment Addenda Development Permit with Variances No. 00036

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 1479 Fort Street, in Development Permit Area 7B Corridors Heritage, for purposes of adding an additional unit within the existing eight unit building.

The Development Permit will vary the following requirements of the *Zoning Regulation Bylaw:*

- Part 3.10 Section 17.2 Relaxation of the off-street parking requirement from 12 to 6, increasing the existing non-conformity by 2 stalls
- Part 3.10 Section 18(c) Relaxation of the setback from the street for an accessory building from 7.5m to 6.47m
- Schedule F 4(d) Relaxation of the minimum separation space between an accessory building and the principle building from 2.4m to 1.5m.

Legal description of the land:

Lot 4, Section 74, Victoria, Plan 309, Except that part outlined in red on plan 127 BL

Late Item: Correspondence

Close of Opportunity for Public Comment - Consideration of Approval

b. <u>Development Permit with Variances Approval</u>: To approve the development permit with variances, the following motion is in order:

That Council authorize the issuance of Development Permit Application No. 00036 for 1479 Fort Street, in accordance with:

- 1. Plans date stamped June 8, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. Reduce the required parking stall from twelve to six, increasing the existing non-conformity by two stalls
 - ii. Reduce the setback from a street for an accessory building from 7.50m to 6.47m
 - iii. Reduce the separation space between an accessory building and the principle building from 2. 40m to 1.50m.
- 3. The Development Permit lapsing two years from the date of this resolution.

2. Development Variance Permit Application No. 00188 for 1457 Clifford Street

Council is considering an application to subdivide the existing lot and construct a new single family dwelling with a secondary suite on each lot.

a. Opportunity for Public Comment Development Variance Permit No. 00188

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 1457 Clifford Street for the purpose of varying certain requirements of the *Zoning Regulation Bylaw* including:

Lot 1:

- reduce the minimum lot width from 15m to 13.46m
- reduce the minimum side yard setback from 3.0m to 2.49m
- reduce the minimum combined side yard setback from 4.5m to 3.99m

Lot 2:

- reduce the minimum average lot width from 15m to 13.46m
- reduce the minimum side yard setback from 3.0m to 2.59m
- reduce the minimum combined side yard setback from 4.5m to 4.09m

to allow for the construction of two single-family dwellings with secondary suites.

Legal description of the land:

Lot 145, Fairfield Farm Estate, Victoria City, Plan 884

Close of Opportunity for Public Comment - Consideration of Approval

b. <u>Development Variance Permit Approval</u>: To approve the development variance permit, the following motion is in order:

That Council authorize the issuance of Development Permit Application No. 00188 for 1457 Clifford, in accordance with:

1. Plans date stamped July 13, 2017.

2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

<u>Lot 1</u>

i.reduce the minimum lot width from 15m to 13.46m;

- ii. reduce the minimum side yard setback from 3.0m to 2.49m;
- iii. reduce the minimum combined side yard setback from 4.5m to 3.99m.

Lot 2

i.reduce the minimum average lot width from 15m to 13.46m;

- ii. reduce the minimum side yard setback from 3.0m to 2.59m; reduce the minimum combined side yard setback from 4.5m to 4.09m.
- 3. The Development Permit lapsing two years from the date of this resolution.
- 3. Development Variance Permit Application No. 00191 for 1501 Haultain Street

Council is considering an application for a restaurant, to relax the required number of on-site parking spaces.

a. Opportunity for Public Comment Addenda Development Variance Permit No. 00191

The City of Victoria will be considering the issuance of a Development Variance Permit for the land known as 1501 Haultain Street for the purpose of varying certain requirements of the *Zoning Regulation Bylaw*, Schedule C – Off-Street Parking, namely:

• reducing the required number of parking spaces from twelve (12) to five (5) in order to permit a restaurant on the ground floor of the building.

Legal description of the land: Lot 24, Block 15, Section 48, Victoria District, Plan 835

Late Item: Correspondence

Close of Opportunity for Public Comment - Consideration of Approval

b. <u>Development Variance Permit Approval</u>: To approve the development variance permit, the following motion is in order:

That Council authorize the issuance of Development Variance Permit Application No.00191 for 1501 Haultain Street, in accordance with:

- 1. Plans date stamped July 13, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 12 to 5.

- 3. Install a bike rack onsite to accommodate five bikes under the cantilever roof on the east side of the building, and install four new planter boxes in the parking area on the west side of the building.
- 4. Recreation vehicles shall not be stored on the subject property.
- 5. The Development Permit lapsing two years from the date of this resolution.

4. Rezoning Application No.00559 and Heritage Designation Application No. 000164 for 1402-1406 Douglas Street

Council is considering an application to rezone the property to allow for the retail sale of cannabis, as well as an application to designate the exterior of the building, as a protected heritage property.

a. Public Hearing

Addenda Rezoning Application No. 00559

To rezone the land known as 1402-1406 Douglas Street from the CA-3C Zone, Old Town District, to the CA-82 Zone, Old Town Cannabis 2 District, to permit a storefront cannabis retailer.

New Zone: CA-82 Zone, Old Town Cannabis 2 District

Legal Description: The easterly 60 feet of Lot 671, Victoria City

Existing Zone: CA-3C Zone, Old Town District

Late Item: Correspondence

b. Heritage Designation Application No. 000164

Under the provisions of the *Local Government Act*, the City of Victoria intends to designate the exterior of the building located at 1402-1406 Douglas Street, legally described as the easterly 60 feet of Lot 671, Victoria City, as protected heritage property, under Heritage Designation (1402-1406 Douglas Street) Bylaw No. 17-078.

Close of Hearing - Consideration of Approval

- b. **Bylaw Approval**: To consider approval of the application, a motion for Third Reading of the bylaws is in order:
 - 1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1107) No. 17-070
 - 2. Heritage Designation (1402-1406 Douglas Street) Bylaw No. 17-078
- c. **Bylaw Approval**: To consider final approval of the application, a motion to Adopt the bylaws is in order:
 - 1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1107) No. 17-070
 - 2. Heritage Designation (1402-1406 Douglas Street) Bylaw No. 17-078

5. Short-Term Rentals

Council is considering an amendment to the Zoning Regulation Bylaw, to amend the definition of Transient Accommodation, adding a definition for Short-Term Rental, and prohibiting Short-Term Rentals in the entire City unless where expressly allowed.

a. **Public Hearing**

Addenda Zoning Regulation Bylaw, Amendment Bylaw (No. 1112) No. 17-084

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw by amending the definition of "Transient Accommodation" by removing a reference to vacation rentals, creating "Short-Term Rental" as a new use, and by prohibiting Short-Term Rentals except where expressly allowed. This amendment bylaw will affect properties throughout the city where Transient Accommodation is currently permitted as shown below in the maps of the zones, which is also available at www.victoria.ca/shorttermrentals. To check whether a particular property will be affected, please contact the Zoning Department at 250-361-0316 or zoning@victoria.ca. Zoning can also be found by looking up the property address on VicMap. To access VicMap, click the "VicMap" button on the homepage of the City of Victoria's website: www.victoria.ca.

Late Item: Correspondence

Close of Hearing - Consideration of Approval

- b. **Bylaw Approval**: To consider approval of the application, a motion for Third Reading of the bylaw is in order:
 - 1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1112) No. 17-084
- c. **Bylaw Approval:** To consider final approval of the application, a motion to Adopt the bylaw is in order:
 - 1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1112) No. 17-084

F. REQUESTS TO ADDRESS COUNCIL

G. UNFINISHED BUSINESS

1. Rise and Report from Closed Meeting for Information

There are no rise and reports for this meeting.

H. REPORTS OF COMMITTEES

- 1. Committee of the Whole
- a. Report from the September 14, 2017 COTW Meeting

b. Report from the September 21, 2017 COTW Meeting

Addenda

Late Item: Report

I. NOTICE OF MOTIONS

J. BYLAWS

1. Bylaw for Rezoning Application No. 00564 for 2695 Capital Heights

A report recommending first and second readings of Bylaw No. 17-095.

Zoning Regulation Bylaw, Amendment Bylaw (No. 1116) No. 17-095
 A bylaw to rezone a portion of the land known as 2695 Capital Heights to the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

Recommendation: That Council give first and second reading to Bylaw No. 17-095.

2. <u>Update Report and Bylaws for Rezoning Application No. 00588 for 1002</u> Addenda Vancouver Street

A report recommending first and second readings of Bylaw No. 17-092 and No. 17-088, as well as first, second, and third readings of Bylaw No. 17-093.

The report also provides the applicant responses to questions from Council (Attachment C), reports from the Fire and Police departments summarizing calls for service and police calls (Attachments D & E), and a revised site plan identifying the Statutory Right of Way on Rockland Avenue (Attachment F).

<u>Late Items</u>: Form C - SRW, Form C - Landscape Covenant, and Form C - Section 219 Covenant

a. Zoning Regulation Bylaw, Amendment Bylaw (No. 1114) No. 17-092

Addenda

A bylaw to create the R-84 Zone, Mount Edwards Court Residential District, and to rezone the land known as 1002 Vancouver Street to the R-84 Zone.

Late Item: Bylaw

Recommendation: That Council give first and second readings to Bylaw No. 17-092.

b. Heritage Designation (1002 Vancouver Street) Bylaw No. 17-088
 Addenda A bylaw to designate the building located at 1002 Vancouver Street as protected heritage property.

Late Item: Bylaw

Recommendation: That Council give first and second readings to Bylaw No. 17-088.

c. Addenda Housing Agreement (1002 Vancouver Street) Bylaw (2017) No. 17-093

A bylaw to authorize an agreement for rental housing for the lands known as

1002 Vancouver Street.

Late Item: Bylaw & Schedule A

Recommendation: That Council give first, second, and third reading to Bylaw No. 17-093.

3. Bylaw for 848 and 852-856 Yates Street and 845 and 849 Johnson Street

A report recommending that Council rescind third reading of Bylaw No. 17-091, replace Schedule A with the updated version, and give Bylaw No. 17-091 third reading.

a. Addenda Housing Agreement (848 Yates) Bylaw (2017) No. 17-091

A bylaw to authorize an agreement for rental housing for the lands known as 848 and 852-856 Yates Street and 845 and 849 Johnson Street.

Late Item: Schedule A

Recommendation: That Council rescind third reading of Bylaw No. 17-091, amend the bylaw to replace Schedule A, and give third reading to Bylaw No. 17-091.

4. Late Item: Bylaw for Parks Regulation Bylaw Amendments

Addenda A report recommending first, second and third readings of Bylaw No. 17-099.

a. Parks Regulation By Addenda A bylaw to am

Parks Regulation Bylaw, Amendment Bylaw (No. 8) No. 17-099

A bylaw to amend the *Parks Regulation Bylaw* to provide better regulations necessary for proper management and operations of the municipal parks in the City of Victoria and to provide an effective system of permitting for signs and other structures containing political expression in municipal parks that respects the importance of freedom of expression while balancing with other competing requirements for this scarce public resource.

Amended Item: Bylaw No. 17-099

<u>Recommendation:</u> That Council give first, second and third reading to Bylaw No. 17-099.

K. CORRESPONDENCE

1. Letter from the City of Abbotsford

A letter dated September 5, 2017 requesting the City of Victoria's support for a resolution at the 2017 UBCM Convention, titled "The Case for Prevention of the Opioid Crisis".

- L. **NEW BUSINESS**
- M. QUESTION PERIOD
- N. ADJOURNMENT



MINUTES - VICTORIA CITY COUNCIL

MEETING OF THURSDAY, AUGUST 3, 2017, AT 11:12 a.m.

PLACE OF MEETING: Council Chambers, City Hall

Mayor Helps in the Chair, Councillors Alto, Coleman, Lucas, PRESENT:

Madoff, Thornton-Joe, and Young

ABSENT: Councillor Isitt

ABSENT FOR

A PORTION OF THE MEETING: Councillor Loveday

STAFF PRESENT: J. Jenkyns - Deputy City Manager; C. Coates - City Clerk; P. Bruce

> - Fire Chief; J. Tinney - Director, Sustainable Planning and Community Development; N. Sidhu - Assistant Director, Parks, Recreation and Facilities; J. O'Connor – Manager, Financial Planning; T. Zworski - City Solicitor; P. Rantucci - Head of Strategic Real Estate; C. Mycroft - Manager, Executive Operations; A. K. Ferguson - Recording Secretary.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Young, that Council convene a closed meeting that excludes the public under Sections 90(1) and/or (2) of the Community Charter; namely:

- <u>Section 90(1)(c)</u> labour relations or other employee relations;
- Section 90(1)(e)the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; and
- Section 90(1)(i)the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

Carried Unanimously

APPROVAL OF CLOSED AGENDA

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Coleman, that Council adopt the closed agenda.

Amendment:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council approve the closed agenda with the following amendments:

That Item No. 7 - Employee relations be added to the agenda

Consent Agenda:

Item No. 1 - Minutes from the Closed Meeting held July 13, 2017

Item No. 2 - Minutes from the Closed Meeting held July 20, 2017

Item No. 5 - Land (360 Bay Street Easement)

On the amendment: **Carried Unanimously**

Main motion as amended:

That Council approve the closed agenda with the following amendments:

That Item No. 7 - Employee relations be added to the agenda

Consent Agenda:

Item No. 1 - Minutes from the closed meeting held July 13, 2017

Item No. 2 – Minutes from the closed meeting held July 20, 2017

Item No. 5 – Land (360 bay Street Easement)

On the main motion as amended: **Carried Unanimously**

CONSENT AGENDA

Motion:

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that the following items be approved without further debate:

1. Minutes from the Closed Meeting held July 13, 2017

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council adopt the Minutes from the Closed Council Meeting held July 13, 2017.

Carried Unanimously

2. Minutes from the Closed Meeting held July 20, 2017

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council adopt the Minutes from the Closed Council Meeting held July 20, 2017.

Carried Unanimously

3. Land

Council received a confidential report from the Head of Strategic Real Estate regarding a land item.

The motion was recorded and kept confidential.

Carried Unanimously

CORRESPONDENCE

4. Intergovernmental Relations

Council received a confidential letter regarding intergovernmental relations.

The discussion and motion were recorded and kept confidential.

NEW BUSINESS

5. Legal Advice

Council received a confidential report dated July 31, 2017 from the City Solicitor regarding Legal advice.

The discussion and motion were recorded and kept confidential.

All staff were excused from the meeting at 11:20 a.m.

6. Employee Relations

Council received a verbal report from the Mayor on employee relations.

ADJOURNMENT

It was moved by Councillor Alto seconded by Councillor Loveday, that the Closed Council meeting adjourn. Time: 12:10 p.m.

Carried Unanimously

| CERTIFIED CORRECT: | |
|--------------------|-------------------------------|
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| | |
| CITY CLERK | MAYOR OF THE CITY OF VICTORIA |

"MANUFACTURING MONTH"

- **WHEREAS** Manufacturing makes a significant contribution to British Columbia's economy and the prosperity of its citizens: and
- WHEREAS Victoria is home to 200 manufacturers with many leading innovation in sectors such as machinery, food manufacturing and metal products; and
- WHEREAS In British Columbia manufacturing is the third largest contributor to the provincial economy generating \$48.5 billion in value-added output equivalent to 7.2% of all economic activity in BC; and
- WHEREAS Over 66% of the province's exports are manufactured goods; and
- WHEREAS The Job Plan introduced Advanced Manufacturing as one of four Jobs Plan sectors that are expected to see major growth in the coming years, creating sustainable, long-term, high-paying jobs for our next generation; and
- WHEREAS Manufacturing provides well-paying, high-skilled employment opportunities to 170,000 people across the Province with wages that are nearly 15.5% higher than the provincial average; and
- WHEREAS Canadian Manufacturers & Exporters (CME) and partner organizations such as boards of trades, chambers, municipal and provincial governments are presenting an intense calendar of events, industry tours, workshops and student initiatives, including The BC Manufacturing Hal of Fame Awards through the month of October to heighten the profile of manufacturing and reinforce that manufacturing professions and skilled trades occupations are inspiring and rewarding careers; and
- WHEREAS It is important to remember manufacturing matters; everything each citizen encounters on a daily basis was created, designed, developed and produced by a manufacturer.
- NOW, THEREFORE I do hereby proclaim the month of October 2017 as "MANUFACTURING MONTH" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.

IN WITNESS WHEREOF, I hereunto set my hand this 21st day of September, Two Thousand and Seventeen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA Sponsored By: Jennifer Tsang Canadian Manufacturers & Exporters – British Columbia

Page 13 of 855



Committee of the Whole Report For the Meeting of September 14, 2017

To:

Committee of the Whole

Date:

September 5, 2017

From:

Chris Coates, City Clerk

Subject:

Proclamation "Manufacturing Month" October 2017

RECOMMENDATION

That the Manufacturing Month Proclamation be forwarded to the September 21, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested Manufacturing Month Proclamation. Council has recently established policy addressing Proclamation requests. The policy provides for:

- · A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- Staff providing Council with a list of Proclamations made in the previous year.
- · Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates City Clerk

Appendix A: Proclamation "Manufacturing Month Proclamation"

Appendix B: List of Previously Approved Proclamations

"WRONGFUL CONVICTION DAY"

- **WHEREAS** the loss of one's freedom due to a wrongful conviction is a major human rights issue that has far-reaching effects; and
- WHEREAS the pernicious effects of wrongful convictions, including but not limited but not limited to personal, social, and legal cost devastate individuals and societies as a whole; and
- **WHEREAS** wrongful convictions are serious miscarriages of justice that call into question the legitimacy, integrity and fairness of our criminal justice system, and unless corrected, undermine the trust of societies in their criminal justice systems; and
- **WHEREAS** it is important to inform the broader community on the causes, consequences, and complications associated with wrongful criminal convictions; and
- WHEREAS the prevention of injustice is a valuable service to the citizens of this community; and
- WHEREAS Innocence Canada (also known as the Association in Defence of the Wrongly Convicted) is a national, non-profit organization dedicated to identifying, advocating for, and assisting individuals who have been wrongly convicted of crimes they did not commit, while also taking measures to prevent future wrongful convictions through awareness, education, and justice system reform; and
- WHEREAS it is deemed desirable to designate one-day set aside for British Columbians and the public at large to recognize and pay special tribute those forced to endure the tremendous consequences brought by flaws within our justice system, and focus on and discuss the causes and remedies concerning wrongful convictions.
- NOW, THEREFORE I do hereby proclaim Monday, October 2nd, as "WORLD CONVICTION DAY" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.
- *IN WITNESS WHEREOF*, I hereunto set my hand this 21st day of September, Two Thousand and Seventeen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA Sponsored by: Woojin Lim Innocence Canada



Committee of the Whole Report For the Meeting of September 14, 2017

To:

Committee of the Whole

Date:

September 5, 2017

From:

Chris Coates, City Clerk

Subject:

Proclamation "Wrongful Conviction Day" October 2, 2017

RECOMMENDATION

That the Wrongful Conviction Day Proclamation be forwarded to the September 21, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested Wrongful Conviction Day Proclamation. Council has recently established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
- · Staff providing Council with a list of Proclamations made in the previous year.
- Council voting on each Proclamation individually.
- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates City Clerk

Appendix A: Proclamation "Wrongful Conviction Day"
Appendix B: List of Previously Approved Proclamations

"FIRE PREVENTION WEEK 2017"

- WHEREAS the 2017 fire prevention theme for this period is "Every Second Counts Plan 2 Ways Out!"; and
- **WHEREAS** fire losses in Canada, despite marked improvement, remain unacceptably high in comparison with those of other industrialized nations thereby necessitating improved fire prevention measures; and
- **WHEREAS** the needless loss of lives and property as a result of fire could be significantly reduced or eliminated by individual and community fire prevention programs; and
- **WHEREAS** most fires are caused by human carelessness and are both predictable and preventable if individuals are knowledgeable about fire prevention and safety; and
- **WHEREAS** the members of the Fire Service and other public agencies in combining their talents and efforts can ensure a successful fight against those conditions that cause fire; and
- **WHEREAS** each citizen must earnestly desire to provide a fire-safe place in which to live and work by eliminating those fire hazards that cause the loss of life, property, employment and the resources by which we exist; and
- where the local efforts of the Fire Service are supported by the activities of organizations such as Fire Prevention Canada, the Council of Canadian Fire Marshals and Fire Commissioners, the Canadian Association of Fire Chiefs, the Provincial Fire Chiefs Associations, and various associations of firefighters, fire instructors, and fire prevention officers.
- NOW THEREFORE, I do hereby proclaim the week of October 8th to 14th, 2017 as Fire Prevention Week on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA, and I call upon the citizens of Victoria to participate in fire prevention activities at home, work and school. I also call upon all public information agencies to actively participate in a coordinated effort to provide effective fire prevention programs, which will instill in the minds of each citizen, those fire safety practices which will reduce the loss of life and property damage caused by fire.

IN WITNESS WHEREOF, I hereunto set my hand this 21stday of September, Two Thousand and Seventeen.

LISA HELPS MAYOR CITY OF VICTORIA

BRITISH COLUMBIA

Sponsored By: Emilie Major, Fire Inspector / Investigator, Victoria Fire Department



Committee of the Whole Report

For the Meeting of September 21, 2017

To:

Committee of the Whole

Date:

September 12, 2017

From:

Chris Coates, City Clerk

Subject:

Proclamation "Fire Prevention Week 2017" October 8 to 14, 2017

RECOMMENDATION

That the Fire Prevention Week 2017 Proclamation be forwarded to the September 21, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested Fire Prevention Week 2017 Proclamation. Council has recently established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
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A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

City Clerk

Appendix A: Proclamation "Fire Prevention Week 2017"

Appendix B: List of Previously Approved Proclamations

"OCCUPATIONAL THERAPY MONTH"

- **WHEREAS** occupational therapy is a regulated health profession concerned with promoting health and well-being through occupation; and
- **WHEREAS** the BC Ministry of Health recognizes that the occupational therapy profession makes a vital contribution to health care in our society; and
- WHEREAS the services of occupational therapy enable people of all ages and abilities to participate in the activities which give meaning and purpose to their lives by working to overcome obstacles that prevent involvement in life's occupations; and
- WHEREAS the health and well-being of many Canadians is dependent on access to occupational therapy services in community agencies, hospitals, chronic care facilities, rehabilitation centres and clinics, schools, social agencies, industry or private practice; and
- WHEREAS the Canadian Association of Occupational Therapists BC Chapter is the professional association for occupational therapists, providing members with practice supports, tools and advocacy on behalf of the profession; and
- WHEREAS the Canadian Association of Occupational Therapists and its affiliate provincial and territorial occupational therapy associations have declared the month of October to be known as Occupational Therapy Month in recognition of occupational therapists' integral role in health care delivery;
- NOW, THEREFORE 1 do hereby proclaim the month of October 2017 as "OCCUPATIONAL THERAPY MONTH" on the TRADITIONAL TERRITORIES of the ESQUIMALT AND SONGHEES FIRST NATIONS in the CITY OF VICTORIA, CAPITAL CITY of the PROVINCE of BRITISH COLUMBIA.

IN WITNESS WHEREOF, I hereunto set my hand this 21st day of September, Two Thousand and Seventeen.

LISA HELPS MAYOR CITY OF VICTORIA BRITISH COLUMBIA Sponsored by: Allison Patterson Canadian Association of Occupational Therapist - BC



Committee of the Whole Report For the Meeting of September 21, 2017

To:

Committee of the Whole

Date:

September 12, 2017

From:

Chris Coates, City Clerk

Subject:

Proclamation "Occupational Therapy Month" October, 2017

RECOMMENDATION

That the Occupational Therapy Month 2017 Proclamation be forwarded to the September 21, 2017 Council meeting for Council's consideration.

EXECUTIVE SUMMARY

Attached as Appendix A is the requested Occupational Therapy Month 2017 Proclamation. Council has recently established policy addressing Proclamation requests. The policy provides for:

- A staff report to Committee of the Whole.
- Each Proclamation request requiring a motion approved at Committee of the Whole prior to forwarding it to Council for their consideration.
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- Council's consideration of Proclamations is to fulfil a request rather than taking a position.

A list of 2016 and 2017 Proclamations is provided as Appendix B in accordance with the new policy. Consistent with City Policy, Proclamations issued are established as fulfilling a request and does not represent an endorsement of the content of the Proclamation.

Respectfully submitted,

Chris Coates City Clerk

Appendix A: Proclamation "Occupational Therapy Month" Appendix B: List of Previously Approved Proclamations

REPORTS OF COMMITTEES

1. Committee of the Whole – July 20, 2017

1. <u>Development Permit with Variances Application No. 00036 for 1479 Fort Street (Rockland)</u>

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00036 for 1479 Fort Street, in accordance with:

- 1. Plans date stamped June 8, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. Reduce the required parking stall from twelve to six, increasing the existing non-conformity by two stalls
 - ii. Reduce the setback from a street for an accessory building from 7.50m to 6.47m
 - iii. Reduce the separation space between an accessory building and the principle building from 2. 40m to 1.50m.
- 3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

3. CONSENT AGENDA

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that the following items be approved without further debate:

3.1 Development Permit with Variances Application No. 00036 for 1479 Fort Street (Rockland)

Committee received a report dated July 7, 2017 from the Director of Sustainable Planning and Community Development regarding the proposal to increase the number of self-contained units within the rental apartment from eight to nine. The variances of the application are related to parking and the location of the covered class 2 bicycle parking structure.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00036 for 1479 Fort Street, in accordance with:

- 1. Plans date stamped June 8, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. Reduce the required parking stall from twelve to six, increasing the existing non-conformity by two stalls
 - ii. Reduce the setback from a street for an accessory building from 7.50m to 6.47m
 - iii. Reduce the separation space between an accessory building and the principle building from 2.40m to 1.50m.
- 3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW

Councillor Isitt joined the meeting at 9:01 a.m.



Committee of the Whole Report

For the Meeting of July 20th, 2017

To:

Committee of the Whole

Date:

July 7th, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Development Permit with Variances Application No. 00036 for

1479 Fort Street

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00036 for 1479 Fort Street, in accordance with:

- 1. Plans date stamped June 8th, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - Reduce the required parking stalls from twelve to six, increasing the existing non-conformity by two stalls
 - ii. Reduce the setback from a street for an accessory building from 7.50m to 6.47m
 - iii. Reduce the separation space between an accessory building and the principle building from 2.40m to 1.50m.
- The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 1479 Fort Street. The proposal is to increase the number of self-contained units within the rental apartment from eight to nine.

The variances are related to parking and the location of the covered Class 2 bicycle parking structure.

The following points were considered in assessing this application:

- the proposal is consistent with the Development Permit Area 7B(HC): Corridors Heritage designation contained in the Official Community Plan 2012 (OCP), which supports multifamily housing along main corridors that transitions well with lower-medium density on adjacent streets
- the proposal is consistent with the *Rockland Neighbourhood Plan*, 1987, which encourages the retention of existing buildings and sensitive infill development
- the parking variance to reduce the required number of parking stalls from twelve to six (a
 total variance request of two stalls, given the existing non-conforming parking) is
 supportable as the property is on a major transportation route, and the applicant will be
 providing 10 new covered Class 2 bike parking stalls
- The setback variances from the new Class 2 bike parking structure are supportable.
 The structure has minimal impact on the streetscape and neighbouring properties, and will provide the units with partially-weather protected bicycle parking.

BACKGROUND

Description of Proposal

The proposal is to increase the number of self-contained units within the apartment from eight to nine. Specific details include:

- the additional suite would be located within the existing building and does not include any additional floor area
- the new unit would be located in the basement and a new sunken entrance and window would be added
- a new covered Class 2 bicycle parking structure with bike racks totalling 10 stalls would be constructed in the side yard
- the applicant has proposed landscaping improvements including a new side yard pathway, and new plantings in the front and side yards.

The proposed variances are related to:

- reducing the required parking stalls from twelve to six, increasing the existing nonconformity by 2 stalls
- reducing the setback from a street for an accessory building from 7.50m to 6.47m
- reducing the separation space between an accessory building and the principle building from 2.40m to 1.50m.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application proposes a new covered Class 2 bicycle parking structure.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently an eight unit multi-family building. The proposed suite would be installed in the basement of the existing building.

Data Table

The following data table compares the proposal with the existing R3-AM-2 Zone, Mid-rise Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone. A double asterisk is used where the conditions are existing non-conforming to the zone.

| Zoning Criteria | Proposal | Zone Standard R3-AM-2 |
|--|--------------------|--|
| Site area (m²) - minimum | 741.00** | 920.00 |
| Number of units - maximum | 9 | n/a |
| Density (Floor Space Ratio) – maximum | 0.53 | 0.60 |
| Total floor area (m²) - maximum | 389.73 | n/a |
| Unit size (m²) - minimum | 46.73 | 33.00 |
| Lot width (m) - minimum | 15 | n/a |
| Height (m) - maximum | 8.50 | 12.00 |
| Storeys - maximum | 2 and basement | 4 |
| Site coverage of main building % - maximum | 32.80** | 30.00 |
| Open site space % - minimum | 30.10 | 30.00 |
| Setbacks (m) – minimum: | | |
| Front | 3.56** | 7.5 |
| Rear | 20.00 (approx.) | 4.26 |
| Side (East) | 1.54** | 4.26 |
| Side (West) | 1.01** | 4.26 |
| Parking - minimum | 6* | 10 (existing use) 12 (proposed use) |
| Bicycle parking stalls (minimum) | | |
| Class 1 | - 10 | n/a |
| Class 2 | 10 space rack | n/a |

| Zoning Criteria | Proposal | Zone Standard R3-AM-2 | |
|---|-------------------|--------------------------|--|
| Accessory Bicycle Parking Struc | ture | | |
| Location | Side yard | Not in front yard | |
| Separation space main building and accessory building (m) - minimum | 1.51* | 2.4 | |
| Height (m) - maximum | 3.00 | 3.50 | |
| Setback from street (m) – minimum | 6.47* | 7.50 | |
| Side yard setback (East) (m) – minimum | 1.46 | 0.6 | |
| Site Coverage (%) – maximum | 1.12 (approx.) | 10.00 | |

Relevant History

A Development Permit with Variance for the same proposal was previously approved by Council on September 14th, 2014. This previous Development Permit expired before work on the project began. The only change between the previously approved permit and the current proposal involves minor differences to the bicycle parking area.

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications, on June 27th, 2017 the application was referred for a 30-day comment period to the Rockland CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances, therefore, in accordance with the City's Land Use Procedures Bylaw, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The Official Community Plan (OCP) identifies this property within Development Permit Area: 7B (HC), Corridors Heritage. The proposal is consistent with the policies and design guidelines within this designation. The proposal supports the Development Permit Area vision of intensification of multi-family development along the Fort Street corridor, with low-to-medium level density that supports transit-oriented development. The proposal supports the OCP neighbourhood strategic direction to support the maintenance of existing buildings.

The proposed bicycle shelter, which is an accessory structure, and the new landscaping are subject to DPA: 7B Corridors Heritage. In DPA 7B, the form, character, finishes and landscaping details for new development are controlled and regulated in relation to the *Advisory*

Design Guidelines for Buildings, Signs and Awnings 1981. Staff have no concerns about the appearance or siting of the bike shelter and the new landscaping would improve the current site conditions

Local Area Plans

The proposal is consistent with the Rockland Neighbourhood Plan which supports the retention of existing buildings.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no protected trees or any public trees affected by this application.

CONCLUSIONS

The proposed addition of one unit to an existing eight unit multiple-dwelling building is generally consistent with the relevant policy and design guidelines. The proposed parking variance is considered supportable based on the additional Class 2 bicycle parking provided, as well as the location of the property along a major transportation corridor. The variances for the bike structure are supportable given that it adds to bicycle parking options and has minimal visual impact on the streetscape and neighbouring properties. Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline DPV Application No. 00036 for the property located at 1479 Fort Street.

Respectfully submitted.

Chloe Tunis

Planning Technician

Sustainable Planning and Community

Development Department

Jonathan Tinney, Director

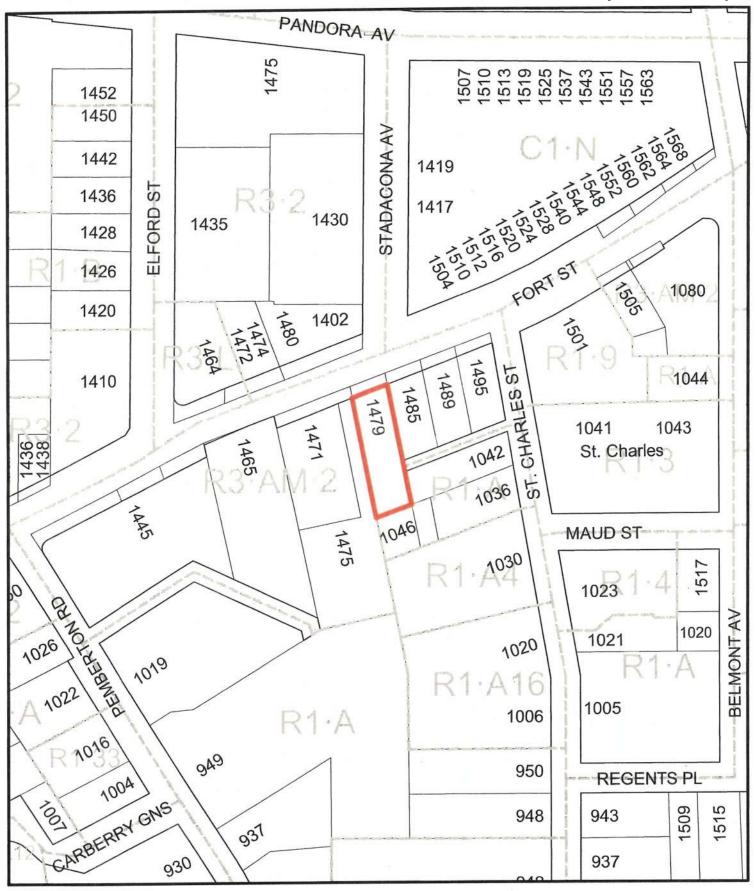
Sustainable Planning and Community

Development Department

Report accepted and recommended by the City Manager:

List of Attachments

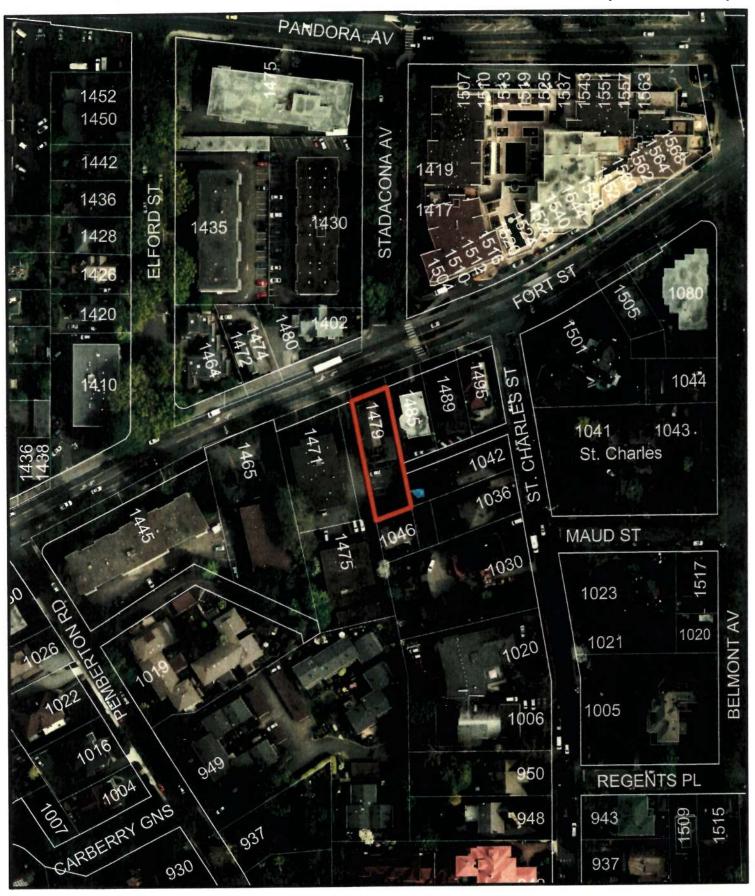
- Subject Map
- Aerial Map
- Plans dated June 8th, 2017
- Letter from applicant to Mayor and Council dated June 8th,2017





1479 Fort Street
Development Variance Permit #00036







1479 Fort Street
Development Variance Permit #00036





| Shoot List | | | |
|-----------------|--------------------|---------------------|---------|
| Sheat Number | Sheet Name | Sheet Issue Date | Revised |
| A100 | Cover Sheet | 03/07/2017 | |
| A101 | Site Plan | 01/02/2017 | |
| A102 | Easement & Level 2 | 03/07/2017 | |
| A103 | Level 2 Plan | 05/31/17 | |
| A104 | Elevations | 03/07/2017 | |
| A105 | Building Section | 03/07/2017 | |

Basement

| | | | | ed Onit | |
|---|--------|------------|---------|------------|-----|
| 1 | Unit # | Type | Size | Occupant/s | Car |
| | 9 | 1 Bedroom | 503 sf | N/A | 0 |
| | | Total Area | 5 503 s | Total Cars | 0 |

Level 1

| CKISTING OHITS | | | | |
|----------------|------------|---------|----------------|----|
| Unit # | Type | Size | Occupant/s | Cy |
| 1 | bachelor | 346 sf | Buisness owner | 1 |
| 2 | 2 bedrooms | 674 st | Self employed | 1 |
| 3 | 2 bedrooms | 924 st | Students | 0 |
| 2.8 | Corridors | 280 sf | | Г |
| | Total Area | 5 2,224 | f Total Cars | 2 |

Level 2 Existing Units

| Unit I | Туре | Size | Occupant/s | Co |
|--------|------------|---------|---------------|----|
| 4 | bachelor | 318 sf | Self employed | 10 |
| 5 | 1 bedroom | 465 st | Student | 11 |
| 6 | 1 bedroom | 448 5 | Student | 1 |
| 7 | 1 bedroom | 367 ≤ | Student | 0 |
| 8 | 1 bedroom | 332 st | Students | 10 |
| | Corridors | 341.5 | | |
| | Total Area | s 1,971 | sf Total Cars | 2 |

RELATION OF PROJECT TO OCP:

The building meets the criteria of the Urban Residential zone in the OCP which foresess buildings detached or attached up to 3 stories as well as multi-unit buildings up to 6 stories.

- Variable setbacks with primary doorways facing the street.
- Front yard landscaping and street tree planting
- on street parking and collective driveway to the rear yard.
- ground oriented multi-unit residential.
- FSR up to 1.2

Project description:

It is proposed to add 1(one) additional 1 Sedroom Suite, in the basement, to an existing 8 Unit apartment building. Total number of proposed units: 9

1 Bedroom: 5 Units (5, 6, 7, 8 & 9) 2 Bedroom: 2 Units (2 & 3) Bachelor: 2 Units (1 & 4)

DATA:

Zone: R3-AM-2

Building Footprint approx.: 222 sm

Min. Allowable Site Area: 920 sm

Current Site Area: 741 sm

Current Floor Area: 389.7 sm

FSR: (Not including added Suite) Floor area / Lot Area = 389.7 sm / 741 sm = 0.52

FSR Allowable: 0.6:1 (2 Storeys)

Max. Allowable Site Coverage: 30%

Current Site Coverage: 32.8% (243 sm of 741sm)

Mini. Req'd open Site Space: 30% (222.3 sm of 741 sm)

Current Open Site Space: 30.1 % (518 sm non-open leaves 223 sm of 741 sm)

#No. of Storeys: 2

Required Parking: 12 stalls (1.3 stalls per Dwelling Unit)

Parking on Site: 6 stalls

Bicycle Parking: 10

Building Height approx. 10.49m (34'-6") Midpoint of roof. 8.52m (28'-0")

Existing: 8 units Proposed: 9 units

CURRENT SETBACKS: Front setback: 3.56 m Side setbacks (East).: 1.58m Side setbacks (West).: 1.0 m

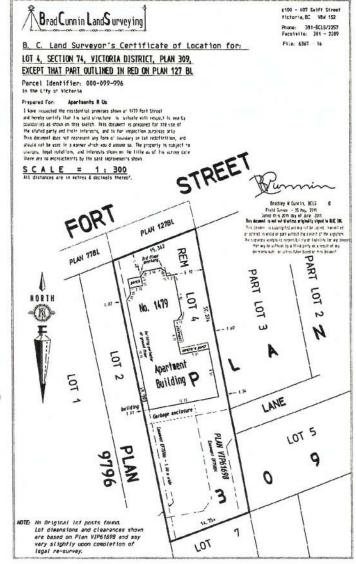
CITY OF VICTORIAACKS:

RECEIVED

All sides: 9m **DEEMED**

JUL 0 6 2017

. JUN 0 8 2017



7/6/2017 9:41:56 AM

ERIC BARKER HOLE ARCHITECT Inc.

STEAM CONF. NOTICE, VO. COM., S.C. GST-040-4505 Fee, Cro-4500. WWW. FMB

Building classification: Group C. up to 3 stones, (PART 9), unsprinklered Building Max. Area; 600 sm

Combustible or noncombustible construction Floors to be rated 45 mins. Roof, no FR required. Suites separated by 45 mins. rated walls floors, except for 2 story suites.

SCOPE OF WORK:

INSTALL NEW BASEMENT SUITE IN BUILDING

Civic Address:

1479 Fort Street Victoria, BC V8S 1Z4 Legal Address:

Lot4, Section 74 Victoria District, Plan 309

29. See 2011 Security of control of control

Development Permit June 5, 2017

> 1479 Fort St. Victoria, B.C.

Cover Sheet

Page 30 of 855

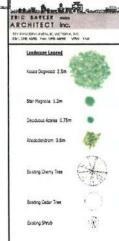
City Council - 21 Sep 2017

Victoria

JUN 0 8 2017

Planning & Development Department Community Planning Division





/7/2017 9:23:13 AM



Aerial Site Capture



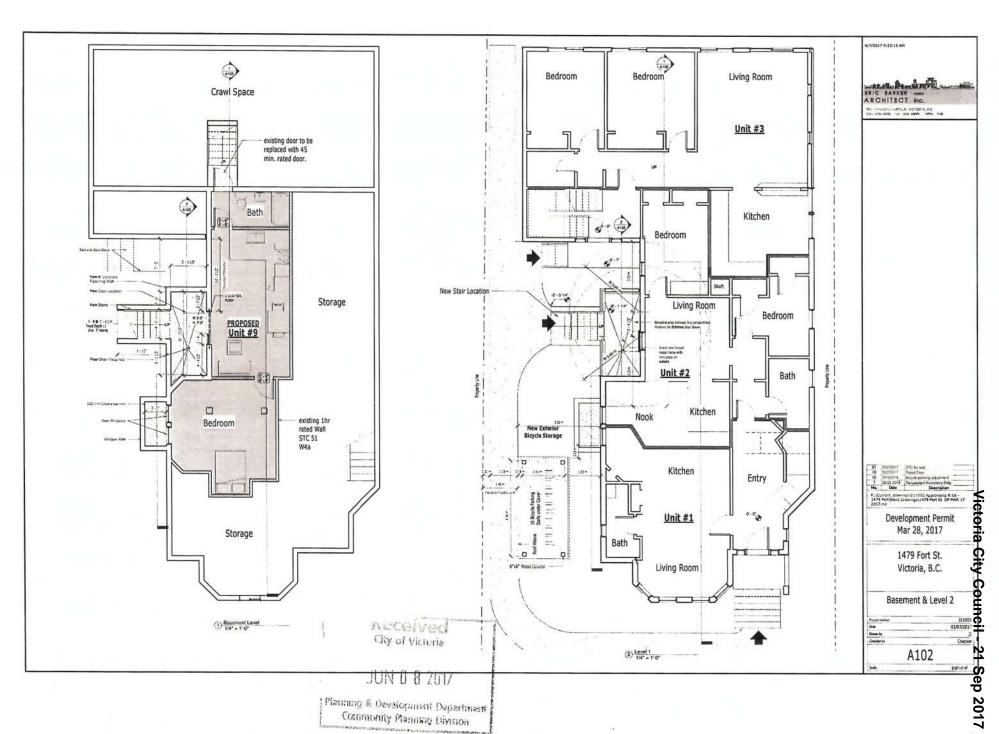
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Site Plan

A101

21 Sep 2017



Page 1 of 1

July 7, 2017

Mayor and Council City of Victoria 1 Centennial Square Victoria. B.C. V8W 1P6

CITY OF VICTORIA

RECEIVED DEEMED

JUL 0 7 201/ JUN 0 8 2017

Re: 1479 Fort Street

Dear Mayor and Council,

We are applying for a development variance permit approval to add 1 suite to the existing 8 suites currently in the house. The suite is being added into the basement and therefore does not change the building footprint or appearance other than adding windows in the basement wall. The variance is required because the current house with 8 suites and 6 parking stalls doesn't meet schedule 'C' of the Zoning By-law and the addition of our suite adds to the variance.

The argument for this variance is that the house, in its central location, provides rental accommodation for young singles and couples working in the downtown area. This is an important component to supporting the viability of the working population downtown. Unusual to most houses like this, there are 6 parking stalls behind the house accessible by a lane off St. Charles. The addition of the suite in this context will not create additional pressure for parking on site nor in the neighbourhood.

Two other variances are required for the location of the bike parking structure (1. setback from the street and 2. separation space from the principle dwelling).

Regards, Eric Back

Architect AIBC, LEED AP

EJB/ab

ERIC BARKER, MAIBC

ARCHITECT inc.
Page 36 of 855

Pamela Martin

From: Jeff Hayes
Sent: Wednesday, September 20, 2017 1:50 PM

To: Public Hearings

Subject: 1479 Fort Street - Variance Application 00036

Dear Victoria City Council,

Lantern Properties Ltd., my family's company of which I am the managing director, is the owner of the properties immediately adjacent to the subject property. Our street addresses are 1471 & 1475 Fort Street.

Lantern Properties Ltd. is in complete support of the subject Development Permit and Variances. If approved it will have practical benefit to the subject property as well as benefitting the neighbourhood and the City by creation of an additional housing unit. In my respectful view, there are no potential negative impacts.

Jeffrey Hayes MA (hons) Cantab.





REPORTS OF COMMITTEES

1. Committee of the Whole – August 3, 2016

5. Development Variance Permit Application No. 00188 for 1457 Clifford Street (Fairfield)

Motion:

It was moved by Councillor Madoff, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00188 for 1457 Clifford, in accordance with:

- 1. Plans date stamped July 13, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances: Lot 1
 - i. reduce the minimum lot width from 15m to 13.46m;
 - ii. reduce the minimum side yard setback from 3.0m to 2.49m;
 - iii. reduce the minimum combined side yard setback from 4.5m to 3.99m.

Lot 2

- i. reduce the minimum average lot width from 15m to 13.46m;
- ii. reduce the minimum side yard setback from 3.0m to 2.59m;
- iii. reduce the minimum combined side yard setback from 4.5m to 4.09m.
- 3. The Development Permit lapsing two years from the date of this resolution."

Carried Unanimously

5. LAND USE MATTERS

Councillor Alto withdrew from the meeting at 9:43 a.m. due to a non-pecuniary conflict of interest with the following item as the applicant is a close family friend.

5.1 Development Variance Permit No. 00188 for 1457 Clifford Street (Fairfield)

Committee received a report dated July 21, 2017 from the Director of Sustainable Planning and Community Development regarding the Development Variance Permit for the property located at 1457 Clifford Street. The proposal is to reduce the side yard setbacks and lot width to facilitate a subdivision of the property, in order to create two lots for single family dwellings with secondary suites.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Lucas, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00188 for 1457 Clifford, in accordance with:

- 1. Plans date stamped July 13, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:

Lot 1

- i. reduce the minimum lot width from 15m to 13.46m;
- ii. reduce the minimum side yard setback from 3.0m to 2.49m;
- iii. reduce the minimum combined side yard setback from 4.5m to 3.99m.

Lot 2

- i. reduce the minimum average lot width from 15m to 13.46m;
- ii. reduce the minimum side yard setback from 3.0m to 2.59m;
- iii. reduce the minimum combined side yard setback from 4.5m to 4.09m.
- 3. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY 17/COTW

Councillor Alto returned to the meeting at 9:44 a.m.



Committee of the Whole Report For the Meeting of August 3, 2017

To:

Committee of the Whole

Date:

July 21, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Variance Permit No. 00188 for 1457 Clifford Street

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00188 for 1457 Clifford, in accordance with:

- 1. Plans date stamped July 13, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

Lot 1

- i. reduce the minimum lot width from 15m to 13.46m;
- ii. reduce the minimum side yard setback from 3.0m to 2.49m;
- reduce the minimum combined side yard setback from 4.5m to 3.99m. iii.

Lot 2

- reduce the minimum average lot width from 15m to 13.46m; i.
- ii. reduce the minimum side yard setback from 3.0m to 2.59m;
- reduce the minimum combined side vard setback from 4.5m to 4.09m.
- The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the Local Government Act, Council may issue a Development Variance Permit in accordance with the applicable guidelines specified in the Community Plan. A Development Permit may vary or supplement the Zoning Regulation Bylaw but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1457 Clifford Street. The proposal would reduce the side yard setbacks and lot width of the proposed lots in order to facilitate a subdivision to create two lots for single family homes with secondary suites.

The following points were considered in assessing this application:

- each of the proposed lots would be larger than the minimum site area required in R1-B
 Zone (Single Family Dwelling District); however, variances would be required related to
 lot width, and side yard setbacks
- the proposed variances are relatively minor and do not significantly impact the established lot pattern of the street or pose privacy issues for adjoining properties
- consistency with the Official Community Plan, 2012, Traditional Residential Urban Place Designation, and objectives for including secondary suites to increase home affordability and residential rental units
- consistency with the Suburban Neighbourhoods Plan, 1984, which supports development that reinforces the attractive local character and scale
- secondary suites generally comply with the Secondary Suite Design Guidelines.

BACKGROUND

Description of Proposal

The proposal is to subdivide the existing lot and construct two single family dwellings with secondary suites on each lot. The proposed variances on both lots are related to:

- · reducing the minimum required lot width
- reducing the minimum required side yard setback
- · reducing the minimum required combined side yard setbacks.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Variance Permit application.

Accessiblity Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently a single family home with a basement suite. Under the current R1-B Zone, the property could be developed as a single family dwelling with secondary suite or garden suite.

Data Table

The following data table compares the proposal with the R1-B Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

| Zoning Criteria | Proposed (Lot 1) | Proposed (Lot 2) | Zone Standard R1-B | |
|---|---|-------------------------|-----------------------|--|
| Site area (m²) - minimum | 492.75 | 493.47 | 460.00 | |
| 1 st & 2 nd Storey floor area (m ²) - maximum | (m ²) 222.25 194.08 280.00 | | | |
| Total floor area (m²) - maximum | rea (m²) - 295.42 282.74 300.00 | | 300.00 | |
| Lot width (m) - minimum | (m) - minimum 13.46 * 13.46 * 15.00 | | 15.00 | |
| Height (m) - maximum | 7.45 | 7.42 | 7.60 | |
| Storeys - maximum | 2 | 2 | 2 | |
| Site coverage % - maximum | maximum 31.94 27.43 40.00 | | 40.00 | |
| Setbacks (m) – minimum: | | | | |
| Front (south) | 7.50 | 7.50 7.50 12.96 9.17 | | |
| Rear (north) | 9.64 | | | |
| Side (west) | 1.50 | 2.59* | 1.50 | |
| Side (east) | 2.49* | 1.50 | 3.00 | |
| Combined side yards | 3.99* 4.09* 4.50 | | 4.50 | |
| Parking - minimum | ing - minimum 1 1 1 | | 1 | |

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications, on March 29, 2017 the application was referred for a 30-day comment period to the Fairfield CALUC. An email from the Fairfield Gonzales CALUC is attached to this report.

This Application proposes variances, therefore, in accordance with the City's Land Use Procedures Bylaw, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Official Community Plan

The Official Community Plan, 2012 (OCP) Urban Place Designation for the subject property is Traditional Residential. The strategic direction in the OCP is ground-oriented buildings up to two storeys, with houses oriented toward the street. Additionally, it is consistent with policy in the OCP which supports increased affordable home ownership through additional, on-site residential rental units.

Suburban Neighbourhoods Plan

The Surburban Neighbourhood Plan characterizes the residential areas in this neighbourhood as being small structures on relatively small lots, with low heights, and being of a variety of ages and styles.

Regulatory Considerations

The proposed variances are related to overall lot width and sideyard setbacks.

The minimum requirement for lot width permitted in the R1-B Zone is 15 meters. The proposed new lot widths would be 13.46 meters for each lot. These reductions are fairly minor and are in part a result of the irregular lot width and how these measurements are taken. Overall the rhythm of buildings along Clifford Street is not overly impacted.

With regard to the request for the reduced setbacks, for Lot 1 the reduction would be from 3 metres to 2.49 meters and for Lot 2 the reduction would be from 3 metres to 2.59 metres. In both instances, because of the irregular lot shape, where the lot fans out, becoming wider towards the rear of the lot, these variances apply for the portion of the houses closest to the street and the minimum distances are met further back on the property. Additionally, very few windows have been included on these elevations in order to help mitigate potential privacy concerns.

Tree Preservation and Urban Forest Masterplan

There are no bylaw protected trees on the subject property. However, there are two mature city boulevard trees (Green Ash and Swedish Whitebeam) on Clifford Street, one of which will be retained, and one will be removed, due to its declining health. The tree that is removed will be replaced by the applicant.

There is a bylaw protected tree immediately adjacent to the east property line of proposed Lot 1, owned by 358 Arnold Avenue. The proposed driveway and home are approximately 2.5 meters from this tree trunk. An arborist report has been submitted, which reviews the construction impacts to this tree. A requirement of the Building Permit will be that the project arborist do exploratory digging of the tree's root zone prior to construction.

Secondary Suite Design Guidelines

The Secondary Suite Design Guidelines recommend a single entrance on the front façade of the house, which is consistent with the secondary suite entrances on the sides of each lot. The Guidelines also recommend hard entrance pathways, gate entrances, and private outdoor spaces with landscape screening, which have been proposed.

CONCLUSIONS

The creation of two detached dwellings with secondary suites is consistent with City policy. Further, the development is consistent with the neighbourhood plan and OCP, which envisions ground oriented houses consistent with the street context, and provision of secondary suites for rental. Staff recommend for Council's consideration that the Application advance to an opportunity for public comment at a meeting of Council.

ALTERNATE MOTION(S)

That Council decline DVP Application No. 00188 for the property located at 1457 Clifford Street.

Respectfully submitted,

Mickey Mode

Chelsea Medd

Planner

Development Services Division

Jonathan Tinney, Prirector

Sustainable Planning and Community

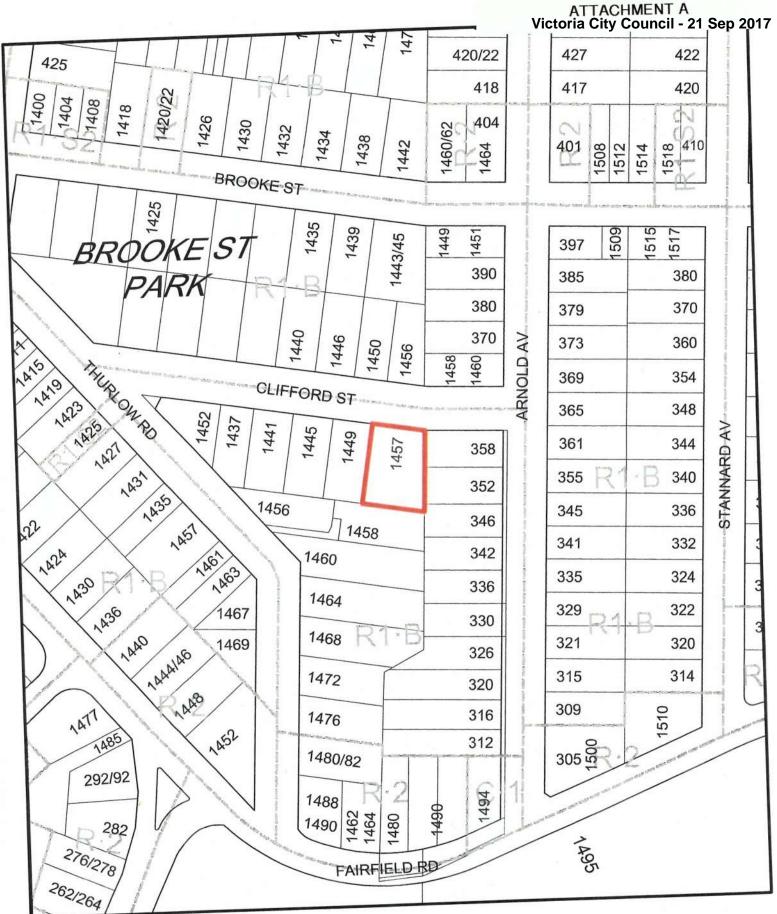
Development Department

Report accepted and recommended by the City Manager:

Date:

List of Attachments

- Attachment A Subject Map
- Attachment B Aerial Map
- Attachment C Plans
- Attachment D Letter from applicant
- Attachment E Community Association Land Use Committee email





1457 Clifford Street
Development Variance Permit #00188



Noraye Fjeldstad

From:

David Biltek

Sent:

Monday, May 08, 2017 1:09 PM

To:

Noraye Fjeldstad

Subject:

RE: Revised Plans Received for 1457 Clifford Street - DVP No. 00188

Noraye

Please advise Council that in line with our policy of expressing concern about variances that exceed 15% or more departure from the standard we point out that all variances except one are inside our standards. That one is marked below

David Biltek

Chair

Fairfield Gonzales Community Association Land Use Committee

From: Noraye Fjeldstad [mailto:NFjeldstad@victoria.ca]

Sent: May-08-17 12:43 PM

To: planandzone@fairfieldcommunity.ca

Subject: Revised Plans Received for 1457 Clifford Street - DVP No. 00188

Dear Mr. Don Monsour and Mr. David Biltek,

Re: 1457 Clifford Street – DVP No. 00188

Please be advised that the Sustainable Planning and Community Development department has received revised plans for DVP Application No. 00188 for 1457 Clifford Street.

City staff have completed a plan check on the submitted plans and have identified the following *Zoning Regulation Bylaw* variances:

Lot 1:

- Part 1.2.2 b: A relaxation to the minimum average lot width from 15m to 14.66m
- Part 1.2.5 c: A relaxation to the minimum required side yard setback from 3.0m to 2.49m
- Part 1.2.5 d: A relaxation to the minimum required combined side yard setback from 4.5m to 3.99m.

Lot 2:

- Part 1.2.2 b: A relaxation to the minimum average lot width from 15m to 14.71m
- Part 1.2.5 c: A relaxation to the minimum required side yard setback from 3.0m to 2.59m
- Part 1.2.5 d: A relaxation to the minimum required combined side yard setback from 4.5m to 4.09m.

The details of this application can be found on the Development Tracker at 1457 Clifford Street. You will be notified of any further revisions to the plans.

If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department.

Yours truly,

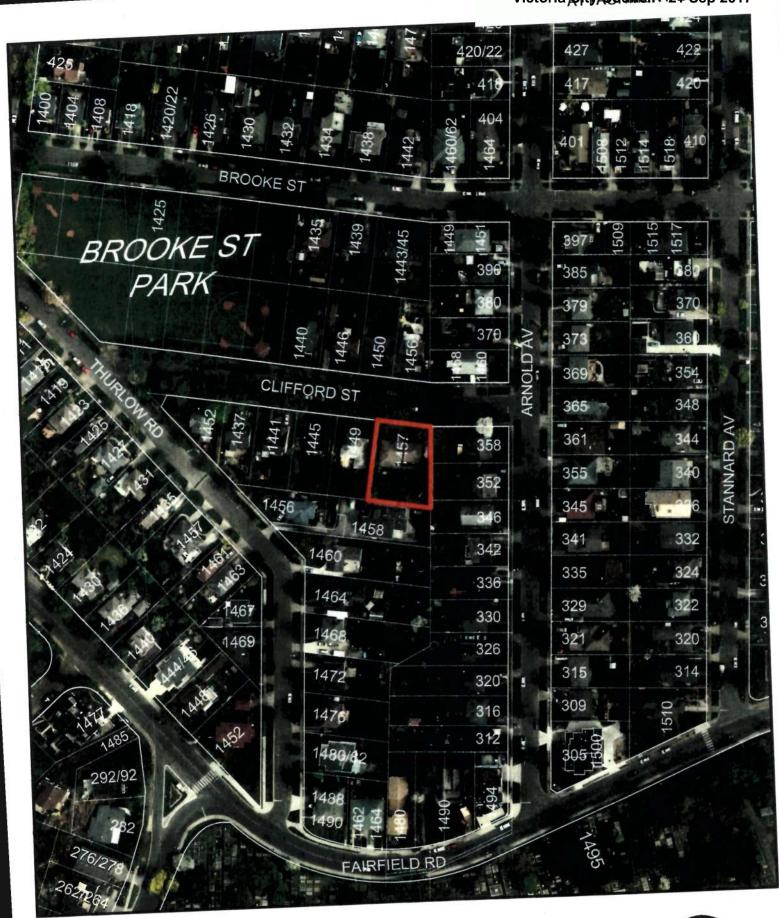
Noraye Fjeldstad

Administrative Assistant
Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6
Phone: 250-361-0212

Phone: 250-361-0212 Fax: 250-361-0386

Email: nfjeldstad@victoria.ca

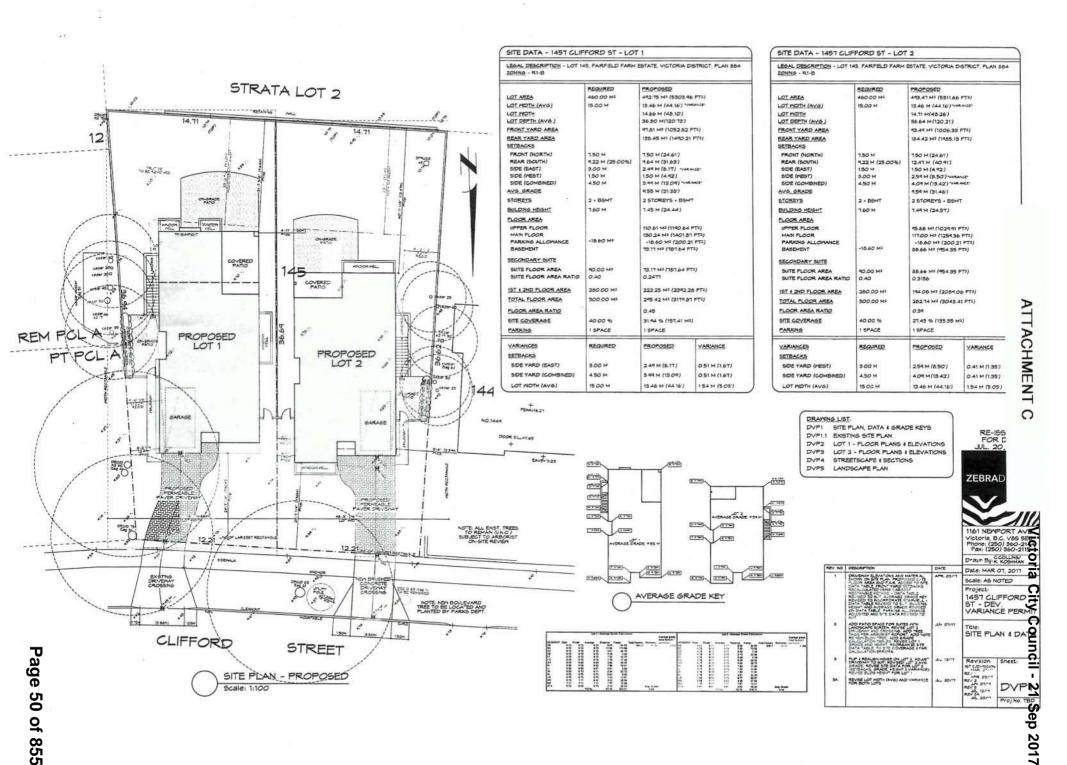






1457 Clifford Street
Development Variance Permit #00188





Page 51 of 855

Victoria City Council - 21 Sep 2017

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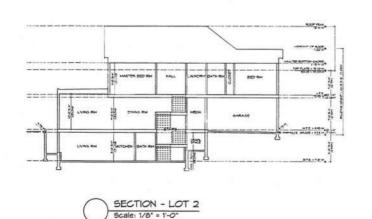
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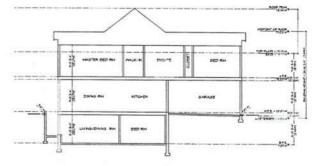


CLIFFORD ST. - STREETSCAPE
Scale: 1/8" = 1'-0"

PROPOSED LOT 1

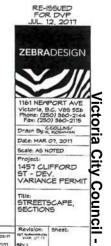


SHIVEHAY CROSSNS



SECTION - LOT 1

Scale: 1/8" = 1'-0"



NO DESCRIPTION

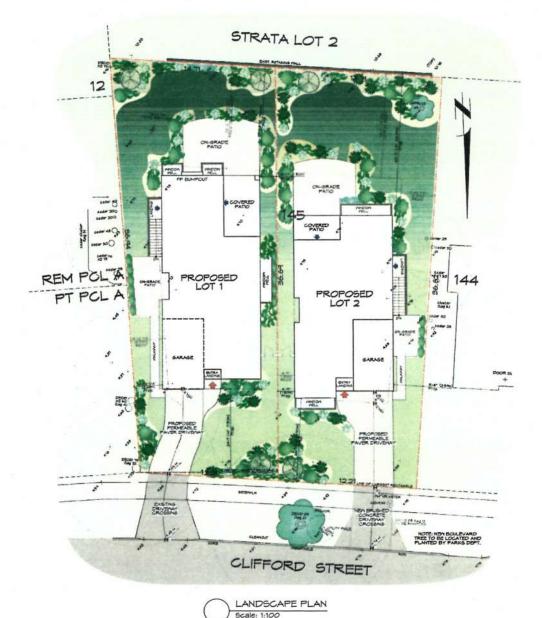
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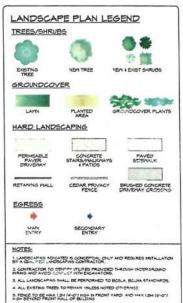
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Planning & Development Department Development Services Division







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Sep 2017



July 19, 2017

#1 Centennial Square Victoria, B.C. V8W 1P6

Re: 1457 Clifford Street, Zone R1-B - Development Variance Permit application

To Mayor Lisa Helps and Members of City of Victoria Council,

We are making an application on behalf of our clients Shelley Canitz and Douglas Balson to subdivide their lot at 1457 Clifford Street into two new R1-B lots and we have designed two new proposed homes for the resulting lots. The lots meet and exceed the required lot area requirements for R1-B but variances would be required for lot width. Both Lot 1 and Lot 2 would be 13.46M wide (1.54M variance required for each lot). Side yard setback and combined sideyard setback variances would also be required for both the properties.

At the outset of the project, we consulted with the Planning and Development Services Departments at City Victoria, and Doug and Shelley also canvassed their neighbours, to determine if these variance requests would be considered supportable, which they were.

Both houses are designed with a lower secondary suite as the zoning allows, with separated entries and plenty of window wells for natural lighting. Rear patios, private back yards and ample green space accent both properties. New landscaping and fencing will be installed for both homes. While designing the lots we decided to pursue a relaxation on side yard setback in order to accommodate a garage, a usable room (den) and a front entry that faces the street (so that we would not need to do a side main entry). The sideyard setback relaxations requested for proposed Lot 1 would be 0.51M for both the side yard and combined side yard requirements; for proposed Lot 2 it would be 0.41M in both the side yard and combined side yard requirements.

We have designed the homes with traditional forms and massing, with pitched roofs but contemporary styling, to both fit in with the neighbourhood texture yet keep it current. The homes complement one another but also have stylistic differences. We've utilized a combination of siding, stucco, and which all work together with modern glazing shapes and minimal, low profile trim to create a fresh and current look.

The homes and possible future rental or in-law suites address current and future growing demand for family housing and density in the neighbourhood without contributing to urban sprawl. We are pleased to put forward this proposal in light of current residential challenges in the Capital Region.

We thank you for your time and consideration of this application.

Sincerely,

Rus Collins

Zebra Design & Interiors Group, Inc.

City of Victoria

JUL 2 0 2017

Planning & Development Paparament
Development Services Bivisian



June 9, 2017

#1 Centennial Square Victoria, B.C. V8W 1P6

Re: 1457 Clifford Street, Zone R1-B - Development Variance Permit application
Response to Application Review Summary

To Mayor Lisa Helps and Members of City of Victoria Council,

On behalf of our clients Shelley Canitz and Douglas Balson we have applied to subdivide their lot at 1457 Clifford Street into two new R1-B lots with two new proposed homes for the resulting lots.

Additional Application Review comments were received from the Planning, Parks and Engineering Departments on May 12th, which we have addressed; please refer to enclosed materials for detailed information about the revisions.

We have now added a private outdoor space and privacy landscape screening for the secondary suites; a comment regarding public utility crossing and SRW on the property was included in error in the May 12 comments and we've been instructed to disregard that item (per Craig Stenberg).

We have been in consultation with the Parks Department about Tree #1 and the exact final location of a new boulevard tree is to be determined by the Parks Department after the installation of new driveways and site services, per Jane Waters. A note is included on our plans to that effect. Site servicing locations for proposed lot 1 have been adjusted to accommodate requests by Engineering and Parks, and we have tagged trees specified in the arborists' report on our revised plans. Our clients are looking into recommendations by the arborist concerning trees on the neighbour's property with regards to hand exploration of the root zones of those trees, and are in conversation with the neighbours about the impacts.

The adjustments to the driveway for Lot 2 per Engineering recommendations proved to be fairly tricky to accomplish due to location of existing boulevard trees and utilities already in place; we did achieve some changes which are noted on the plans, which should improve functionality. The driveway flares for Lot 2 have been reduced to 1.0 meter per Engineering's suggestion.

Additionally, amendments have been made to the site data table to correct minor errors in calculations.

We thank you for your time in consideration of our revised application.

Sincerely,

Rus Collins

Zebra Design & Interiors Group, Inc.

Parativad JUN 1 2 2017

Planning & Development Department Development Services Division

Katie Lauriston

From:

David Biltek

Sent:

Wednesday, June 28, 2017 4:43 PM

To:

Katie Lauriston

Subject:

RE: Revised Plans Received for 1457 Clifford Street - DVP No. 00188

Follow Up Flag:

Follow up

Flag Status:

Completed

Lot 1, item: part 1,2.5.c is in excess of 15%, we continue to advise Council that variances in excess of a 15% change have possible significant impacts in the future and if Council continues maybe they should embark on a review of all setbacks, side yards, height standards that are the subject of so many variances

David Biltek

Chair

Fairfield Gonzales Community Association Land Use Committee

From: Katie Lauriston [mailto:klauriston@victoria.ca]

Sent: June-26-17 8:23 AM

Subject: Revised Plans Received for 1457 Clifford Street - DVP No. 00188

Dear Mr. Don Monsour and Mr. David Biltek,

Re: 1457 Clifford Street – DVP No. 00188

Please be advised that the Sustainable Planning and Community Development department has received revised plans for DVP Application No. 00188 for 1457 Clifford Street.

City staff have completed a plan check on the submitted plans and have identified the following *Zoning Regulation Bylaw* variances:

Lot 1

- Part 1.2.2 b. a relaxation to the minimum average lot width from 15m to 14.66m
- Part 1.2.5 c. a relaxation to the minimum required side yard setback from 3.0m to 2.49m
- Part 1.2.5 d. a relaxation to the minimum required combined side yard setback from 4.5m to 3.99m
- Lot 2
- Part 1.2.2 b. a relaxation to the minimum average lot width from 15m to 14.71m
- Part 1.2.5 c. a relaxation to the minimum required side yard setback from 3.0m to 2.59m
- Part 1.2.5 d. a relaxation to the minimum required combined side yard setback from 4.5m to 4.09m

The details of this application can be found on the Development Tracker at <u>1457 Clifford Street</u>. You will be notified of any further revisions to the plans.

If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department.

Yours truly,

Katie Lauriston

Planning Secretary
Sustainable Planning and Community Development
Development Services Division
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0498 F 250.361.0386



REPORTS OF COMMITTEES

2. Committee of the Whole – August 10, 2016

2. Development Variance Permit No. 00191 for 1501 Haultain Street

Motion:

It was moved by Councillor Madoff, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:
"That Council authorize the issuance of Development Variance Permit Application No. 00191 for 1501

Haultain Street, in accordance with:

- 1. Plans date stamped July 13, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances: i. reduce the required number of parking spaces from 12 to 5.
- 3. Install a bike rack onsite to accommodate five bikes under the cantilever roof on the east side of the building, and install four new planter boxes in the parking area on the west side of the building.
- 4. Recreation vehicles shall not be stored on the subject property.
- 5. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

3. CONSENT AGENDA

3.3 Development Variance Permit No. 00191 for 1501 Haultain Street

Committee received a report dated July 27, 2017, from the Director of Sustainable Planning and Community Development regarding an application to reduce the required number of parking spaces from 12 to five in order to permit a restaurant.

Motion:

It was moved by Councillor Madoff, seconded by Councillor Coleman, that Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00191 for 1501 Haultain Street, in accordance with:

- 1. Plans date stamped July 13, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - . reduce the required number of parking spaces from 12 to 5.
- 3. Install a bike rack onsite to accommodate five bikes under the cantilever roof on the east side of the building, and install four new planter boxes in the parking area on the west side of the building.
- 4. Recreation vehicles shall not be stored on the subject property.
- 5. The Development Permit lapsing two years from the date of this resolution.

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of August 10, 2017

To:

Committee of the Whole

Date:

July 27, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Development Variance Permit No. 00191 for 1501 Haultain Street

RECOMMENDATION

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00191 for 1501 Haultain Street, in accordance with:

- 1. Plans date stamped July 13, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 12 to 5.
- 3. Install a bike rack onsite to accommodate five bikes under the cantilever roof on the east side of the building, and install four new planter boxes in the parking area on the west side of the building.
- 4. Recreation vehicles shall not be stored on the subject property.
- 5. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 1501 Haultain Street. The proposal is to reduce the required number of parking spaces from 12 to five in order to permit a restaurant.

The following points were considered in assessing this Application:

• the proposal is consistent with the Official Community Plan with respect to enhancing Haultain Corners Village

- the proposal is consistent with the objectives and design guidelines outlined in Development Permit Area 16: General Form and Character
- The subject property is located in the Fernwood neighbourhood; however, when the Fernwood Neighbourhood Plan was established, the subject property was still part of the Jubilee Neighbourhood therefore the policies in the Jubilee Neighbourhood Plan (1996) would apply. The Plan encourages commercial and mixed-use development that takes into consideration its relationship with pedestrians, cyclists and the neighbourhood. The proposal is consistent with this Plan
- the variance to reduce the required number of parking spaces is supportable given the location of the subject property and the walkability of the neighbourhood as well as its close proximity to transit and bicycle infrastructure.

BACKGROUND

Description of Proposal

The proposal is for a parking variance to permit a restaurant. Specific details include:

- two-storey mixed-use building consisting of ground floor commercial and two dwelling units above (rental)
- no exterior changes to the building except for a new awning above the main entrance to the restaurant
- restaurant would contain 20 seats
- four planter boxes would be installed in the parking area on the west side of the building
- existing landscape strip along the north and east property lines would be retained
- a new bicycle rack would be installed against the east side of the building.

The proposed variance is related to reducing the required number of parking spaces from 12 to five.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant proposes to install one bike rack onsite to accommodate five bike, which supports active transportation.

Public Realm Improvements

The applicant will reinstate a portion of the boulevard with soft landscaping on the corner of Haultain and Belmont Avenue that was previously paved.

Existing Site Development and Development Potential

The site is presently occupied by a two-storey mixed-use building with ground floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing C-1 Zone, Limited Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing zone. Two asterisks are used to identify where the proposal is non-conforming.

| Zoning Criteria | Proposal | Zone Standard C-1 Zone |
|--|--------------------------------|---------------------------|
| Site area (m²) - minimum | 510.00 | n/a |
| Density (Floor Space Ratio) - maximum | 0.67:1 | 1.40:1 |
| Total floor area (m²) - maximum | 342.00 | n/a |
| Height (m) - maximum | 7.30 | 12.00 |
| Storeys - maximum | 2 | n/a |
| Setbacks (m) – minimum: | | |
| Front | 7.01 | 6.00 |
| Rear | 10.67 | 6.00 |
| Side (south) | 2.44 (building)/1.40**(stairs) | 2.40 |
| Flanking street (Haultain) | 2.44 | 2.40 |
| Parking - minimum | 5* | 12 |
| Bicycle parking stalls (minimum) Class 1 Class 2 | 0 6 | 0 |

Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications, on May 5, 2017, the application was referred for a 30-day comment period to the Fernwood CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This Application proposes variances, therefore, in accordance with the City's Land Use Procedures Bylaw, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Local Area Plan

When the Fernwood Neighbourhood Plan was established, the subject property was still part of the Jubilee Neighbourhood; therefore, the policies contained in the Jubilee Neighbourhood Plan (1996) apply. The Jubilee Neighbourhood Plan encourages future commercial developments that take into consideration the relationship with pedestrians, cyclists and the neighbourhood, rather than exclusively the region and the automobile. The Plan also views mixed-use buildings (ground floor commercial with residential uses above) as a positive way to encourage housing,

provide a broad range of businesses that are compatible with the neighbourhood, enliven buildings, and add to the safety and security of businesses and residents.

Providing adequate parking for commercial uses without undue impact on residential streets is mentioned in the Plan, and the Applicant is alleviating this impact by encouraging restaurant patrons to walk, cycle and take transit, as well as, providing covered bicycle parking onsite. Overall the proposal is consistent with the objectives outlined in this Plan.

Regulatory Considerations

The applicant is proposing to reduce the required number of parking spaces from 12 to five. Based on Schedule C: Off-street Parking requirements, ten parking spaces are required for the commercial uses and two parking spaces for the residential uses. The applicant prepared a parking analysis (attached) for Council's consideration. The proposed variance is supportable given the location of the subject property and the walkability of the neighbourhood, as well as, its close proximity to transit and bicycle infrastructure.

CONCLUSIONS

The proposal for a parking variance at 1501 Haultain Avenue in order to permit a restaurant in a walkable, bicycle and transit-friendly neighbourhood is supportable and will help activate and enhance the economic vitality of Haultain Corners Village. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline DVP Application No. 00191 for the property located at 1501 Haultain Avenue.

Respectfully submitted,

Leanne Taylor Senior Planner

Development Services Division

Jonathan Tinney, Director

Sustainable Planning and Community

Development Department

Report accepted and recommended by the City Manager

Date:

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped July 13, 2017
- Attachment D: Letter from applicant to Mayor and Council dated July 13, 2017
- Attachment E: Parking Analysis dated April 19, 2017
- Attachment F: Correspondence (Letters received from residents)

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1501 and 1503 Haultain Street Development Variance Permit #00191

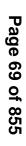


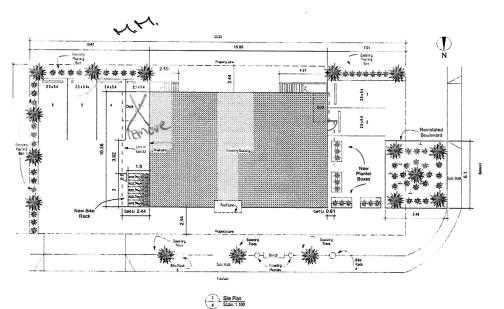
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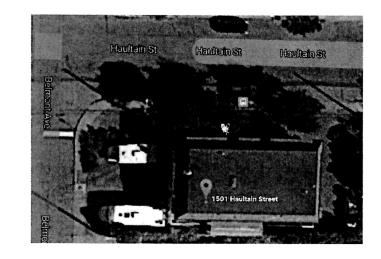


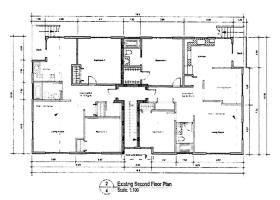
1501 and 1503 Haultain Street Development Variance Permit #00191

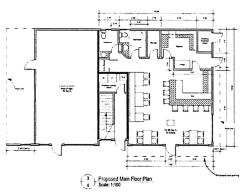


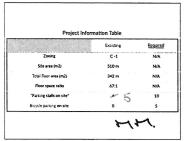


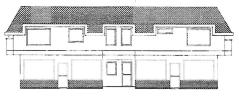




















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Victoria

Plenning & Davelopment Department
Services Division Council - 21 Sep 2017

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Received City & Victoria

JUL 1 3 2017

Planning & Development Department
Pevelopment Services Division

To Victoria Mayor and City Council,

My name is Michael Manhas and I have been a small business owner in the Oakland's/Fernwood area going on 10 years. I started Koffi in 2008, when the Haultain Corners was rundown and derelict. Since its inception, Koffi has become a community hub, and started the resurgence of the neighborhood. The goal from day one has always been to make the area better, constantly asking the question of what we can do to be better.

An opportunity has arisen in the area, with a commercial space coming vacant across the street at 1501 Haultain. A relationship with the owner of the building has been established and an offer made to lease the unit. Speaking with people in the community and discussions from the Roundtable meetings that have taken place, one thing identified as missing in this area is a nighttime gathering space. You only have to look at the area of Fernwood and Gladstone and see how vibrant that corner has become due in large part to the unique nighttime spots. It is my goal to open a small intimate wine bar in the Oakland's/Fernwood area and create that type of atmosphere that has sorely been missed in our neighborhood.

Parking is always an issue, especially in neighborhoods. A variance is needed in this case, even though we would be encouraging people to seek alternative transportation given the sale of alcohol. There are two large parking areas available, one is located onsite at 1501 and the other is across the street at koffi, which would have the opposite hours of the wine bar. The lot onsite is used by the yoga studio, which would also have opposite hours to the wine bar. The city has also emphasized urban villages and walkability, and this seems like the ideal case. The no.22 bus also stops right in front.

There has been only positive feedback from the community regarding this venture. A community meeting was held and the neighbors showed strong support. My goal at the end of the day has always been to improve our community, and this endeavor will be no different.

Sincerely,

Michael Manhas

Buddha Group Holdings Inc By email: michaeltmanhas@gmail.com Received
City of Victoria

APR 1'9-2017

Planning & Development Department
Community Planning Division

RE: PARKING REVIEW, 1501 HAULTAIN STREET

The following is a review of parking conditions associated with the 1501 Haultain Street development proposal. This review considers the adequacy of the proposed parking supply, as well as parking management and transportation demand management (TDM) approaches to mitigate any parking issues.

1.0 OVERVIEW

1.1 LOCATION

The subject site is 1501 Haultain Street, immediately east of the Koffi site. It is within an area identified in the Official Community Plan (OCP) as a "Small Urban Village" (Haultain Corners) that currently includes low-rise residential and mixed use commercial. The site is approximately 2-km from downtown Victoria and can be walked in approximately 15 to 20 minutes. Public transit is available via the no.22 Vic General/Hillside Mall route which stops immediately adjacent to the site, and via numerous routes on Shelbourne Street approximately 500m to the east of the site.

1.2 LAND USE

The proposal is for a 20-seat restaurant in the current building, which currently includes two residential units and a yoga studio. Land use is summarized in **Table 1**. The restaurant will be the primary use fronting Haultain Street and will be a casual-sit-down wine bar focused on serving the Fernwood and Oaklands neighbourhood.

TABLE 1. PROPOSED LAND USE

| Land Use | Description | Quantity |
|------------|--|----------------------|
| Restaurant | Wine bar featuring wine and beer, And small plates of food served to Customers via on-site seating | 950 sqft 20 seats |

1.3 PARKING SUPPLY

The building includes 6 parking spaces, 3 located on each side of the property.

2.0 PARKING REQUIREMENT

The site parking requirement is based on minimum parking supply rates contained in the City's Zoning bylaw, Schedule C. The total requirement is for 10 spaces, 4 more than proposed. See **Table 2**.

TABLE 2. REQUIRED PARKING SUPPLY

| Land Use | Quantity | Required Supply Rate | Total Requirement |
|----------|----------|----------------------|-------------------|
| | | | |
| Wine Bar | 20 seats | 1 space per 5 seats | 4 |

3.0 PARKING MANAGEMENT

Four parking spaces should be assigned for the restaurant use at all times in order to meet the City's requirement. The hours of operation proposed for the wine bar are opposite the other business in the building. Customers could use the allotted spaces designated to the studio as extra parking. The 2 residential units have 2 parking spaces allotted to them, 1 less than the City's requirement. Recent research for the update to the City's Off-Street Parking Regulations ("Schedule C") found that market rental apartment sites average 0.49 owned vehicles

per unit. This suggests that one vehicle will be owned among occupants of the two residential units. 1

4.0 PRECEDENT SITE

The 2009 Fernwood Road project recently received a parking variance and is slightly larger in a more densely populated area. The two urban villages are similar as well in size and location.

5.0 ON-STREET PARKING CONDITIONS

On-street parking conditions were reviewed nearby the site (Haultain Street, Belmont Street) in the event that residents seek parking during the weekday daytime or more than one resident vehicle is owned. Conditions were observed over five periods – Thursday, March 2 @ 5:30pm; Friday, March 3 @ 7:30pm; Saturday, March 11 @ 8:00pm, Wednesday, March 15 @ 9:30pm; Friday, March 17 @ 6pm. Only those spaces that could potentially accommodate site residents, employees or customers were considered (no residential parking only spaces).

Results found that the Friday evening observation exhibited the highest on-street parking utilization, when 5 of 12 available spaces were occupied, an occupancy rate of 41% (excluding resident only spaces). This suggests, that on-street parking capacity is not met in the evening and there is space available for the wine bar.

6.0 DEMAND MANAGEMENT

Transportation demand management (TDM) refers to targeted programs to influence individual travel behavior, most commonly applied to reduce single-occupant vehicle travel and support reduced parking demand. The following TDM options will be pursued at the subject site to support non-vehicular travel.

¹ Vehicle ownership rate is based on ICBC records of 34 market rental apartment sites in the City of Victoria, from 2013 to 2016.

1. Bicycle Parking

There are currently two Class 2 bicycle parking in front of the proposed site.

2. Hiring within the area

The goal for the wine bar is to hire staff who live within the area, thus making it a real sense of community. We want the employees to know the customer base and have that relationship defined early.

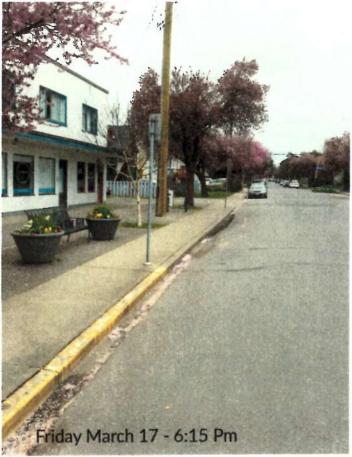
3. Existing transit stop

There is currently a transit stop in front of the proposed site that is serviced by the no.22 bus, which can provide staff and patrons transportation, alleviating the parking demand.

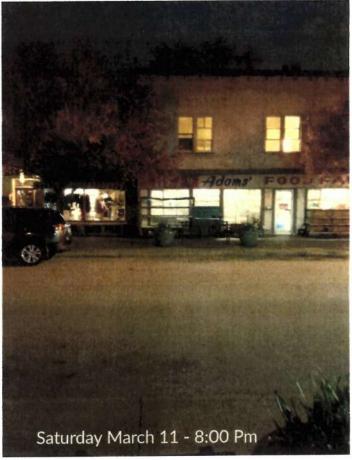
7.0 SUMMARY

Parking demand associated with the 1501 Haultain Street site can be accommodated on-site within minimal impact on surrounding on-street parking. By using the on-site parking that will be available from the yoga studio once they have closed as well as the proprietor's adjacent business on-site parking, there will be sufficient space to accommodate the patrons of the proposed wine bar.









To the Mayor and City Council,

I have been working three doors down from Michael for the six years now. What I have found from this experience is that Michael has created a wonderful hub for the neighborhood. When I heard he wanted to start a wine bar in our neighbourhood (and as my potential neighbour) I was thrilled! I think it'll be great for the haultain corners surrounding businesses, and it will give our little neighbourhood a much-needed facelift. The more funky and cool businesses in the hood the better.

On a personal level, I also live in the neighbourhood and I believe having a wine bar close to home will be fabulous!

If you have any questions or concerns please do not hesitate to call me at 744-4762

Warmly

Kim Wilson Owner and Operator of Thrive Studio Received
City of Victoria

APR 1'9 2017

Planning & Development Department Community Planning Division



Received City of Victoria

APR 1.9 2017

Planning & Development Department Community Planning Division

March 16, 2017

To Whom It May Concern:

I am the business owner of Poppet Creative, an art studio for all ages in the Haultain Corners. We have been in operation for just over a year and are seeing a wonderful community growth in our neighbourhood and the businesses around us.

Michael has approached me and explained his plans for the corner building across from my studio and I completely support it. This community corner is begging for a neighbourhood hub. We often host classes late at night and I feel vulnerable being the only business open. An evening space would bring security to the neighbourhood and the businesses surrounding.

We have amble parking and are on a bus and bike route. The location is ideal for this concept.

I am also a resident of Oaklands and live just around the corner on Forbes St. Our family would love to see a new business open in the corners.

Sincerely, Andrea Soos

1508 Haultain Street Victoria BC V8R 2K2 info@poppetcreative.com



THE LOCAL GENERAL STORE

1440 Haultain Street

Victoria BC V8R 2J9

778 265 6225

To whom it may concern

As co-owners of The Local General Store in Haultain Corners since 2013, we wish to state in the strongest possible terms our support for the wine bar proposed for the corner of Haultain and Belmont, kitty-corner to our business.

Haultain Corners is a remarkable and unique community for many reasons. It is located in a wonderfully central part of Victoria and is on a well-used bike and bus transportation route. Many of our shoppers are car-less. It is home to a growing number of businesses, owned by people who care about the local community, and people overall. Most importantly, it is in the middle of a vibrant and involved residential area, blessed with many wonderful locals who shop here daily but also meet up with and chat with neighbours. Many of these residents have played an active role in beautifying the Corners with plant boxes, benches and bike racks.

This is the kind of neighbourhood that ideally should enrich every part of every city.

At present, when the local businesses here close their doors in the late afternoon or early evening, the Corners goes quiet and empty. While vandalism has diminished since more businesses like ours have opened, it is still vulnerable in the evenings. Case in point is the rock thrown through our main glass window one night last June.

There is nothing but positive we feel would come to the Haultain Corners with the presence of a vibrant evening wine bar. It would add more colour to the neighbourhood, would greatly benefit business profiles for folks like us with the increased walk-by traffic, and to restate, would serve to make a safer neighbourhood in the evening hours.

We urge the City of Victoria to approve such a business application.

Thank you

Alix and Chris Harvey

Shelley Motz 1448 Bay Street Victoria, BC V8R 2A8 March 31, 2017 Received
City of Victoria

APR 1 9 2017

Planning & Development Department
Community Planning Division

Mayor and City Council City of Victoria 1 Centennial Square Victoria, BC V8W 1P6

Dear Mayor and City Council:

I am a long-time resident and homeowner, and I am writing to express my full support for Michael Manhas's plan to open a small wine bar on Haultain Corners.

I know Michael as the proprietor of Koffi, a community-focused coffee shop in the Oaklands neighbourhood, where I live. When my partner and I purchased our home in 2006, the neighbourhood lacked a gathering place. When Michael and his former business partner Alan Pang announced plans to open Koffi, I was eager to see how the establishment would transform the neighbourhood. I have not been disappointed.

I believe the current economic viability and strong sense of community that exist today at Haultain Corners were nurtured, in large part, by the presence and success of Koffi. Since the establishment opened, we have seen more entrepreneurs invest in the Oaklands neighbourhood. Notable examples from Haultain Corners include the owners of The Local General Store and Thrive yoga studio.

Over the years, my family and I have seen Michael at work. I believe he is a positive force in the neighbourhood. He has created jobs and increased economic activity, provided a safe, welcoming place for people to gather, and regularly supports community events and not-for-profit initiatives. He displays a strong sense of corporate social responsibility and respect not only for his patrons but for those who live and work in the vicinity of Koffi.

I understand that there may be concerns about the impact a wine bar would have on the area's limited parking as well as noise levels. As a homeowner in the area that would be affected, I have no such concerns. I believe the wine bar would attract customers who are looking for a quiet night out. Many if not most would likely live in the vicinity and walk to the establishment or take the #22 bus, which stops in front of the proposed location for the wine bar. I trust that Micheal would work with the City and with concerned citizens to address any concerns and mitigate any risks.

Please feel free to contact me if you would like to discuss this proposal in more detail.

All the best,

Shelley

March 27, 2017

APR 1 9 2017

Planning & Development Department Community Planning Division

Dear Mayor and City Council,

We would like to express our support for a proposed wine bar at the Haultain and Belmont Corners. Michael Manhas has been a business owner at The Corners for nine years now and his coffee shop has had a significant and positive effect on our community. It provides a warm and welcoming space for community members to meet and socialize, and has truly become a keystone business in our neighbourhood. Michael has also been supportive of local community groups and initiatives such as block parties and other fundraising events.

As members of the Haultain/Belmont Beautification Project we are excited to hear about Michael's proposal for a wine bar. This new venture would help to create a vibrant people friendly atmosphere in the evenings, much like The Corners are during the daytime.

It is our belief that parking for the proposed wine bar would not be an issue in this neighbourhood. Not only is Haultain Street a major bike route for the city, but we are part of a very walkable neighbourhood and have good transit options along this thourougfare. Parking would also be available on the street when other businesses close at the end of the day.

We believe that neighbourhoods such as Oaklands and Fernwood benefit from having integrated commercial and residential areas, including restaurants, grocery stores, coffee shops, and establishments such as wine bars, so that community members can walk to and support small local businesses close to home.

Thank you for your consideration of this letter.

Kay Marshall (2549 Belmont Ave.)

by Plantall.

Barb Donaldson (1423 Haultain St.)

Lisa MacDonell (2543 Belmont Ave.)

Jim Kerr (1423 Haultain St.)

Burs Done Los

Page 81 of 855

Alice Pitman 1505 Haultain Street Victoria B.C. V8R 2K1

Council Chambers Victoria City Hall 1 Centennial Square Victoria B.C. V8W 1P6

September 15, 2017

To Whom it May Concern:

RE: Development Variance Permit Application No. 00191

Haultain Street is a quiet residential area, especially in the evening. 1505 Haultain Street is right next to 1501. There is already limited street parking in the area and a restaurant without sufficient parking to accommodate its patrons would increase the foot traffic and noise levels surrounding our property, directly affecting us.

The conversation of patrons traveling to and from the restaurant, in the parking lot, the closing and opening of car doors, will all be heard right outside my bedroom window. My property is a corner lot and unlike the residences on the other side of the street, all of my bedrooms are within 18ft of a sidewalk. We are often awoken in the middle of the night, even in the winter, from people who are having a conversation and walking past our property. Our property is very well constructed, therefore no additional improvements can be made to reduce outside noise levels. I have lived at 1505 Haultain Street for over 32 years, and I will be 70 in January 2018. I hope to not have to cope with this kind of change at this point in my life.

We enjoy the activity outside during the daytime hours. We don't mind revelers making noise several times a year for special occasions. However, the increased noise every evening will be very disruptive, especially in the evenings when we are trying to enjoy some peace and quiet and sleep.

I ask that you please consider this. Would you approve of such a change to your neighborhood if it impacted your well being, your sleep and your daily routine all year? We do not have any coping mechanisms to alleviate the stress this change can bring on. Moving is not an option that we are willing to entertain, nor should we have to. We therefore oppose the proposed changes to 1501 Haultain Street.

Thank you for taking into consideration my thoughts on not approving the proposed change to 1501 Haultain Street. RE: Reduced parking

Sincerely

Alice Pitman

1505 Haultain Street Resident

Adam Güt 1514 Haultain Street Victoria, B.C. V8R 2K2

September 18, 2017

City of Victoria 1 Centennial Square Victoria, B.C. V8W 1P6

Development Variance Permit Application No. 00191

This is in regards to the variance permit at 1501 Haultain Street and the request for an exemption to Zoning Regulation Bylaw, Schedule C – Off-Street Parking, reduction of the required parking spaces from twelve (12) to five (5). The documents submitted to the City of Victoria, 2017-07-13 – Plans – Revisions – Bubbled, show a maximum capacity of eighteen (18) seats, bar service for an additional seven (7), plus staff. Staffing for this size is estimated between two (2) and four (4) employees. This totals twenty-nine (29) at full occupancy.

The 1400 and 1500 block of Haultain already suffers from parking congestion from the business and residential users located at the intersection of Haultain and Belmont, commonly referred to as Haultain Corners. Most of the commercial space is on ground level and residential rental units are above. Parking for these residential units is street parking. The Haultain corridor is a prized alternative route for non-vehicle traffic. This corridor struggles with road width issues from street parking, cycling traffic, vehicle traffic, and a bus route.

North Side of Haultain: 1500-1522 Haultain, Six (6) Parking Spots

The parking on the north side of the 1500 block of Haultain contains enough space for three (3) vehicles in unrestricted spaces and three (3) more vehicles in one (1) hour MON – SAT spots for a total of six (6) parking spots. The three (3) unrestricted spaces are filled by the residents at 1522, 1520, and 1518 Haultain. The one (1) hour MON – SAT spots are regularly at capacity from the patrons of 1500 and 1510 Haultain. These spots are also filled after hours by the residents above the business at 1500 and 1510. This has caused issues in the past with double parking and driveways being blocked when convenient spots are unavailable. Currently there is not enough space on the north side of the street to allow for all the parking traffic utilizing residencies and businesses. Residential parking overflows on to the south side of the street in front of 1505 Haultain.

South Side of Haultain: 1501-1503 Haultain, Five (5) Parking Spots

The parking on the south side of the 1500 block of Haultain contains enough spaces for five (5) vehicles. These spots are currently unrestricted is regularly filled as well by the existing patrons of 1501 and 1503 Haultain including overflow from the residents and patrons on the north side of the street. This usually leaves two (2) open parking spots on the south side of the 1500 block of Haultain.

Predicted Parking Requirements

Using conservative metrics on a full restaurant, the parking requirements would require nine (9) parking spots in the surrounding area. See Parking Table 1: Conservative Use.

If all patrons and employees were to seek parking to fill the restaurant to capacity, this would require twenty (20) to twenty-five (25) parking spots within the local area. See Parking Table 2: Extreme Use.

Currently the residential zone does not have enough parking spots for an influx of this magnitude in either conservative or extreme parking requirements.

The lack of parking options in the area cannot accommodate an additional five (5) to thirty (30) vehicles. Currently there are eleven (11) spots in the 1500 block of Haultain with six (6) on the north side and five (5) on the south side.

The past week I have observed parking availability in the 1500 block of Haultain at approximately 7 p.m. On average, 1501 Haultain had two (2) vehicles in their parking lot, 1503 Haultain had two (2) vehicles in their parking lot, the six (6) spaces on the north side were at capacity, and the south side had three (3) of six (6) available. This leaves two (2) spots available in the combined 1501 and 1503 parking lots and three (3) spots on the south side of Haultain. This would place an undue parking burden on the residents of the area for a potential influx of five (5) to twenty (20) vehicles would be attempting to fill five (5) parking spots in the block.

Alternative Arrangements

Arguments have been made that there are enough spots using the existing locations at Koffi in the 1400 block of Haultain and the adjacent 1503 Haultain but this is lacking in availability. 1503 Haultain, at best, can offer up three (3) spots if the current business maintains its current operating schedule and allows the restaurant full access to its parking lot. The 1400 block of Haultain could potentially offer up another three (3) to five (5) at Koffi and a couple of street parking options but this is a separate block from the proposed restaurant and should not be counted as a full parking option. If anything changes with any of the business at Haultain corners with expanded operating hours, the parking options could vanish entirely for the residents and commercial businesses in the area.

Alternative transport via city buses is not readily available to supply restaurant patrons and alleviate parking issues. The 22 - Hillside Mall/Victoria General bus does not provide frequent service and terminates early in the evening. The closest bus high availability bus routes are in the Shelbourne corridor. Cycling options are present at this location but due to the nature of the establishment should not be recommended or deemed appropriate for a "wine bar."

Reference Tables

Parking Table 1: Conservative Use

| User Group | Users | Vehicles |
|------------|----------------|----------|
| Staff | Chef | 1 |
| | Server | 1 |
| | Bartender | 1 |
| | Owner | 1 |
| Patrons | 1-4 | 1 |
| | 5-8 | 1 |
| | 9-12 | 1 |
| | 13-16 | 1 |
| | 17-20 | 1 |
| 7 | Total Vehicles | 9 |

Parking Table 2: Extreme Use

| User Group | Users | Vehicles |
|------------|---------------|----------|
| Staff | Chef | 1 |
| | Server | 1 |
| | Bartender | 1 |
| | Owner | 1 |
| Patrons | 1-20 | 20 |
| Г | otal Vehicles | 24 |

Pamela Martin

From:

Sent: Wednesday, September 20, 2017 9:40 PM

To: Public Hearings

Subject: Development Variance Permit Application No. 00191 1501 Haultain Street

Hello City of Victoria:

We are concerned that the 5 parking spaces are not adequate for a restaurant in the neighbourhood. There are 2 suites in the building that are occupied by tenants. I believe they park in the parking lot, which leaves only 3 spots for the restaurant. Therefore restaurant patrons will be parking in the residential areas around the restaurant.

Regards,

Liam McKenna

2572 Belmont Avenue

Please do not disclose my email address. Thank you

1

REPORTS OF COMMITTEES

1. Committee of the Whole – May 4, 2017

Councillor Lucas withdrew from the meeting at 11:29 p.m. due to a pecuniary conflict of interest with the following item, as she is the general manager of a hotel in close proximity to the subject property.

4. Rezoning Application No. 00559 for 1402 Douglas Street (Downtown)

Motion:

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00559 for 1402 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set concurrent with the Heritage Designation Application for this property.

Carried

<u>For:</u> Mayor Helps, Councillors Alto, Coleman, Isitt, Loveday, Madoff, and Thornton-Joe

Opposed: Councillor Young

Councillor Lucas returned to the meeting at 11:30 p.m.

4. LAND USE MATTERS

4.1 Rezoning Application No. 00559 for 1402 Douglas Street (Downtown)

Committee received a report dated April 20, 2017, from the Director of Sustainable Planning and Community Development regarding an application to allow for the retail sale of cannabis.

Committee discussed:

• The owner's commitment to designating the building as a heritage site.

Councillor Isitt returned to the meeting at 9:03 a.m.

Motion: It was moved by Councillor Coleman, seconded by Councillor Alto, that

Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00559 for 1402 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set concurrent with the Heritage

Designation Application for this property.

CARRIED 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Isitt, Madoff, and Thornton-Joe

Against: Councillor Young

Councillor Lucas returned to the meeting at 9:04 a.m.



Committee of the Whole Report For the Meeting of May 04, 2017

To:

Committee of the Whole

Date:

April 20, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Rezoning Application No. 00559 for 1402 Douglas Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00559 for 1402 Douglas Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set concurrent with the Heritage Designation Application for this property.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures, as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1402 Douglas Street. The proposal is to rezone from the CA-3C Zone, Old Town District to a site-specific Zone in order to allow the retail sale of cannabis.

The following points were considered in assessing this application:

- the proposal is consistent with the Core Historic designation in the Official Community Plan 2012
- the proposal is consistent with the Historic Commercial designation in the *Downtown* Core Area Plan
- the proposal is consistent with the *Storefront Cannabis Retailer Rezoning Policy* as there are no schools or permitted storefront cannabis retailers within 200m
- the existing building is currently on the Heritage Register. In conjunction with this application, the applicant is pursuing Heritage Designation.

BACKGROUND

Description of Proposal

This Rezoning Application is to allow for the retail sale of cannabis in an existing building. The following differences from the standard zone are being proposed and would be accommodated in the new zone:

- storefront cannabis retailer would be a permitted use
- storefront cannabis retailer would be restricted to the ground floor and basement
- storefront cannabis retailer would be restricted to a maximum floor area of 200m², which is in keeping with the size of the proposed retailer
- a maximum of one storefront cannabis retailer would be permitted to operate on the property at a time.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Land Use Context

The area is characterized by mainly commercial and office uses. Some residential and transient accommodation uses are located in the nearby area. In addition, a number of heritage buildings are located in close proximity.

Existing Site Development and Development Potential

The site is presently a two-storey building known as the Porter Block from its terra cotta name plaque. It was constructed in 1900 using mainly brick and stone materials. Currently, the site is heritage-registered and the applicant will be seeking heritage designation in conjunction with this application. Under the current CA-3C Zone, Old Town District the property could be developed mainly for commercial, residential, or transient uses up to a height of 15m.

Community Consultation

Consistent with the *Storefront Cannabis Retailer Rezoning* Policy, the requirement to arrange and participate in a Community Association Land Use Committee (CALUC) Community meeting is waived unless the application involves construction of a new building; however, the application was referred to the Downtown Residents Association CALUC. Also consistent with the Policy, the application has been referred to School District No. 61 and the Victoria Police Department. At the time of writing this report, no comments had been received.

ANALYSIS

Official Community Plan

The Official Community Plan, 2012 (OCP) identifies this property within the Core Historic urban place designation, within which commercial activities including retail are an envisioned use.

Local Area Plans

The *Downtown Core Area Plan* identifies the property within the Historic Commercial District, within which active retail uses are encouraged on the ground floor.

Storefront Cannabis Retailer Rezoning Policy

The application complies with the Storefront Cannabis Retailer Rezoning Policy, as there are no schools or permitted storefront cannabis retailers within 200m of the property at the time of writing this report.

Heritage Considerations

As noted, the existing building is currently on the Heritage Register and the applicant is willing to pursue Heritage Designation for the property. The process of Heritage Designation will involve a full review of the heritage features of the building, and will require a review and recommendation to Council from the Heritage Advisory Panel. The applicant has initiated this process and it is anticipated that the Heritage Designation Application will advance concurrently with the Rezoning Application to a Public Hearing, should Council choose to move the application forward for further consideration.

CONCLUSIONS

The proposal to permit the storefront cannabis retailer use at 1402 Douglas Street is consistent with both the *Official Community Plan* and the *Downtown Core Area Plan* in accommodating commercial retail uses at street level. The proposal does not have any schools or permitted storefront cannabis retailers within 200m of the property. Staff recommend that Council consider supporting this application.

ALTERNATE MOTION

That Council decline Application #00559 for the property located at 1402 Douglas Street.

Respectfully submitted,

Michael Angrove

Planner

Development Services

Jonathan Timey, Director

Sustainable Planning and Community

Development Department

Report accepted and recommended by the City Manager:

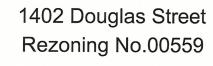
Date: Hpr. 16,2017

List of Attachments

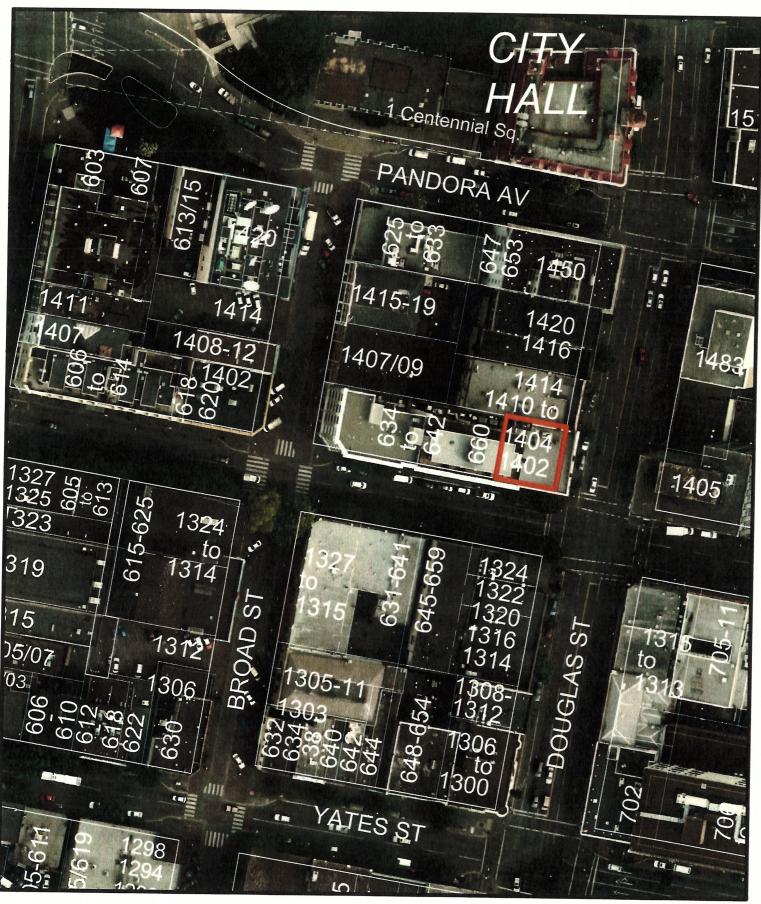
- Subject Map
- Aerial Map
- Plans date stamped January 13, 2017
- Letter from applicant to Mayor and Council dated January 12, 2017

| Victoria City Cour | ncil - 21 Sep 2017 |
|--|--------------------|
| CITY HALL 1 Centennial Sq. | 15 |
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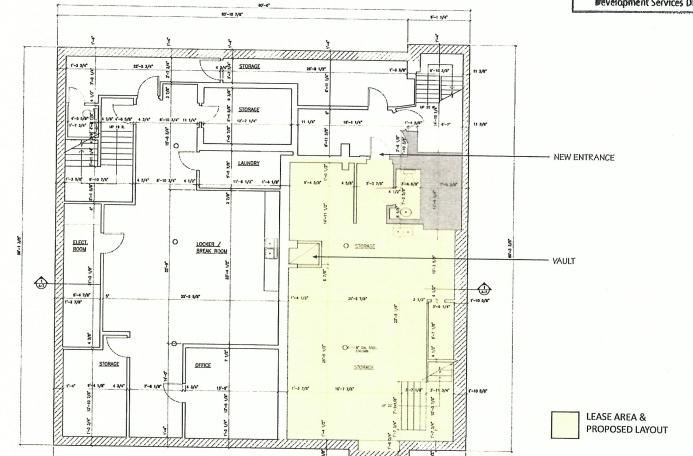


JAN 13 2017



Received City of Victoria

519 PANDORA AVENUE, WICTORIA, B C



1 BASEMENT FLOOR PLAN

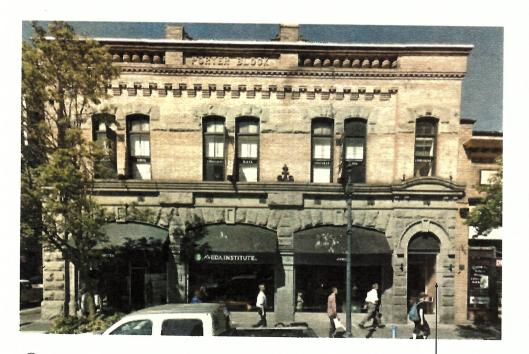
Received City of Victoria

JAN 13 2017

Planning & Development Department Bevelopment Services Division

KPLJames architecture

519 PANDORA AVENUE, VICTORIA B C



NEW ENTRANCE DETAIL

1 EXISTING EAST ELEVATION

NEW ENTRANCE

AVEDA INSTITUTE NEW LEASE SPACE 1402, 1404 DOUGLAS STREET VICTORIA, BC

Victoria City

NA-5 Sep 2017

PREPARED FOR:

Paul DaCosta c/o Aveda Institute 1402 Douglas St. Victoria, BC V8W 2G1 Tel (250) 386-7993 Fax (250) 386-7945

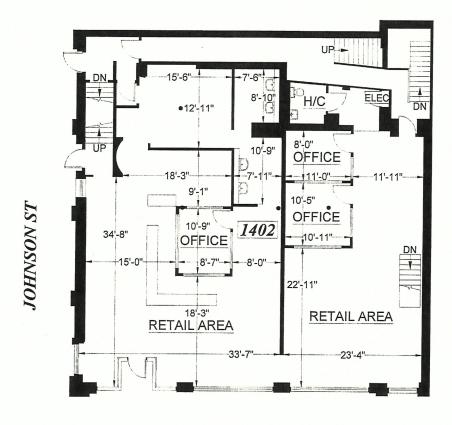
FLOOR PLAN

Victoria City Council - 21 Sep 2017 AVEDA INSTITUTE 1402 DOUGLAS ST. VICTORIA, BC

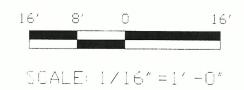
> EXISTING FIRST FLOOR

(As Measured: May 2008)





DOUGLAS ST



Received
City of Victoria

JAN 13 2017

Planning & Development Department
Development Services Division



PREPARED FOR:

Paul DaCosta c/o Aveda Institute 1402 Douglas St. Victoria, BC V8W 2G1 Tel (250) 386-7993 Fax (250) 386-7945

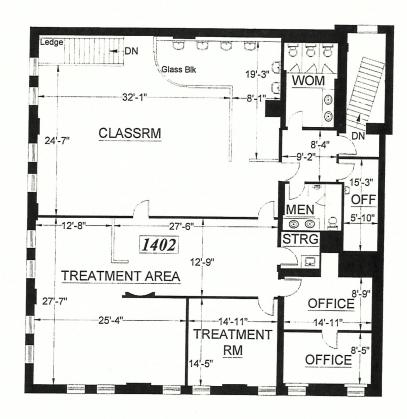
FLOOR PLAN

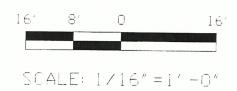
Victoria City Council - 21 Sep 2017 AVEDA INSTITUTE 1402 DOUGLAS ST. VICTORIA, BC

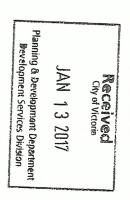
EXISTING SECOND FLOOR

(As Measured: May 2008)











PREPARED FOR:

Paul DaCosta c/o Aveda Institute 1402 Douglas St. Victoria, BC V8W 2G1 Tel (250) 386-7993 Fax (250) 386-7945

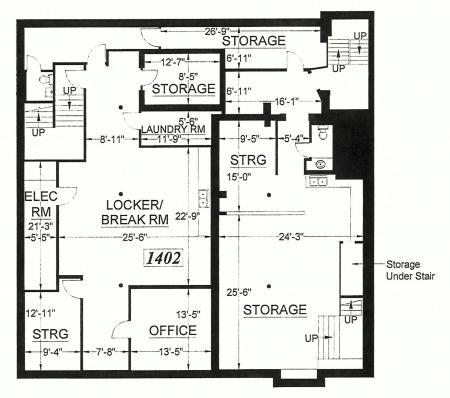
FLOOR PLAN

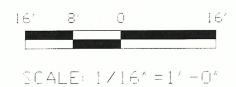
Victoria City Council - 21 Sep 2017 AVEDA INSTITUTE 1402 DOUGLAS ST. VICTORIA, BC

EXISTING BASEMENT

(As Measured: May 2008)











FILE: 8-142

January 12, 2017

Mayor Lisa Helps & Council City of Victoria One Centennial Square Victoria BC V8W 1P6

RE: Rezoning Application for Storefront Cannabis Dispensary at 1401 Douglas Street

Dear Mayor Helps & Council:

INTRODUCTION

Please accept this letter, along with the accompanying forms and fees, as our client's (business name, "Farmacy Dispensary") application to rezone the property at 1402 Douglas Street for use as a cannabis dispensary. Concurrent with this application is the submission of a *Cannabis Business Licence Application*. The applicant currently operates "Farmacy", a storefront cannabis dispensary at 3055 Scott Street.

THE SITE

The proposed retail function is consistent the City's land use policies, since the property (located at the corner of Douglas and Johnson Streets) is part of the *Official Community Plan* designated area of *Core Historic*. The applicant has a long term lease with the owner of the property, who supports this application. Built in 1900, the building (known as *The Porter Block*) has housed many diverse businesses over the last century, but still retains its architectural integrity and remains a Downtown Victoria landmark.

Legally described as the easterly 60 feet of Lot 671, Victoria City, the site is approximately 60 feet (18.3 m) by 60 feet (18.3 m), for an approximate total area of 3,768 sf/350 m². The site contains a two-storey commercial building (approximately 10,000 sf/930 m²). The owner occupies the remainder of the space within the same building envelope as a tenant.

The building and main entrance front onto Douglas Street, and abuts other commercial uses on the north and west sides. Because of the Downtown location, parking requirements have not been considered as part of this application.

ALIGNMENT WITH CITY POLICY FOR CANNABIS DISPENSARIES

The proposed location is consistent with City policy in that the premises:

- are in an established retail location;
- · have no other dispensaries immediately adjacent to the site;
- are zoned CA-3C Old Town District, which does not require off-street parking; and
- are the only retail cannabis operations on the site.

CitySpaces
Consulting Ltd.

5th Floor 844 Courtney St. Victoria BC V8W 1C4 250.383.0304 Tel 866.383.0304 Toll-free 250.383.7273 Fax www.cityspaces.ca



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The nearest existing dispensary is located at 1601 Douglas Street, approximately 150 m away. City policy states that a storefront marijuana retailer should be at least 200 m from another dispensary. However, City policy also states that a reduced distance may be considered in "locations, such as a large urban village, town centre, or Downtown".

THE PREMISES

The premises will consist of a storefront with a monitored entrance that faces Douglas Street. The main floor interior floor plan provides for a new exterior entrance leading into a $100 \text{ m}^2/1,077 \text{ sf "retail"}$ area, in which product is displayed in secure glass cases that can only be accessed by staff. The basement level consists of preparation, packaging, and storage space. The total floor area is approximately $193 \text{ m}^2/2,079 \text{ sf (see attached floor plans)}$.

SITE PROFILE

Because the renovations to the building will not disturb the soil or involve soil excavation, and none of the uses indicated in Schedule 2 (as indicated in the Ministry of Environment Administrative Guidance on Contaminated Sites) have occurred on the site, a site profile has not been submitted with this application.

DELEGATED HERITAGE ALTERATION PERMIT

Because the premises are being subdivided from an existing larger space, a separate front door is being installed. The building's owner has applied for a Delegated Heritage Alteration Permit to restore an original entrance fronting Douglas Street. An elevation of the proposed alteration, as well as a photograph of the existing facade, are included with this submission package.

OTHER OPERATIONAL REQUIREMENTS

The following operational requirements are being put in place:

- Admittance will be restricted to adults 19+ years of age;
- Exterior signage will meet the City's bylaw requirements;
- An application for a Cannabis Business Licence is underway;
- · No consumption of product will be permitted on the premises;
- The business will operate within designated hours of operation, and will not operate between 8 pm and 7 am;
- · Health and safety warnings will be posted within the premises;
- Adequate ventilation will be provided;
- All security provisions will be met, including a security plan, surveillance cameras, security personnel, training, and a minimum of two employees will be on-site during business hours, one of whom will be a manager; and
- Security and fire alarms will be installed, and professionally monitored.



CLOSING

For the past 1.5 years, the applicant has been operating the existing "Farmacy" cannabis dispensary (3055 Scott Street) in a safe and professional manner. Operated to rigorous standards, and respectful of its neighbours, "Farmacy" has not encountered any issues with the neighbourhood, or experienced any undesirable activity in the area. The same "Farmacy" management team will operate this new location to the same high standards.

The proposed Downtown "Farmacy" dispensary is ideally located in terms of use, access, and impacts, notwithstanding the policy inconsistency with the distance from another dispensary. This inconsistency is not, in our view, a meaningful discrepancy given the Downtown commercial location.

Thank you for your favourable consideration of this application.

Sincerely,

Deane Strongitharm, MCIP CitySpaces Consulting Ltd.

cc: Allen Spillette Michael Supowitz

attach.



Pamela Martin

From: Michael Angrove

Sent: Tuesday, September 12, 2017 8:27 AM

To: Public Hearings

Subject: FW: Request for Rezoning - Douglas & Johnson

Correspondence for 1402 Douglas Street (September 21st Public Hearing).

----Original Message-----

From: Anne McFarlane

Sent: September 11, 2017 2:25 PM

To: Michael Angrove <mangrove@victoria.ca> Subject: Request for Rezoning - Douglas & Johnson

Dear Mr. Angrove,

I understand you are responsible for rezoning requests related to cannabis shops.

I am writing to express my disagreement with a proposal to allow a cannabis shop to be placed on the west side of Douglas Street on Johnson Street. An Aveda salon currently occupies the building, I believe.

Although I live in Saanichton, I drive to Victoria about 5 times a week to shop or attend classes or cultural events. As I walk around the downtown core, I note there are cannabis shops on Fort Street (one at 778 and one at 1040), on Cormorant, at 950 Yates, at 826 Johnson, 543 Herald Street and 1725 Cook Street. In addition, areas like Quadra and King have three or four shops in a two block stretch. I don't think another cannabis shop is needed in the downtown core.

Over the past few years the city has taken positive steps to improve the livability of the downtown. The new approaches to parking and the decoration of the streets are two example. There are great construction projects going on. But a proliferation of cannabis shops will not contribute to the vibrant downtown the city is working hard to create.

I would be happy to discuss this further with you if that would be helpful.

Thank you for your consideration.

Anne McFarlane

1

Alicia Ferguson

From: Public Hearings

Subject: RE: Amendment Bylaw (No.1107)

From: Carolyn Harvey-Smith

Sent: Sunday, September 17, 2017 2:17 PM **To:** Public Hearings < Public Hearings @victoria.ca>

Subject: Re: Amendment Bylaw (No.1107)

Re: amendment bylaw No 17-070

Dear Sir/Madam:

Are you kidding me?

There is already a pot shop at 608 Johnson Street

There is a drug paraphanalia shop, Jupiter at 619 Johnson Street and another one at 615 Broad Street between Johnson and Yates.

The street stinks ALL THE TIME of marijuana.

How in heaven's name do you expect to promote **LEGAL** businesses in downtown Victoria??

I have been in business for 10 years on Johnson Street and have observed the steady stream of closing business and vacant storefronts.

Do you think that by shoving a pot dispensary in every vacant store that that is going to increase **LEGAL** business in downtown?

In frustration,

Carolyn Harvey-Smith
Aurea Gems & Essential Luxuries
614 Johnson St.,
Victoria, BC, V8W 1M4
www.aureagems.com

A.H.K. ENTERPRISES LTD.



863 Maltwood Terrace Victoria, BC V8X 5C7 **Property Management**



September 15, 2017

To Whom It May Concern,

I am the Land owner of the properties at 3055 Scott St and 1633 Hillside Ave. As such, I am writing this letter in support of my tenant V. I. Farmacy, and their application for rezoning at 1402 Douglas St.

Admittedly, I too had initial concerns about a Medical Marijuana Dispensary moving into one of my buildings, so I'm pleased to be able to say that Farmacy has been an exemplary tenant for the last two and a half years. So much so, that I had no reservations leasing them a second property of mine last year!

Although there have never been any major issues or complaints about the dispensary or their customers, they have still been very responsive in addressing any minor concerns their neighboring tenants may have, and usually are proactive in ensuring issues don't arise.

Their significant investment in air handling equipment, as well as the improvements they've made to the exterior of their stores in the form of discrete signage, beautiful landscaping, and security staff showed me that they were committed to being a positive addition to the community.

They operate a very upscale operation, and their customers have always been very respectful of neighboring businesses, with no complaints of any loitering or smoking out front.

I feel that based on my experiences with Farmacy and their management team, that they would be an excellent addition to any community

Sincerely,

Manjit Dhariwal

A.H.K. Enterprises Ltd

REPORTS OF COMMITTEES

2. Committee of the Whole - June 15, 2017

7. Heritage Designation Application No. 000164 for 1402-1406 Douglas Street

Motion:

It was moved by Councillor Madoff, seconded by Councillor Thornton-Joe, that Council consider the following motion:

"That Council approve the designation of the property located at 1402-1406 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set."

Carried Unanimously

3. CONSENT AGENDA

3.2 Heritage Designation Application No. 000164 for 1402-1406 Douglas Street

Committee received a report dated May 25, 2017, from the Director of Sustainable Planning and Community Development regarding an application to designate the exterior of the Heritage-Registered property located at 1402-1406 Douglas Street.

Motion:

It was moved by Councillor Coleman, seconded by Councillor Alto, that Council consider the following motion:

"That Council approve the designation of the property located at 1402-1406 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set."

CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report

For the Meeting of June 15, 2017

To: Com

Committee of the Whole

Date:

May 25, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Heritage Designation Application No. 000164 for 1402-1406 Douglas Street

RECOMMENDATION

That Council consider the following motion:

"That Council approve the designation of the property located at 1402-1406 Douglas Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set."

LEGISLATIVE AUTHORITY

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior of the Heritage-Registered property located at 1402-1406 Douglas Street. The two-storey brick and stone commercial building was built in 1900 and contributes to the historic character of Victoria's Old Town District.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan 2012*, with Section 7, "*Heritage*" of the *Downtown Core Area Plan*, and with the *Victoria Heritage Thematic Framework*.

The Application was reviewed by the Heritage Advisory Panel at its May 9, 2017 meeting and it recommended that Council consider approving the designation of the Heritage-Registered property located at 1402-1406 Douglas Street.

BACKGROUND

Description of Proposal

The property located at 1402-1406 Douglas Street, also referred to as the Porter Block, is a two-storey brick and stone commercial building built in 1900. The building is an excellent example

of the skilled craftsmanship in brickwork and stone masonry that was typical of the Edwardian vernacular architecture. The architectural design of the building exemplifies the simple and balanced styling of many early twentieth-century commercial buildings that drove Victoria's gateway economy. It is also valued for its historical association with Robert J. Porter, the building's namesake, who was a successful early twentieth-century businessman and former mayor of Victoria.

The exterior fabric appears to be in sound condition. The exterior façade has maintained the vast majority of its original ornamentation, including brick corbelling, decorative stonework, its original window configuration and parapet. The only exemption to this high degree of heritage integrity is that one of its chimney stacks, facing Douglas Street, has partially toppled.

Zoning/Land Use

The proposed designation is consistent with the CA-3C Zone, Old Town District.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with Section: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan 2012* which states:

Goals

8 (B) Victoria's cultural and natural heritage resources are protected and celebrated.

Broad Objectives

- 8 (j) That heritage property is conserved as resources with value for present and future generations.
- 8 (I) That heritage and cultural values are identified, celebrated, and retained through community engagement.

City Form

- 8.6 Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.
- 8.11 Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.

Buildings and Sites

- 8.51 Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.
- 8.54 Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.

Downtown Core Area Plan

The designation of the building is consistent with Section 7: "Heritage" of the *Downtown Core Area Plan 2011* which states:

Heritage - Objectives

1 Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.

Areas and Districts - Policies and Actions

7.3. Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.

Buildings and Sites - Policies and Actions

- 7.20. Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.
- 7.28. Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

Heritage Advisory Panel

The Application was reviewed by the Heritage Advisory Panel at its May 9, 2017 meeting and was recommended for approval.

CONCLUSIONS

This Application for the heritage designation of the property located at 1402-1406 Douglas Street as a Municipal Heritage Site is for a building that is a good example of Victoria's commercial development from the early twentieth century. Staff therefore recommend that Council consider for approval the Heritage Designation for 1402-1406 Douglas Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000164 for the property located at 1402-1406 Douglas Street.

Respectfully submitted,

Merinda Conley

Senior Heritage Planner

Development Services Division

Jonathan Tinney, Director

Sustainable Planning and Community

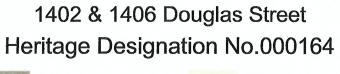
Development Department

Report accepted and recommended by the City Manager:

Date: Jun 6,2017

List of Attachments

- Subject map
- Aerial map
- Photographs
- Statement of Significance
- Letter from the applicant, date stamped March 30, 2017
- Letter from the applicant, date stamped May 8, 2017.



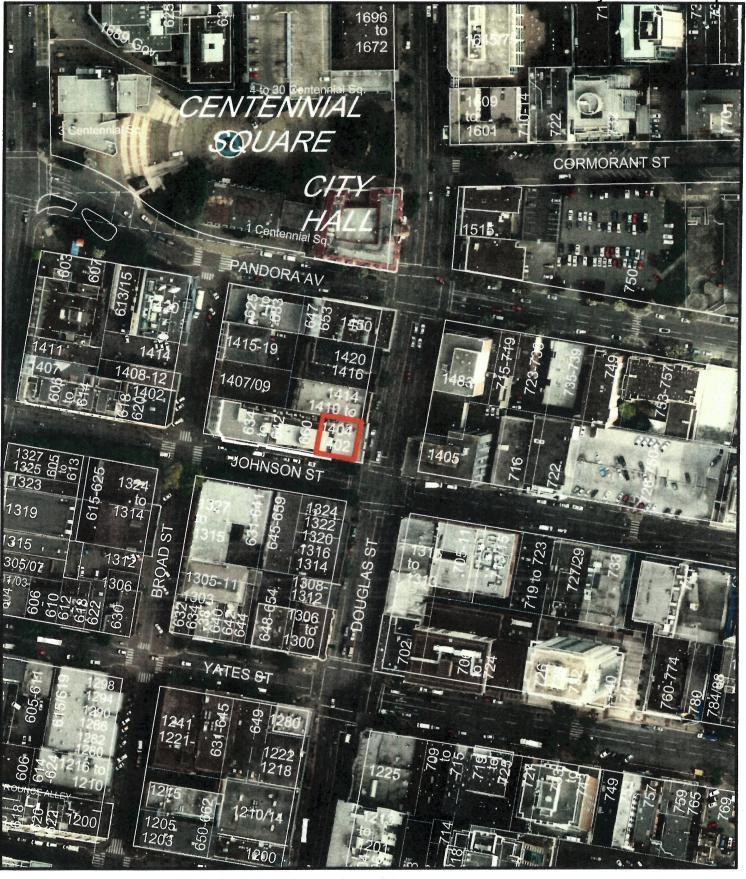
Designated

Registered





Victoria City Council - 21 Sep 2017

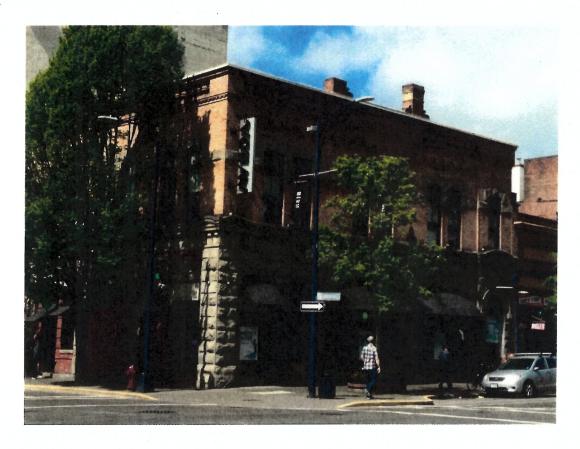




1402 & 1406 Douglas Street Heritage Designation No.000164

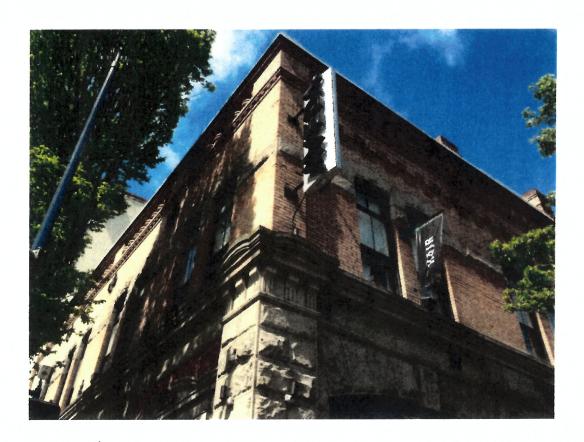


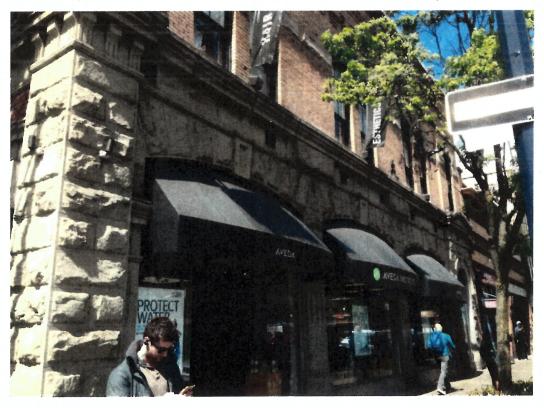
1402-1406 DOUGLAS STREET



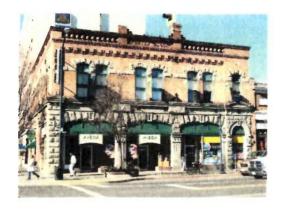


1402-1406 DOUGLAS STREET





1402-1406 Douglas Street Porter Block





Statement of Significance

Description of Historic Place

The Porter Block is a handsome two-storey brick and stone commercial building located at the northwest corner of Douglas and Johnson Streets. It is distinguishable by its rusticated stonework, decorative multicoloured brickwork, and balustraded cornice.

Heritage Value

The Porter Block, constructed in 1900, is valued as one of the finest reflections of the change in architectural stylistic expression which occurred in Victoria at the turn of the twentieth century. The work of architect W. Ridgeway Wilson, it is an excellent example of the simple and balanced designs, incorporating spacious interiors and articulated by refined masonry and stonework, which would classify the Edwardian era. This historic place is important to Victoria's Old Town District because of its strong physical presence, prominent corner location, and distinctive style, which contribute to the diversity of the historic commercial streetscape. Grounded by a sense of solidity and poise, this commercial block is a significant reflection of both its original owner, Robert J. Porter, who was a successful businessman and former City alderman and mayor, and of the continued development of Douglas Street as Victoria grew from a nineteenth century supply town to a modern commercial city.

Character-Defining Elements

The character-defining elements of the Porter Block include:

- Its solid massing, anchored to the ground by rusticated stone piers.
- Its two-storey form.
- Its rusticated stonework, seen in such elements as voussoirs, and lintels.
- Its decorative unglazed terra cotta blocks, scrolls and balustrade.
- Its name plaque identifying it as the "Porter Block", also made of unglazed terra cotta.
- All surviving elements relevant to its 1900 design by architect Ridgeway, including paired upper-storey double-hung and transom wooden sash windows.
- Interior elements which support the character of its original design.
- Transom windows on the commercial storefront.
- The integrity of the building envelope.

Received
City of Victoria

MAR 3 0 2017

Planning & Development Department Development Services Division

Thursday, March 30, 2017

Merinda Conley Senior Heritage Planner Development Services Division City of Victoria.

Dear Merinda Conley,

Please accept my application submission for Heritage designation for the Porter Block building at 1402 Douglas Street, Victoria, BC.

Simply stated, my commitment is to preserve and maintain such a beautiful landmark building in the heart of downtown Victoria and Douglas Street.

This building has so much history in Victoria and has hosted many different prominent business representing a variety of industries. Over several decades, there has been substantial changes in the downtown court, and this building has remained a constant and attractive fixture on Douglas Street. I am passionate about maintaining the beauty of the building and I would like to be able to access and work in partnership with the Heritage society to maintain the exterior of the Porter Block building.

Thank you for this opportunity.

Paul Da Costa 250.812-3323

Sincerely

paul@alternativewares.ca





Dear Mayor and Council,

I would like submit my application for Heritage designation.

Simply, our commitment is to preserve and maintain such a beautiful building on Douglas Street.

This building has so much Victoria history, so many different uses have occupied this building and it is quite a fixture on Douglas Street and I just want to maintain the beauty and work in partnership with the Heritage Society to maintain the exterior beauty of this building.

Sincerely,

Paul Da Costa

Building owner

NO. 17-070

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the CA-82 Zone, Old Town Cannabis 2 District, and to rezone land known as 1402-1406 Douglas Street from the CA-3C Zone, Old Town District to the CA-82 Zone, Old Town Cannabis 2 District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1107)".
- Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 6 Central Area Zones by adding the following words:

"6.96 CA-82 Old Town Cannabis 2"

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 6.95 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 1402-1406 Douglas Street, legally described as The Easterly 60 Feet of Lot 671, Victoria City and shown hatched on the attached map, is removed from the CA-3C Zone, Old Town District, and placed in the CA-82 Zone, Old Town Cannabis 2 District.

| READ A FIRST TIME the | 7 th | day of | September | 2017 |
|----------------------------|------------------------|--------|-----------|------|
| READ A SECOND TIME the | 7 th | day of | September | 2017 |
| Public hearing held on the | | day of | | 2017 |
| READ A THIRD TIME the | | day of | | 2017 |
| ADOPTED on the | | day of | | 2017 |

CITY CLERK

MAYOR

PART 6.96 – CA-82 ZONE, OLD TOWN CANNABIS 2 DISTRICT

6.96.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the CA-3C Zone, Old Town District; and
- b. <u>Storefront cannabis retailer</u> provided that only one <u>storefront cannabis retailer</u> is permitted to operate on a single lot.

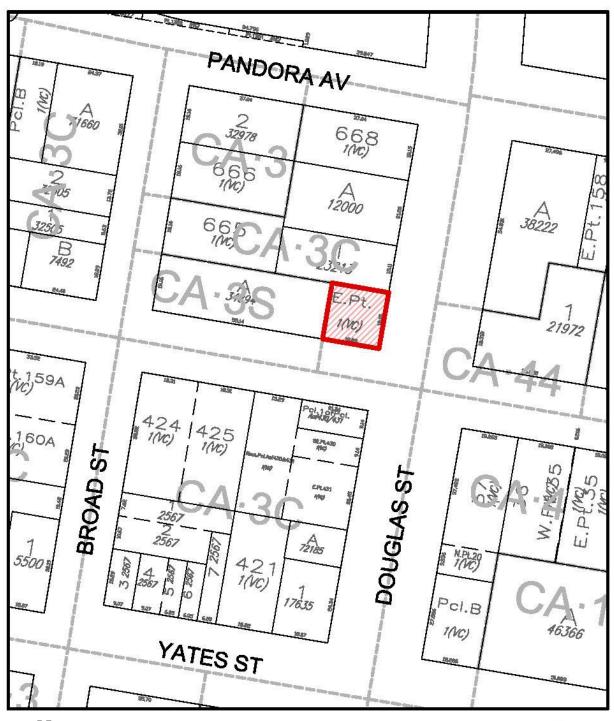
6.96.2 Size & Location of Uses

A storefront cannabis retailer must:

a. not occupy more than 200m²

6.96.3 General Regulations

b. Subject to the regulations in this Part 6.96, the regulations in the CA-3C Zone, Old Town District apply in this Zone.





1402 Douglas Street Rezoning No.00559



NO. 17-078

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the exterior of the building located at 1402-1406 Douglas Street to be protected heritage property.

Under its statutory powers, including Section 611 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

- 1. This Bylaw may be cited as the "HERITAGE DESIGNATION (1402-1406 DOUGLAS STREET) BYLAW".
 - 2. The building located at 1402-1406 Douglas Street, legally described as the easterly 60 feet of Lot 671, Victoria City, is designated to be protected heritage property.

| READ A FIRST TIME the | 7 th | day of | September | 2017. |
|----------------------------|------------------------|--------|-----------|-------|
| READ A SECOND TIME the | 7 th | day of | September | 2017. |
| Public Hearing Held On the | | day of | | 2017. |
| READ A THIRD TIME the | | day of | | 2017. |
| ADOPTED on the | | day of | | 2017. |

CITY CLERK MAYOR

BYLAWS

Mayor Helps withdrew from the meeting at 9:57 p.m. due to a potential non-pecuniary conflict of interest with the following item, due to her relationship with an AirBnB operator.

Councillor Alto assumed the Chair in her absence.

Councillor Lucas withdrew from the meeting at 9:57 p.m. due to a pecuniary conflict of interest with the following item, as she is the general manager of a hotel.

Councillor Madoff withdrew from the meeting at 9:57 p.m. due to a pecuniary conflict of interest with the following item, as she runs a Bed and Breakfast in her home.

3. Bylaw for Short-Term Rentals

Motion:

It was moved by Councillor Coleman, seconded by Councillor Loveday, that the following bylaw **be given first and second reading:**

a. Zoning Regulation Bylaw, Amendment Bylaw (No. 1112) No. 17-084

Council discussed the following:

- The importance of having Short-Term rentals regulated.
- Concerns relating to having a blanket prohibition of Short-Term rentals.

Carried

<u>For:</u> Councillors Coleman, Isitt, Loveday, and Thornton-Joe

Opposed: Councillors Alto and Young

Mayor Helps returned to the meeting at 10:07 p.m. and assumed the Chair.

Councillor Lucas returned to the meeting at 10:07 p.m.

Councillor Madoff returned to the meeting at 10:07 p.m.



Council Report For the Meeting of September 7, 2017

To:

Council

Date:

August 28, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Correcting the Zoning of Residential Strata Buildings in Downtown Victoria

RECOMMENDATIONS

1. That Council consider first and second readings of Bylaw No. 17-084;

2. That Bylaw No. 17-084 be considered at a Public Hearing.

BACKGROUND

Currently, short term rentals (STR) are permitted in entire residential units where 'transient accommodation' is listed as a permitted use in zoning (primarily in downtown Victoria). The purpose of this report is to introduce bylaw amendments to remove short term rental use.

This matter came before Council on June 15, 2017 where the following resolutions were approved:

- 1. Prepare bylaw amendments for first reading to correct the zoning of residential strata property in Downtown Victoria, removing transient accommodation as a permitted use;
- Provide the following information to Council when the bylaw amendments are considered for first reading: (a) the number of buildings and units to which this change would apply; and (b) the resource requirements of initiating this change to the Zoning Regulation Bylaw; (c) legal non-conforming status;
- Convene a public hearing as part of the rezoning process to provide members of the public, including owners of residential strata property in Downtown Victoria, with the opportunity to provide input to Council prior to final consideration of the bylaw amendments;
- 4. Invite residential strata councils to indicate to the City whether they consent by mutual agreement to amending Housing Agreements registered on title, to clarify that provisions barring strata councils from introducing bylaws restricting rentals shall apply only to rentals under the Residential Tenancy Act, and that strata councils shall have the authority to introduce bylaws restricting transient accommodation and short-term rentals.
- 5. Prepare these bylaw amendments for Council's consideration on a priority basis, reflecting the severity of the housing affordability and housing availability crisis in Victoria.

Zoning Amendments

In accordance with directions 1, 3, and 5 to prepare zoning amendments, attached for Council's initial consideration are copies of an amendment to the *Zoning Regulation Bylaw* which, if approved, will remove short term rental as a permitted use in zones that currently permit transient accommodation, with the exception of home occupations, which permit use of up to 2 bedrooms as STRs within an occupied single-family home. Home occupation STRs allow homeowners to supplement their income with STRs without impacting the long-term rental market. Per previous Council direction, this use may be expanded to multi-family dwellings as part of future regulatory considerations to provide residents in other housing forms with equal opportunity to offset housing costs.

Additional Information for Council Consideration

Per direction 2, which directs staff to provide additional information on number of buildings/units affected, resource requirements, and legal non-conforming status, staff can share the following information:

- a) It is estimated that approximately 1700 residential units will be affected by this change; however, staff are unable to provide an exact number without a comprehensive inventory, which would be time and cost prohibitive in light of Council's direction to prepare these bylaws on a priority basis. Also, as emphasized in previous staff reports, these units will be affected in that their underlying zoning will change, but their right to operate a STR will continue due to legal non-conforming legislation.
- b) The resource considerations associated with this change involve the standard statutory public hearing notification expenses, as well as additional costs due to the complexity of enforcing regulations in buildings with multiple legal non-conforming operations in place. These financial impacts will be more fulsomely explored in staff's STR Enforcement Strategy report, coming forward to Council this fall.
- c) Currently, the City does not have an inventory nor precise addresses for STRs, and therefore are unable to estimate how many buildings will maintain legal non-conforming status. As legal non-conforming status will apply to all units within any building which currently has a STR operating within it, and given the proliferation of STR as reported anecdotally and evidenced by aggregate information provided to the City, it is reasonable to assume that a large number of buildings will be able to continue to operate STRs under legal non-conforming rules should this change take effect.

Amending Existing Housing Agreements

Item 4 directs staff to invite residential strata councils to indicate to the City whether they consent by mutual agreement to amend existing Housing Agreements to distinguish STR from long-term rental in strata rental provisions. The Housing Agreement template was changed to make this distinction in early 2017, and staff will provide communication to alert stratas of the opportunity to make amendments to existing agreements in Fall 2017.

PUBLIC FEEDBACK

To date, no formal public engagement on this matter has been undertaken; however, since Council began considering these issues in 2016, hundreds of items of correspondence have been received at the City expressing a broad range of opinion on the issue of rezoning and the acceptance of STRs in general. This correspondence will be included in the public hearing documents for Council consideration.

CHANGES AND CONSIDERATIONS

The Council motion specifies 'downtown' as the zoning area to be corrected, likely due to the fact that the majority of properties where both transient accommodation and residential use are permitted are typically located downtown. Other properties in the downtown core area and beyond will be affected by this amendment; however, short term rental as an accessory home occupation has been maintained where it is currently permitted. The proposed approach to the zoning amendments are recommended as the most thorough way to expedite Council's direction.

Respectfully submitted,

Lindsay Milburn

Senior Planner – Housing Policy

Jonathan Tinney, Director

Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

Date:

Attachments:

Appendix 1 – Bylaw No. 17-084 (Zoning Regulation Amendment Bylaw)

NO. 17-084

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw by amending the definition of Transient Accommodation, adding a definition for Short-Term Rental and prohibiting Short-Term Rentals in the entire City unless where expressly allowed.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1112)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended:
 - (a) in section 17, by adding a new subsection (4) as follows:
 - "(4) Without limiting the generality of subsection (1), short-term rentals, whether as a principal or accessory use, are prohibited in all zones except
 - (a) where they are expressly permitted subject to regulations applicable in those zones;
 - (b) rental of no more than two bedrooms in a self-contained dwelling unit, as home occupation, provided that:
 - the self-contained dwelling unit is occupied by the operator of the shortterm rental; and
 - (ii) short-term rental complies with all regulations in Schedule D as if it were transient accommodation."
 - (b) in Schedule A Definitions by:
 - (i) deleting the words "vacation rentals" in the "Transient Accommodation" definition; and
 - (ii) adding a definition of "Short-Term Rental" immediately after the definition for "Setback" as follows:
 - ""Short-Term Rental" means the renting of a dwelling, or any portion of it, for a period of less than 30 days and includes vacation rentals."
- 3 This bylaw comes into force on adoption.

| READ A FIRST TIME the | day of | 2017 |
|----------------------------|--------|------|
| READ A SECOND TIME the | day of | 2017 |
| Public hearing held on the | day of | 2017 |
| READ A THIRD TIME the | day of | 2017 |
| ADOPTED on the | day of | 2017 |

REPORTS OF COMMITTEES

1. Committee of the Whole – June 15, 2017

5. Short Term Vacation Rentals - Regulatory Options

Motion:

It was moved by Councillor Isitt, seconded by Councillor Loveday, that Council direct staff to:

- 1. Limit short term rentals in Victoria to the greatest extent possible through appropriate language in the *Zoning Regulation Bylaw*, housing agreements, or other available tools to ensure that all new residential zoned units are used for the primary purpose of housing, rather than as short-term rentals (STR).
- 2. Bring forward a comprehensive scheme of business regulations for existing and future short term rentals. Such regulations may include:
 - a. requirements for a business licence for all short-term rentals
 - b. business licence fees
 - c. requirement that business activity comply with applicable strata rules
 - d. establishing appropriate rules for operation of short-term rentals.
- Work with the BC Assessment Authority to ensure that properties used for short-term rental are properly assessed as Class 6- business and other and request the province to revise the regulations to facilitate appropriate assessment of properties used for transient accommodation.
- 4. Report back with a short-term rental enforcement strategy that will detail considerations for proactive enforcement of City-wide short-term rental including:
 - a. benefits and challenges of manual (staff led) enforcement vs. enlisting third party STR management assistance;
 - b. fines and escalatory action for non-compliance;
 - c. audit options to monitor adherence to rules and regulations;
 - d. engaging STR host platforms for regulatory cooperation;
 - e. additional policies, regulations, and programs to ensure compliance with regulations;
 - f. expediting the time frame for rolling out enforcement;
 - g. creating a dedicated short-term rental webpage for clarity and transparency regarding new regulations that outlines the City's progress on reducing short-term rental impact on long-term rental housing availability; and
 - h. establishing a monitoring system to evaluate success of short-term rental regulations and the Short-Term Rental Enforcement Strategy.

Carried Unanimously

Council Meeting - June 22, 2017

4. UNFINISHED BUSINESS

4.3 Short Term Vacation Rentals – Regulatory Options

Committee received a report dated June 8, 2017, from the Director of Sustainable Planning and Community Development regarding regulatory options for short-term rentals (STR) in downtown Victoria where both residential use and transient accommodation is permitted.

Motion:

- It was moved by Councillor Alto, seconded by Councillor Isitt, that Council direct staff to:
- Limit short term rentals in Victoria to the greatest extent possible through appropriate language in the Zoning Regulation Bylaw, housing agreements, or other available tools to ensure that all new residential zoned units are used for the primary purpose of housing, rather than as short-term rentals (STR).
- 2. Bring forward a comprehensive scheme of business regulations for existing and future short term rentals. Such regulations may include:
 - a. requirements for a business licence for all short-term rentals
 - b. business licence fees
 - c. requirement that business activity comply with applicable strata rules
 - d. establishing appropriate rules for operation of short-term rentals.
- 3. Work with the BC Assessment Authority to ensure that properties used for short-term rental are properly assessed as Class 6- business and other
- 4. Report back with a short-term rental enforcement strategy that will detail considerations for proactive enforcement of City-wide short-term rental including:
 - a. benefits and challenges of manual (staff led) enforcement vs. enlisting third party STR management assistance
 - b. fines and escalatory action for non-compliance
 - c. audit options to monitor adherence to rules and regulations
 - d. engaging STR host platforms for regulatory cooperation
 - e. additional policies, regulations, and programs to ensure compliance with regulations
 - f. expediting the time frame for rolling out enforcement
 - g. creating a dedicated short-term rental webpage for clarity and transparency regarding new regulations that outlines the City's progress on reducing short-term rental impact on long-term rental housing availability
 - h. establishing a monitoring system to evaluate success of short-term rental regulations and the Short-Term Rental Enforcement Strategy

Committee discussed:

The issues associated with the lack of regulation on short-term rentals.

<u>Amendment:</u> It was moved by Councillor Young, seconded by Councillor Coleman, that the motion be amended in the following point:

3. Work with the BC Assessment Authority to ensure that properties used for short-term rental are properly assessed as Class 6- business and other and request the province to revise the regulations to facilitate appropriate assessment of properties used for transient accommodation.

On the amendment: CARRIED UNANIMOUSLY 17/COTW

Councillor Young withdrew from the meeting at 11:54 a.m. and returned at 11:54 a.m.

Councillor Loveday withdrew from the meeting at 11:55 a.m. and returned at 11:56 a.m.

Main motion as amended:

It was moved by Councillor Alto, seconded by Councillor Isitt, that Council direct staff to:

- 1. Limit short term rentals in Victoria to the greatest extent possible through appropriate language in the *Zoning Regulation Bylaw*, housing agreements, or other available tools to ensure that all new residential zoned units are used for the primary purpose of housing, rather than as short-term rentals (STR).
- 2. Bring forward a comprehensive scheme of business regulations for existing and future short term rentals. Such regulations may include:
 - a. requirements for a business licence for all short-term rentals
 - b. business licence fees
 - c. requirement that business activity comply with applicable strata rules
 - d. establishing appropriate rules for operation of short-term rentals.
- 3. Work with the BC Assessment Authority to ensure that properties used for short-term rental are properly assessed as Class 6- business and other and request the province to revise the regulations to facilitate appropriate assessment of properties used for transient accommodation.
- 4. Report back with a short-term rental enforcement strategy that will detail considerations for proactive enforcement of City-wide short-term rental including:
 - a. benefits and challenges of manual (staff led) enforcement vs. enlisting third party STR management assistance
 - b. fines and escalatory action for non-compliance
 - c. audit options to monitor adherence to rules and regulations
 - d. engaging STR host platforms for regulatory cooperation
 - e. additional policies, regulations, and programs to ensure compliance with regulations
 - f. expediting the time frame for rolling out enforcement
 - g. creating a dedicated short-term rental webpage for clarity and transparency regarding new regulations that outlines the City's progress on reducing short-term rental impact on long-term rental housing availability
 - h. establishing a monitoring system to evaluate success of short-term rental regulations and the Short-Term Rental Enforcement Strategy

On the main motion as amended: CARRIED UNANIMOUSLY 17/COTW



Committee of the Whole Report For the Meeting of June 15, 2016

To:

Committee of the Whole

Date:

June 8, 2016

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Short-Term Rentals – Regulatory Options

RECOMMENDATIONS

That Council direct staff to:

- 1. Limit short term rentals in Victoria to the greatest extent possible through appropriate language in the *Zoning Regulation Bylaw*, housing agreements, or other available tools to ensure that all new residential zoned units are used for the primary purpose of housing, rather than as short-term rentals (STR).
- 2. Bring forward a comprehensive scheme of business regulations for existing and future short-term rentals. Such regulations may include:
 - a. requirements for a business licence for all short-term rentals
 - b. business licence fees
 - c. requirement that business activity comply with applicable strata rules
 - d. establishing appropriate rules for operation of short-term rentals.
- 3. Work with the BC Assessment Authority to ensure that properties used for short-term rental are properly assessed as Class 6 business and other
- 4. Report back with a short-term rental enforcement strategy that will detail considerations for proactive enforcement of City-wide short-term rental including:
 - a. benefits and challenges of manual (staff led) enforcement vs. enlisting third party STR management assistance
 - b. fines and escalatory action for non-compliance
 - c. audit options to monitor adherence to rules and regulations
 - d. engaging STR host platforms for regulatory cooperation
 - e. additional policies, regulations, and programs to ensure compliance with regulations
 - f. expediting the time frame for rolling out enforcement
 - g. creating a dedicated short-term rental webpage for clarity and transparency regarding new regulations that outlines the City's progress on reducing short-term rental impact on long-term rental housing availability
 - h. establishing a monitoring system to evaluate success of short-term rental regulations and the Short-Term Rental Enforcement Strategy.

EXECUTIVE SUMMARY

The purpose of this report is to respond to Council direction on regulatory options for short-term rentals (STR) in downtown Victoria where both residential use and transient accommodation is permitted. Council directed staff to explore specific options for strata properties; specifically,

whether it is possible to 'opt-in' or 'opt-out' of transient zoning, and aligning business licence issuance with strata rules.

Staff determined that it is not possible to opt in or out of zoning. Further, zoning is not an effective tool to reduce existing STR units where they are currently permitted in zoning (transient zones) as legal non-conforming status would still apply in these buildings even if they were rezoned (the entire building would retain the right in zoning to operate as STR). Making changes in zoning is primarily only useful for preventing future STRs, and as such, staff have included a recommendation to prohibit short-term rental in future developments, unless expressly requested (i.e. consideration for future hotel uses).

Effective regulation of STRs and mitigation of STR impacts is possible through business regulations. STRs are businesses and, as such, are subject to regulation by the City. The City does not have the power to enforce strata rules but it can, as part of business regulations, require that strata rules be complied with as a condition of the issuance of a business licence. There are several other aspects of STRs that business regulations can address; therefore, it is recommended that Council consider directing staff to develop a comprehensive system of business regulations to govern STRs.

Following the development of an STR business regulation system, staff can move forward with a Short-Term Rental Enforcement Strategy. The strategy will outline a range of considerations for the proactive enforcement of STRs City-wide, both legally recommended and which have seen success in other jurisdictions, including appropriate fines, outsourced management of STRs, and several other options and their resource implications.

PURPOSE

The purpose of this report is to respond to Council direction to explore three regulatory options for STRs in condos with transient zoning so they are limited to the greatest extent possible, and to provide further options for regulating STRs.

BACKGROUND

At a Council Workshop on STRs held on January 19, 2017, Council decided on a regulatory direction for each of the six most common scenarios where STRs are occurring in Victoria. The decisions were as follows:

| | Scenario | Current Regulation | Regulatory Direction Approved by Council January 19 |
|---|---|-----------------------|---|
| 1 | Entire condo with no transient zoning | Prohibited | Proactively enforce current prohibition in zoning so STRs cease |
| 2 | Entire condo with transient zoning | Permitted | Proactively enforce current zoning rights through business license registration; Monitor use through business license tracking |
| 3 | 1-2 bedrooms within occupied condo | Prohibited | Permit and proactively enforce through business license registration and tracking (neutral effect on rental market, adds flexibility and affordability for primary residents and fairness across housing types and tenures) |
| 4 | Entire homes | Prohibited | Proactively enforce current regulations so STRs cease |
| 5 | Entire secondary suites (including garden suites) | Prohibited | Proactively enforce current regulations so STRs cease |
| 6 | 1-2 bedrooms within occupied SFD | Permitted | Proactively enforce current zoning rights through business license registration; Monitor use through business license tracking |

Staff recommended not to remove zoning rights in Scenario 2 because:

- 1. This action will not reduce the number of STRs currently operating downtown, as entire buildings containing STR units will be entitled to continue to operate even after the zoning is changed due to legal non-conforming regulations. Legal non-conforming rules under the Local Government Act provide that when a non-conforming use is permitted in any part of a building, the entire building will maintain the right to that use even after the zoning changes until such time as every unit ceases STR operations for a period of 6 months without indicating its intention to continue operations.
- 2. Enforcing regulations in buildings with legal non-conforming status will be highly challenging as enforcement would involve monitoring all existing STRs until such time as all STRs cease operations for 6 months without any of the units providing 'intent to continue'. As the variables involved, including the number of STR units in any one building, and the fact that it could be argued that STR operations are often seasonal in nature and may habitually discontinue for more than six months at a time, it is extremely unlikely that adequate evidence could be collected to justify a removal of the legal non-conforming status.

Instead, it was suggested by staff that the City would preserve more residential units by proactively enforcing regulations in locations that do not permit STRs and where no legal non-conforming statuses would apply. With proactive enforcement, STRs could cease immediately in:

- · all condos that do not have transient accommodation as a permitted use
- · secondary suites and garden suites
- whole single=family homes.

Subsequently, it would be likely that several units of housing would be returned to the long-term rental pool. Prohibiting transient accommodation in all new residential developments in the City would prevent the STR market from proliferating further.

At the Council meeting of February 23, 2017, Council elected to refer Scenario 2 "entire homes in transient zoned condos" back to Committee of the Whole to explore whether specific regulatory options could be enacted to restrict STRs in transient zones. After discussion at the March 2, 2017 Committee of the Whole meeting, Council passed the following new motion:

"Scenario 2: Entire condo with transient zoning (downtown)

Direct staff to provide advice on what tools are available to limit the number of Short Term Vacation Rentals where they are currently allowed, and that this report includes options for:

- (a) a City-initiated rezoning to remove transient accommodation as a permitted use from residential strata property, with an "opt-out" process where stratas can apply to retain transient accommodation as a permitted use, where a majority of strata lot owners in a residential strata indicate their support for that use.
- (b) a business license scheme for Short-Term Vacation Rentals that is consistent with the Strata Property Act and does not include granting licences for stratas that do not allow Short-Term Vacation Rentals in their bylaws.
- (c) maintaining transient accommodation as a permitted use, with the option of an "opt-in" mechanism for a City initiated rezoning to prohibit transient accommodation as a permitted use, where a majority of owners of units in a residential multi-unit building (condominium) downtown indicate their preference for this rezoning."

ISSUES & ANALYSIS

For options (a) and (c), there is no possibility of 'opting in' or 'opting out' of zoning, and it would not be appropriate to set a pre-determined numerical criteria which determines whether or not a strata property is rezoned or not based on a percentage of owners in favour of a specific use. While the City could choose to rezone to entirely remove transient accommodation as a permitted use, it would not likely achieve any meaningful results as buildings containing STR units would all retain non-conforming rights to operate as STRs legally. Further, rezoning transient zones and monitoring activity to demonstrate that the non-conforming use has ceased would be time consuming, costly, and would raise public expectation that this would achieve a reduction in STRs, which it would not. Therefore, zoning is not recommended as the main response to STR regulation except to prohibit STRs in all future rezonings. Other, more appropriate tools, are recommended below.

Business Regulations

For option (b), STRs are businesses and, as such, are subject to regulation pursuant to the City's business regulation power. At this time, there are no specific business regulations directed at STRs within the City's bylaws; however, given the proliferation of STRs and growing number of public complaints about their impacts on neighbouring properties, it is evident that there is a need for such regulation. Exact regulations will have to be developed based on direction from Council and input from the community; however, at a minimum, consideration for STR business regulations are expected to include the following:

- 1. Requirement for business licences
- 2. Licence fees
- 3. As part of business licence application, requirement to demonstrate compliance with strata rules
- 4. Establishment of appropriate rules for operation of STRs.

Taxation

Although STRs constitute as a business use of property, they are largely classified by BC Assessment as residential, and therefore, do not pay the same taxes as hotels and other businesses; however, the rules under the Assessment Act allow for classification of at least some STRs as businesses. Exact rules are technical and have to be applied to each property individually; however, BC Assessment is prepared to review and consider evidence related to individual properties and reclassify those properties that should properly fall into Class 6 – business or other. It is recommended that Council direct staff to work with BC Assessment to ensure that properties used as STRs are properly classified.

Upcoming Enforcement Strategy

Staff have previously been directed to develop a comprehensive enforcement strategy outlining in detail all of the options available to Council to restrict STRs and enforce these regulations. The following are some of the solutions currently being considered:

- analyse options and resource requirements for proactive enforcement, including manual (staff-led) enforcement and/or enlisting third party STR management assistance
- analyse best practices and options for fines and prosecution for non-compliance
- establish an audit system to monitor adherence to rules and regulations
- engage STR host platforms for regulatory cooperation
- consider additional policies, regulations, and programs to ensure compliance with regulations

- create a dedicated STR webpage for the public to be aware of regulations, and the City's progress on reducing STR impact on long-term rental housing availability
- · expedite the time frame for rolling out enforcement
- establish a monitoring system to evaluate success of STR regulations and the enforcement strategy.

Following the implementation of the STR Enforcement Strategy, it is anticipated that the City would soon see a significant reduction in STR units in Victoria.

Impacts to Financial Plan

While the recommendations for this report are regulatory in nature and do not have a direct financial impact, proactive enforcement of regulations will have significant resource implications, depending on the level of enforcement chosen by Council. A detailed analysis of financial impacts will be included in the Enforcement Strategy report.

CONCLUSION

There is no simple solution available to address issues raised by STRs. Therefore, staff recommend that Council adopt a comprehensive approach including proactively enforcing existing zoning rules, developing zoning changes to prevent STRs in new developments, and exploring proper tax assessment to limit STRs to the greatest extent possible, as well as, adopting new business regulations to mitigate impacts of existing STRs.

| Respectfully | v submitted. |
|--------------|--------------|
| respection | y Submitted. |

Lindsay Milburn

Senior Planner - Housing Policy

Community Planning

Jonathan Tinney

Director

Sustainable Planning and Community Development

9,2017

Report accepted and recommended by the City Manager:

Date:

List of Attachments

1. Appendix A: COTW Workshop Report - January 19 2017



Committee of the Whole Report For the Meeting of January 19, 2016

To:

Committee of the Whole

Date:

December 23, 2016

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Short-Term Vacation Rental Council Workshop - January 19, 2016

RECOMMENDATIONS

- 1. That Council receive this report to guide and inform the short-term vacation rentals workshop on January 19, 2017; and
- 2. That staff report back with policy, regulatory and enforcement recommendations based on the workshop discussion.

EXECUTIVE SUMMARY

The purpose of this report is to guide Council's workshop on short-term vacation rentals (STVR). The report provides a foundation for the workshop by considering STVR use in the context of City goals and objectives specific to housing and economic development, clarifies where zoning currently permits STVRs, and presents the following scenarios where STVRs are occurring in the City of Victoria:

- STVRs in multi-unit residential buildings Downtown (currently allowed in zoning);
- 2. STVRs in multi-unit residential buildings outside of Downtown (currently not allowed in zoning);
- 3. STVRs in single-family dwellings as home occupations (currently allowed in zoning);
- STVRs in single-family dwellings comprising the entire home (currently not allowed in zoning);
- STVRs in separate secondary and garden suites (currently not allowed in zoning).

The above scenarios are detailed in Appendix A: STVR Regulations Matrix, and include detailed pros, cons, enforcement considerations and recommended approaches for each. It is recommended that Council discuss how STVRs should be handled in each scenario, and that staff report back to Council with recommended policy, regulatory and enforcement solutions based on the workshop discussion.

PURPOSE

The purpose of this report is to guide Council's discussion at a workshop on short-term vacation rentals (STVR), and to provide information, analysis and recommended approaches for consideration.

BACKGROUND

On June 9, 2016, Council directed staff to develop options for policy guidelines and regulation of short-term vacation rentals along with associated resource considerations to prohibit the use of units of property zoned as residential for the primary purpose of providing commercial accommodation (Appendix C). A further report to Council on October 27, 2016, attached as Appendix D, advised that after analysis and research, it was determined that the impacts of STVRs on the rental housing market in Victoria are not fully understood, and that there are complex considerations associated with zoning rights and enforcement that could result in unintended consequences should Council elect to prohibit STVRs outright. Supported by economic consultation, staff recommended enforcing existing zoning regulations while also enforcing an uptake of business licenses in order to monitor the situation and collect data to bring back to Council for future policy decisions at a later date. After some discussion, Council deferred a decision and requested a workshop be held in January 2017 to discuss in more depth.

ISSUES & ANALYSIS

Part 1: Baseline Information

1. Context

The City of Victoria is experiencing a wide range of housing challenges, with one of the most acute being a lack of affordable rental housing supply. Steps are being taken at all levels of government to increase the supply of housing options in this City, including a suite of actions currently underway as part of the Victoria Housing Strategy and hundreds of approved purpose-built rental housing units at varying stages of development; but the situation's acuity means all actions that can provide any measure of relief should be considered.

Short-term vacation rentals, which in some instances may occupy units that would otherwise have been used for long-term rental, are perceived to be having a small but measurable impact on rental housing supply. However, because of wider economic implications, including STVR's role in the City's economic development objectives such as tourism, small business development, and resident flexibility and choice, Council may wish to consider regulatory changes to ensure good use of City and taxpayer resources, and to avoid repercussions such as driving the STVR market underground.

2. What are Short-Term Vacation Rentals (STVR)?

STVRs are short-term rental accommodation located in residential settings. An STVR normally takes one of the following basic forms: shared accommodation (e.g. a pull-out couch in a resident's home); a private bedroom with shared amenity space (the 'home based B&B' model); or the use of an entire living unit or single family dwelling. While STVRs have existed in varying forms for as long as people have been traveling, they have proliferated with the advent of the internet as listings are relatively simple to set up and maintain, and can be economically and socially beneficial for both the operator and user. They can also come with a range of issues if regulated poorly or not at all.

3. In what ways are STVRs beneficial to Victoria? How are they detrimental?

Some purported benefits of permitting STVRs include:

Revenue generation for local residents, businesses, and the tourist economy;

- Extra income for residents to defray Victoria's high cost of living and homeownership;
- Visitors can access Victoria with more flexibility and affordability (for example STVRs are appealing to families with children and often cheaper and with more amenities than hotels);
- Enhances and supports the local tourism market, drawing visitors to local businesses;
- Appealing for visitors who need to be located near a particular area or who are looking for 'the local experience' as STVRs are located in more neighbourhoods than hotels.

Meanwhile, concerns around STVRs in Victoria have centred on:

- STVRs that are operating in self-contained apartments or homes are displacing some local renters, on a scale that is not fully known but is estimated to be up to one percentage point of the total vacancy rate;
- STVRs are operating at an advantage over hotels as they do not pay the same fees, licenses, and taxes while providing the same service;
- As existing regulations are not currently proactively enforced due to limited complaints, the City misses an opportunity for additional revenue generation through licenses and other sources;
- Additional parking, garbage, noise, and other associated nuisances may be experienced by neighbours.

4. What are the existing regulations?

STVRs are currently regulated through the *Zoning Regulation Bylaw*. There are only two instances in which STVRs are permitted in zoning in Victoria: in multi-unit residential or mixed-use buildings where transient accommodation is a permitted use in zoning, and in single-family dwellings as an accessory use through the home occupation regulations. Please see maps of these two areas in **Appendix B: Maps.** Only the first scenario has the potential to impact the availability of long-term rental housing, as a bedroom in a house does not have an alternative use as a rental unit. However, the relationship is not reciprocal, as not all condos that house STVRs would automatically be in the rental market if they weren't STVRs. For example, some might be occupied part-time by the owner (e.g. in the case of 'snowbirds') so not available for long-term rental.

| STVR Type | Current Regulation | |
|-------------------------------------|--------------------|--|
| Multi-Unit Residential Buildings | | |
| Properties with no transient zoning | Not Permitted | |
| Properties with transient zoning | Permitted | |
| 1-2 bedrooms within occupied unit | Not Permitted | |
| Single-Family Dwellings | | |
| Entire Homes | Not Permitted | |
| Secondary Suites | Not Permitted | |
| Garden Suites | Not Permitted | |
| 1-2 bedrooms within occupied SFD | Permitted | |

It is important to note that in practice, STVRs exist in nearly every housing form in the City. This may be attributed to a lack of clarity in how this use is currently regulated in zoning, and partly because the City does not currently have the resources to proactively enforce existing regulations and instead operates on a complaints basis.

Part 2: Workshop Discussion

1. Consistency with City Policies

In order for changes to serve their intended purpose, the City must be clear about the goals regulating STVR will seek to achieve before determining what regulatory changes or enforcement practices may be needed. Also, establishing and enforcing rules around STVR will have wider-reaching implications than their intended application. In order to ensure the City makes decisions that are aligned with its broader objectives, linkages must be made to Victoria's housing and economic development goals. Some of the objectives STVR policy may be guided by include:

Strategic Plan Strategic Objectives

- Engage and Empower the Community (Objective #2)
- Strive for Excellence in Planning and Land Use (Objective #3)
- Create Prosperity Through Economic Development (Objective #5)
- Make Victoria More Affordable (Objective #6)

Official Community Plan Goals

- All residents have access to appropriate, secure, affordable housing (Section 13.A)
- Victorians have the knowledge and abilities to support a vibrant regional economy and the capacity to creatively adapt to economic change (Section 14.C)
- Victoria is the headquarters of the Provincial Government, a premier tourism destination and a gateway to Vancouver Island (Section 14.D)
- Victorians can support themselves and their neighbours in difficult times (Section 15.D)

Downtown Core Area Plan

- Provide zoning...to accommodate a strong concentration of commercial employment uses, along with such complementary uses as multi-residential development, hotels, restaurants, public institutions, personal service businesses and retail stores. (Section 3.1 Land Use)
- Ensure that the City of Victoria Economic Development Strategy includes policies and strategies that are focused on improving the economic resiliency of the Central Business District (Section 3.3 Economic Resiliency)
- That the Historic Commercial District is able to attract and accommodate growth in the tourism, retail and entertainment sectors. (Historic Commercial District Objective #4)
- To successfully maintain and strengthen the Inner Harbour District as the focus for tourism, government, culture, heritage, and economic development. (Inner Harbour District Objective #2)
- Support the retention of existing and the development of new tourist and visitor attractions and facilities in order to continue to support and increase the number of tourists and visitors to the Inner Harbour District and surrounding area. (Section 3.89 Tourism)

Victoria Housing Strategy Goal

"...to increase the supply and diversity of non-market and market housing across the housing spectrum and throughout Victoria that meets the current and future needs of low and moderate income households"

Some underlying goals that meet these objectives that Council may wish to consider include:

- That STVRs do not displace housing units that may otherwise be used for long-term affordable rental (for example secondary suites or purpose-built rental apartments)
- That homeowners (and renters where permissible) have the option to use their primary residence as a STVR to offset the high cost of living in Victoria
- That homes are utilized primarily as homes and not STVR businesses (restricting commercial operators)
- That visitors to Victoria have choice and flexibility to choose accommodation that works for their budget and needs
- That STVRs operate legally and are fairly licensed
- That regulations are enforceable (and enforced).

2. Short-term vacation rental scenarios in Victoria

There are six scenarios where STVRs are regulated through the *Zoning Regulation Bylaw* and may have a potential impact on the availability of long-term rental housing. An exploration of these, including options and pros and cons of each, is appended to this report in **Appendix A: STVR Regulations Matrix**.

Impacts to Financial Plan

Proactively enforcing STVR regulations will require significant investment. While policy planning aspects could be completed with existing resources, additional staff time would be required to:

- · Identify physical STVR addresses (they are not normally identified on the sharing platform);
- Track and monitor booking activity online;
- Verify illegal operations in person through repeat or ongoing observation, neighbour consultation, etc.;
- Gather evidence of bylaw infractions;
- Proceed with bylaw enforcement including delivering tickets, warnings, and violation notices; and
- Monitor and verify the legal operation or continued closure of STVRs.

Without a determined regulatory approach and analysis of the number of STVR units in existence, it is difficult to estimate the funding required to support these changes. For example the proactive enforcement of a full prohibition on STVR would be highly complicated to enforce due to the resulting legal non-conforming status that would apply to existing operations. For each approach, at least one, but likely several full time staff would be required to execute the steps listed above, whether enforcing a prohibition or legal operations. For illustrative purposes, the addition of one new dedicated full-time bylaw officer has an annual total cost of \$140,000. If funding were sourced through property tax, this would equate to a 0.12% increase in property taxes. Funding could also potentially be sourced through significantly higher business license or permit fees, but further analysis would be required to determine an appropriate fee structure.

There are also private organizations that have devised automated software that can execute several of the steps above; utilizing these services would likely reduce the additional staff cohort required in-house. For example Host Compliance, which Vancouver, Toronto, Los Angeles, and other jurisdictions are working with, would charge approximately \$122,000 to complete the above steps in addition to any required staff support at City Hall.

Staff recommend Council consider directing staff to undertake a preferred regulatory approach during the course of this workshop, following which an analysis of enforcement options and associated costs can be performed to more accurately estimate resources required.

CONCLUSION

Regulations of short term vacation rentals in Victoria must be crafted to prevent the loss of long-term rental units, but also be balanced with Victoria's economic development goals. The regulations must be outcomes-based, enforceable, and enforced, in order for them to achieve the City's desired outcomes. This report has intended to provide a basis of understanding of the context and types of STVR that may be impacting the rental market while posing questions that Council can use as discussion points to move forward with a motion on this topic.

Respectfully submitted,

Lindsay Milburn

Senior Planner - Housing Policy

Community Planning

Jonathan Tinney

Director

Sustainable Planning and Community Developmen

Report accepted and recommended by the City Manager:

Date:

List of Attachments

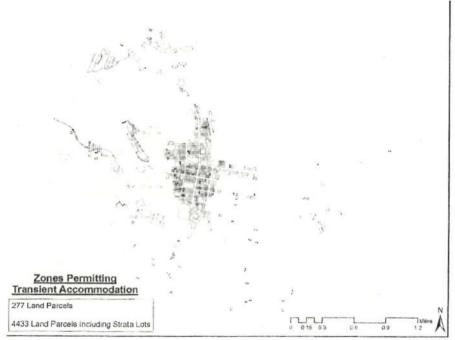
- Appendix A: STVR Regulations Matrix
- 2. Appendix B: Maps
- 3. Appendix C: COTW Report Short Term Vacation Rentals June 9 2016
- 4. Appendix D: COTW Report Short Term Vacation Rentals October 27, 2016

Attachment 1: STVR Regulations Matrix

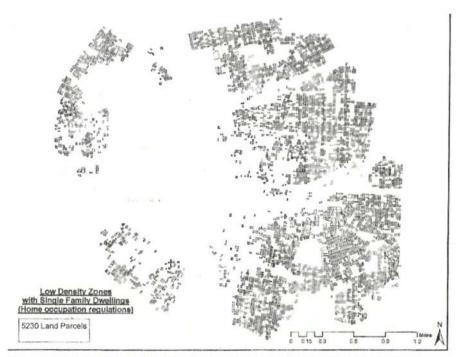
| | STVR Type | Current Regulation | What would happen if permitted? Pros/Cons | What would happen if prohibited? Pros/Cons | Issues/Comments | Recommendation |
|------------------|--|-----------------------|---|--|---|---|
| | Entire condo with no prohibited transient zoning | | Increased number of STVRs overall Negative impact on rental housing supply for units that are converted to STVR from long term rental | Currently prohibited, but not proactively enforced. If proactively enforced, could result in some units being converted into long term restal. Non-conforming status would not apply to existing STVR in these buildings, so may be most effective way to reduce STVR in long-term condo rentals overall. | | Proactively enforce current prohibition in zoning so STVRs ceas |
| identia | Entire condo with transient zoning | Permitted | Currently permitted but business license use not enforced If permitted with enforced use of business licenses City could collect more data to monitor situation and build flexible, data-based regulation strategy City would see increased revenue collection from license fees Maintain current owners rights of use; simpler to enforce than prohibition and resulting non-conforming uses May be taking the place of some long-term rentals, but number is not yet known (see buillet on data collection) | Some new units would be added to pool of long term rental (caveat: next bullet) Buildings with existing STVR operators can continue operating as legal non-conforming, challenging to enforce Number of STVRs could spike upwards as current owners exercise right to operate before bylaw change No guarantee of significant increase to long term rental supply as not all condo owners are able or willing to rent unit to long term tenant Increase in vacancies in units where owners are not able or desirous of renting units long term (e.g. snow birds, workers who travel) No improvement to housing affordability (condos not typically affordable rentals when rented long term) If enforcement focused on this area, may lead to increased STVR in affordable secondary rental market (secondary suites, etc.) in residential neighbourhoods where enforcement more challenging Owners may have purchased their properties expressly to operate as STVR | 23.4% of condos in Victoria are in the rental market The condo rental market is not typically affordable rental housing – rents are on average 23% higher than in the primary rental market Council may wish to consider different regulations for commercial operators that run multiple STVRs as a commercial business. | Proactively enforce current zoning rights through business license registration Monitor use through business license tracking |
| | 1-2 bedrooms within occupied condo | Prohibited | Income opportunity for resident (unproving housing affortability) with neutral impact to long term rental housing supply — would not improve nor detract from supply as no increase to self-contained units. Permitting this use would demonstrate equality across housing types and tenures as owners and renters (if landlord permits) of both condos and single family dwellings would have equal right to operate an STVR from their home. | Currently prohibited, but not proactively enforced | Even if STVRs are permitted in zoning, they may be prohibited by strata | Permit and proactively enforce through business license registration and trackin (neutral effect on renta market, adds flexibility and affordability for primary residents and fairness across housin types and tenures) |
| | Entire homes | Prohibited | Increased number of STVRs overall Possible negative impact on rental housing supply if homes could otherwise be long term rental Possible neighbourhood impact if not conscientiously managed (noise, trash, etc.) Mortgage helper for homeowner Prevents vacancies in homes that may not be available for long term rental | Currently prohibited, but not proactively enforced. In some instances homes may be rented to long form tenants. | | Proactively enforce current regulations so STVRs cease |
| Single Family Dv | Entire secondary suites (including garden suites) | Prohibited | Would provide homeowners with opportunity for mortgage helper without being locked in to Residential Tenancy Act Flexibility of use (e.g. save for visiting friends/family when not in use) Current Housing Strategy Initiative relaxing secondary suite regulations would not be serving purpose of adding affordable housing stock if permitted to be used as STVR Could lead to evictions if owner decides to convert long term units to STVR Secondary suites are often affordable rental units, and are sometimes more appropriate for families if they are larger; therefore conversion to STVR could mean loss of long term affordable and family rental housing | Currently prohibited, but not proactively enforced. If proactively enforced, could result in some units being converted into long term rental. | Challenging to enforce both permissive use and prohibition as secondary suites are often not legally registered with City so locations not known | Proactively enforce current regulations so STVRs cease |
| | 1-2 bedrooms within occupied SFD | Permitted | Currently permitted but business license use not enforced Allows homeowners way to earn extra income to offset mortgage costs with no impact to rental availability Useful data collection point | May encourage some homeowners to develop secondary suites for use as mortgage helper Requires amendment to Home Occupation Bylaw to remove B&B use, and non-conforming use regulations would apply – enforcement would be extremely challenging | | Proactively enforce current zoning rights through business license registration Monitor use through business license tracking |

Victoria City Council - 21 Sep 2017

Attachment 2: Maps



Zones where self-contained STVRs are permitted



Zones where STVRs are permitted in up to two bedrooms of a single family dwelling



Committee of the Whole Report For the Meeting of June 9, 2016

To:

Committee of the Whole

Date:

May 30, 2016

From:

Jocelyn Jenkyns, Deputy City Manager

Subject:

Short Term Vacation Rentals

RECOMMENDATION

That Council:

 Direct staff to develop options for policy guidelines and regulation of short term vacation rentals along with associated resource considerations and report to Council with recommendations by September 2016.

2. Advise the Minister of Community Sport and Cultural Development that Provincial policies for Short Term Vacation Rentals should be consistent with other industry accommodation options in connection with Hotel Taxes and with designations of property class by BC Assessment Authority to reflect the commercial nature of the accommodation being provided based upon the extent of rental use.

EXECUTIVE SUMMARY

The purpose of this report is to identify current City policy and regulation related to short term vacation rentals (STVRs) including:

- Home Occupation Bylaw
- Exiting Zoning for Short term vacation rentals in multi-family zones
- Licensing regulations
- Current taxation policy

City staff seek direction from Council regarding the development of options for policy guidelines and to identify regulation and resource considerations related to all types of short term vacation rental sites. And, in response to the recent request for comments from the Minister of Community, Sport and Cultural Development, issues of interest and concern are identified in the report that Council may wish to consider bringing forward to the Minister in response to is request for feedback.

PURPOSE

The purpose of this report is to provide information regarding the existing City policy guidelines and regulation related to STVRs in Victoria, as well as the actions that are being taken in other jurisdictions. Tourism and hotel perspectives are also contained related to the travel economy.

BACKGROUND

Short Term Vacation Rental Accommodation in Other Jurisdictions

Many cities are searching for ways to control STVRs. Control can mean different things, according to how many resources are allocated to this issue. The following information provides a quick summary of what is going on in a few other cities/provinces throughout Canada.

Vancouver: Beginning to consider regulation

- On April 5, Vancouver City Council passed a motion regarding strengthening regulation on STVRs, directing City staff to bring forward recommendations on how to restore a meaningful balance to the situation that protects rental stock. Current Vancouver bylaws state a person cannot rent a unit for less than 30 consecutive days unless they have a bed and breakfast license.
- The motion was referred to the Standing Committee on Policy and Strategic Priorities. See Appendix A for this motion.

Whistler: Enforcement focuses on Zoning

• The Resort Municipality of Whistler (RMOW) has land use regulations for STVRs. Bed and Breakfasts, pensions and chalets located in residential neighbourhoods are spot zoned. There is a limit on the numbers and a policy on how they were approved to avoid over concentration in any one particular area. There have been no new tourist accommodation rezoning applications approved in over a decade. Tourist Accommodation use is prohibited where not specifically listed as a permitted use. RMOW enforcement is complaint driven for illegal nightly rentals which seems to surge annually in the late fall. Unauthorized use or occupation of land, buildings or structures can result in fines of \$1,000 per day to the property owner. Whistler has a GIS Interactive Mapping Tool for both owners and tourists to see if the property is properly zoned or if the property is subject to a land use contract (currently looking to terminate and incorporate into zoning bylaw). Appendix B outlines Whistler's enforcement policy in its Tourist Accommodation, Complaint and Action Policy.

Tofino: Using business licences and data mining to regulate and track

- On March 15, 2016, Tofino city council unanimously passed a motion to crack down on accommodations offered on websites without a business licence. Tofino Council says it is responding to concerns that Tofino does not have enough affordable housing for either its seasonal workforce, or for its year-round residents on more modest incomes. Further, Tofino has now undertaken data mining to determine how many unlicensed STVRs are in existence.
- City staff have been directed to examine how to educate property owners about bylaws and
 enforcement. There may be a change in zoning requirements, and may put a limit on how
 many short-term accommodation licences it issues. There is evidence that long-term rentals
 are being turned into short-term ones which decreases rental options.

Ontario: Partnership between Airbnb and Provincial government

Recently, the Government of Ontario struck a pilot project deal with Airbnb through which the government will get data and some revenue through Airbnb operators voluntarily registering. According to Airbnb, 82 per cent of its Ontario hosts are renting out their principal residence for about 40 days a year. The partnership includes protecting consumers, ensuring accessibility rights and safety obligations are met, and that tax laws

are being respected. However, the joint announcement of the government and Airbnb did not include a crackdown on individuals who rent out their homes but don't declare that income.

Quebec: STVRs must pay hospitality tax

 Quebec is the first province in Canada to regulate STVRs. In October 2015, Quebec passed legislation that, once implemented, will require patrons of STVRs to pay the provincial hospitality tax. STVRs must be certified by the tourism industry and pay a 3.5 % lodging tax.

Tourism Victoria: Views on STVRs

Tourism Victoria has outlined several issues relating to STVRs. Below is a summary of these thoughts, as shared by Paul Nursey, President and CEO.

- STVRs that provide a similar service as hotel accommodation must abide by all rules, laws and regulations. A "level playing field" should apply.
- There must be an equity in taxation: business tax ratio applied to residential operating as business; and an equity in regulation.
- Local tourism employers are focused on the availability of workforce housing for potential employees.

The Tourism Industry Association of British Columbia (TIABC) has formed a coalition to work on these issues. The coalition includes:

- Tourism Industry Association of BC
- 2. British Columbia Association of Destination Marketing Associations
- BC Hotel Association
- 4. BC Lodging and Campground Association
- 5. Canada's West Ski Areas Association: This group also represents resorts.

TIABC has invited both Airbnb and Uber to engage with TIABC policy committee and work towards solutions. TIABC is raising funds from its coalition partners to study the tax impacts at the province, federal and municipal level. A case study is being discussed as a project to be completed. See Appendix D for a resolution that the TIABC has developed to be sent to the Provincial government and Appendix E for a one-page briefing note that TIABC is planning to share with the Ministry of Finance.

Hotel Tax

In British Columbia an 8% Provincial Sales Tax (PST) is charged on all STVRs by hotels, motels, cottages, inns, resorts—and property managers representing 4 or more—units. A—unit of accommodation is the basic unit sold to the customer. In a hotel or motel, a unit of accommodation is generally a room or suite.

In addition to the 8% PST, currently, all participating areas of BC are charging an Municipal Regional District Tax of 2%. The MRDT is charged in participating areas to raise revenue for destination marketing to generate increased overnight stays.

If less than four units of accommodation are offered, there is no requirement to charge PST and MRDT. Thus, not all STVR's would need to charge the MRDT even if it were enforced. However, because STVR's are sometimes attracting the same customers that might stay in a hotel, the impact of them not only on hotels but also on tax revenue has been cited as a significant concern.

ISSUES & ANALYSIS

The overall number for STVRs in Victoria is very hard to estimate, address and contact information is usually concealed in internet listings, making it time-consuming and extremely difficult to identify a property. Based on approximate mapping, units are located across the city, with the majority in the downtown core and the downtown adjacent portions of Fairfield and James Bay (likely due to the concentration of multi-unit development there). Based on a review of a number of STVR rental sites, the number of rental units within the approximate boundaries of the City is between 200 and 300 units.

Housing/Rental Availability:

One of the main concerns regarding STVRs is a perceived loss of long-term rental units when landlords choose short-term visitors over long-term leases.

While hard data on the exact prevalence of long-term to short-term conversion is scarce, anecdotal evidence suggests strongly that it is occurring. That said, not all STVR suites represent a net reduction from the rental pool as many listings are for rooms within a larger suite, or for units rented by owners who spend only a portion of their time in Victoria and as such were never part of the long-term rental pool.

This is causing some concern amongst the public given the tightness of the current rental market. The current vacancy rate is 0.6% (Fall 2015), down from 1.8% in 2014. This despite the addition of 350 purpose-built rental units to the local marketplace. Currently more than 500 additional rental units were approved by Council in 2015.

In terms of scale (based on available data) Victoria is currently home to approximately 27,000 rental housing units. If the range of STVR suites all found their way back into the rental market, the vacancy rate would increase to between 1.2 and 1.7%.

Regulation of the STVRs

Zoning

Land use bylaws, often in conjunction with business regulation bylaws, have been used to impose a variety of regulations that effectively limit where STVRs can be found and how they operate. These regulations can include limiting the dwelling type (single family home), location (not within a certain distance of another to limit the impact on the neighbourhood), the number of days/weeks that these locations can be used as a primary residence, and whether a secondary use is allowed under the regulation.

The City of Victoria zoning bylaw allows STVRs which are classed as transient accommodation for the temporary accommodation of visitors, and without limitation includes hotels, motels, vacation rentals and bed and breakfast accommodation outright in a number of multi-family housing zones.

These zones currently represent approximately 1,486 existing housing units across the city (as well as significant additional sites that allow for future development not included in this number) which are largely congregated in the downtown area and adjacent neighbourhoods.

In Zones where Home Occupation Use is permitted a licence may be obtained to rent up to two bedrooms for transient accommodation with limited regulations in Schedule "D" of the zoning bylaw. Home Occupation uses can occur in most single-family areas. This allows for the rental of rooms and shared accommodation as long as the homeowner is living in the establishment. See Appendix C for a map of all parcels where transient accommodation is permitted including single-family dwellings and strata condominium parcels.

STVRs have a significant impact on the day to day operation of residential strata and are not favoured by most Strata Corporations, for a variety of reasons. There is interest from local Strata Corporations to be involved in this entire discussion as it moves forward.

Bylaws

Hotels, businesses that rent out accommodation for overnight guests are regulated by the Hotel Keeper's Act/Hotel Guest Registration Act.

A Bed and Breakfast operator with four or more rooms of accommodation must be registered and charge PST.

Homeowners renting out more than two rooms, may require a a business licence with family residence remaining as the principal use of the dwelling.

In all cases, a business licence is necessary to operate a STVR.

Enforcement

While City regulation focuses on bylaws and zoning to address room rental operations, enforcement is problematic. Transient accommodation is specific in part 5.1 of the zoning bylaw and is described in more detail in the previous section of this report under Zoning. Private vacation rental suites in homes or entire condo units are not currently regulated, licensed (there are a number of home occupation licences), taxed, or inspected as are commercial hospitality industry properties (e.g. hotels, bed-and-breakfasts.)

The City of Victoria's Bylaw and Licensing Services investigates complaints received from the public approximately 10 to 20 per year. The majority of complaints are about rentals in multi-family condo apartment style properties.

Enforcement challenges involve the time to identify the property, contact an absentee property owner, gather sufficient evidence to prove the tourist use and decipher whether a transaction involved. Often owners claim it is just friends and family and that no money is paid. Bylaw Officers have communicated that there seems to be confusion about what "transient accommodation" means as "temporary" is not clearly defined. The owner is often present and a spare room is rented. Boarder and Boarding Houses are permitted uses in residential zones. Serving a ticket to a-non-compliant absentee-property-owner is another-obstacle.

To expand the scope of enforcement and create equity among STVRs, several additional regulation possibilities exist. These include amending the zoning bylaw, creating a business regulation bylaw

Committee of the Whole Report Short Term Vacation Rentals May 30, 2016 Page 5 of 7 so violations could lead to revoking a licence, and adopting a written prescriptive enforcement policy for staff to follow.

OPTIONS & IMPACTS

Council may wish to consider directing staff to develop options for policy guidelines and regulation of STVRs along with associated resource considerations and report to Council with recommendations by September 2016.

In addition Council may wish to provide comments to the Minister of Community, Sport and Cultural development that suggest Short Term Vacation Rentals should be treated similarly to other commercial accommodations both in terms of discretionary Hotel Taxes at the discretion of each local government but also in terms of the Provincial approach to establishing that STVR's, based upon a determined rental use threshold, be designated, at least in part as(property) Class 6 Business by BC Assessment Authority.

2015 - 2018 Strategic Plan

The impacts of STVRs connect directly to the City of Victoria's Strategic Plan Objectives of #1) Innovate and Lead, #3) Strive for Excellence in Planning and Land Use, #6) Make Victoria Moré Affordable and #13) Demonstrate Regional Leadership.

Impacts to Financial Plan

The assessment of resource implications for increasing regulation for STVRs will be done within existing resources and budgets, with the assistance of consultants.

Official Community Plan Consistency Statement

This initiative is consistent with the policy direction of "Land Management and Development", "Housing and Homelessness" in the Official Community Plan.

Respectfully submitted,

Mary Chudley Policy Analyst

Legislative and Regulatory Services

Jonathan Tinney Director of Sustainable Planning

and Community Development

Jocelyn Jenkyns Deputy City Manager

City Clerk

May 30, 2016 Page 6 of 7

| Report accepted and recommended by the City Manager | · |
|---|-------------|
| Date: | June 3,7016 |

List of Attachments

Appendix A – City of Vancouver Motion on Notice, Action to Strengthen Regulation of Short-Term Rentals, April 5, 2016.

Appendix B - Whistler's Tourist Accommodation, Complaint and Action Policy

Appendix C - STVR Permitted Sites, City of Victoria

Appendix D – TIABC Resolution Appendix E – TIABC Briefing Note

Appendix F - Young Anderson "To Air (bnb) is Human" Regulating the Share Economy



Committee of the Whole Report For the Meeting of October 27, 2016

To:

Committee of the Whole

Date:

October 7, 2016

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Short-Term Vacation Rentals

RECOMMENDATION

That Council direct staff to:

- Maintain current development rights throughout the city regarding transient accommodation, monitor short-term vacation rental impact through business licenses for all existing and future operations, and report back on results of data collection in Fall of 2017 for future policy considerations.
- Prepare a communications strategy to raise awareness of the requirement for business licenses.
- Prohibit short-term vacation rentals through the use of housing agreements in the following circumstances:
 - a. Affordable housing projects funded by the Victoria Housing Reserve Fund;
 - Affordable housing units provided as a community amenity contribution for projects receiving bonus density;
 - c. Purpose-built rental housing proposed as part of rezoning applications.
- 4. Report back with options for a strategic enforcement approach by December 2016.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with options and associated resource considerations for regulating short-term vacation rentals (STVR) in Victoria.

On June 9, 2016, after considering a staff report on short term vacation rentals in Victoria, Council directed staff to develop options for policy guidelines and regulation of short-term vacation rentals along with associated resource considerations, and to report back with recommendations to prohibit the use of units of property zoned as residential for the primary purpose of providing commercial accommodation.

Gleaning information from a broad range of sources, including experience from other municipalities, professional economic assessment, and research, City staff first worked to determine the extent of the issue in Victoria, and then examined a range of options for managing and regulating STVRs. After careful analysis, it was determined that there are four possible options that could be appropriate for Victoria, ranging from outright prohibition to increased

permissiveness. Each option has pros and cons, and a detailed analysis is attached to this report in Attachment 5: Analysis of Options.

Prohibition of STVR use would remove property owners' existing development entitlements and may not reduce the number of STVR units in areas where it is currently permitted in zoning, as the use would become legal non-conforming and likely be allowed to continue. Due to this and other challenges identified in this report, the recommended approach is to allow STVRs where currently permitted in zoning, and improve uptake of business licenses through a concerted educational campaign and increased enforcement. Consistent use of business licenses would allow staff to accurately monitor the market – the number and location of STVRs, market growth, and other trends – and with this accurate data, be better able to understand the true effect STVRs are having on housing availability and affordability in Victoria. Staff could then report back in Fall of 2017 on the data collected and recommend new evidence-based approaches as necessary.

Once Council has confirmed a policy approach following consideration of the new information provided in this report, staff will follow up with a comprehensive enforcement plan to ensure compliance and for the collection of meaningful data.

PURPOSE

The purpose of this report is to provide information, analysis and recommendations for Council to consider regulating short-term vacation rentals.

BACKGROUND

On June 9, 2016, Council considered a staff report on the issue of short-term vacation rentals as it currently pertains to the City of Victoria. The report provided a selection of policy measures undertaken by other jurisdictions around the province and country, and following the staff presentation of this report, Council approved the following motions:

- That Council direct staff to develop options for policy guidelines and regulation of short term vacation rentals along with associated resource considerations and report to Council with recommendations by September 2016 to prohibit the use of units of property zoned as residential for the primary purpose of providing commercial accommodation.
- 2. That Council advise the Minister of Community Sport and Cultural Development that Provincial policies for Short Term Vacation Rentals should be consistent with other industry accommodation options in connection with Hotel Taxes and with designations of property class by BC Assessment Authority to reflect the commercial nature of the accommodation being provided based upon the extent of rental use.

This report focuses on item #1, with analysis and recommendations on policy guidelines and regulation of short term vacation rentals.

ISSUES & ANALYSIS

The regulation of the short-term vacation rental market is a divisive issue, and has garnered significant media attention. The proliferation of online platforms and hosts in recent years has local policymakers in cities across the globe working to implement policy and legislation to ensure all stakeholders are protected. Because of the urgency to get a handle on the situation, authorities often have to act without the benefit of long-range data.

In the June 9, 2016 report to Council, staff outlined information on existing policy guidelines and regulation related to STVRs in Victoria, as well as described actions that have been taken by some other jurisdictions in Canada. The stage of the regulatory process other municipalities are in are varied: for example Tofino is using business licenses to data-mine and track the issue to better understand the impact of STVRs, while Whistler uses limited spot zoning to restrict their proliferation. Vancouver meanwhile is proposing a plan to permit STVRs only in principle residences, and with the mandatory use of business licenses. Larger jurisdictions have taken more extreme steps: San Francisco has set up an Office of Short Term Vacation Rentals, including a storefront where citizens who want to establish STVRs must come in person to apply for a permit, provide proof of permanent occupation at the home, and follow strict guidelines in the operation of their STVR accommodation. And at the most extreme end of the scale, the City of Anaheim has recently banned all future STVRs in residential areas of the city and has given existing operators 18 months to cease operations.

While there may be universal themes across jurisdictions, to avoid unintended consequences, the best approaches to regulate STVRs appear to be those tailored to the specific issues in that particular region, based on data gathered in that particularly area. For example in one city, fully prohibiting STVRs outright may be the best solution if it is truly shown that leaving the market unrestricted will have a severely detrimental effect on rental affordability and vacancy rates; but in another, the burden of enforcement, suppression of the ability for homeowners to generate income to afford their properties, or impact on loss of tourism dollars due to restricting the types of accommodation allowed may outweigh the problem. While there is not enough large-scale research to determine which approach(es) are best, research shows one thing clearly: that the best strategy is one that is balanced, researched, evidenced-based and municipality-specific.

Victoria-Specific Issues

There are a few issues that pertain specifically to Victoria's situation:

- The extent to which STVRs are impacting affordability or limiting the availability of rental stock in the city is not widely understood. Preliminary analysis suggests STVRs may have some impact on rental availability but likely no impact on affordability. Further analysis is required.
- There are currently no regulations specifically addressing STVRs, except in the Zoning Regulation Bylaw and its Schedule D - Home Occupation regulations which allow STVRs in some zones as either principal or accessory uses. Preliminary investigation indicates that a number of existing STVRs are not in compliance with current regulations.
- There are immediate challenges to prohibition for the existing zoning in the downtown commercial areas where STVRs are currently allowed (as both residential use and transient accommodation are permitted). Prohibiting STVRs outright will remove current owners' rights, but will also permit existing STVRs to continue as legal non-conforming uses.
- Should development rights be removed in the Zoning Regulation Bylaw, existing legal STVRs would be allowed to continue as a non-conforming use provided they are not discontinued for 6 months in accordance with Section 528 of the Local Government Act. Further, if a use is permitted in part of a building as a legal non-conforming use, it is permitted everywhere in the building (all condominium units). Monitoring non-conforming uses to determine if they have ceased for 6 months or longer would likely prove extremely challenging.
- Enforcement of regulatory changes is key to the success of regulation, but enforcement approaches differ depending on which option is selected.

Current Regulations

The City of Victoria regulates STVRs through its requirement for business licencing, and through the Zoning Regulation Bylaw which permits transient accommodation in some zones as well as through Schedule D - Home Occupations.

The Home Occupation regulations permit the use of up to two bedrooms in a single family dwelling for transient accommodation as a permitted home occupation use, accessory to residential use. As well, certain downtown zones list transient accommodation as a permitted use. This report does not propose changing the Home Occupation regulations, as this type of operation does not intrude on the regular rental market.

The Zoning Regulation Bylaw also permits secondary suites as an accessory use in single-family residential zones. Strata-titling of secondary suites is not permitted, so these accessory units are part of the residential rental pool. Transient accommodation use as a home occupation is limited to the single-family dwelling and not permitted within the secondary suite.

The current regulations have not been explicitly communicated since the emergence of web-based STVR platforms, and enforcement has thus far been exercised on a complaints basis only. It is therefore, likely that there are numerous STVR operations not in compliance with existing rules. This poses challenges for enforcement, but also makes it difficult to collect data on the number and location of STVRs in order to understand their true impact.

Current Situation - Actual Impact

Because the City of Victoria does not have long or short-range data on the true impact of STVRs on rental stock in the city, staff engaged the opinion of Coriolis Consulting to determine with deeper analytical certainty how the issue of STVRs is currently affecting the rental housing market in this city. More specifically, staff were interested in determining what the effect might be of postponing restrictions on STVRs for a period of time so that data can be collected to determine the true effect of the problem and make an informed policy decision. The opinion letter from Coriolis is appended to this report in Attachment 1.

Using one available platform as an example – AirBnB – Coriolis provided a brief analysis of the situation, which is outlined below:

- There are approximately 300 rental units on AirBnB that are being rented out as 'entire suites' at any given time.
- This number could be an overstatement not all units would necessarily be available for regular rental if STVR were restricted (owner-occupied/temporary rentals; condos purchased for STVR use that would otherwise be owner-occupied, etc.).
- Using the estimated 27,000 rental units in the city as a comparison, 300 STVR units represent 1.1% of total rental units.
- Not all units would be available for regular rental so true impact would likely be less than 1.1% increase to vacancy rates.
- Adding these 300 units back into regular rental stock might increase vacancy rates to some degree, but would not likely improve affordability.

Based on available data. Coriolis concluded that it is not possible to argue that there is a significant and persistent negative impact of STVR on rental housing stock, and provided instead

a set of options and recommendations which align with staff's recommended policy direction and are outlined in the next section of this report.

AirBnB Data

Following the completion of Coriolis' analysis, AirBnB provided information to the City with data from that particular platform that corroborates the numbers indicated in Coriolis's analysis, and may actually demonstrate that the number of potentially displaced rental units is overestimated.

In a document provided to the City of Victoria from AirBnB, appended to this report in Attachment 2, the platform reports that from September 15, 2015 – September 15 2016, there were 539 hosts in Victoria with listings on their website. However this number does not distinguish between those sharing a room in their home vs. renting out an entire suite or home, the latter of which is the only type of STVR that has the potential to impact the availability of regular rental stock. A non date-constrained search on the platform shows the number of STVRs being rented as entire units is in the range 300+ units. Of these, it is also likely that not all are displacing permanent rental stock, as Airbnb states that the number of days hosted annually for a typical listing is 49, meaning the average listing may *not* be acting as an STVR for an average of 316 days per year and could be either the hosts' permanent residence, only available for family or other purpose, or may not otherwise be available for long term rental.

Correspondence Received on the Topic of Short Term Vacation Rentals

While in the process of writing this report, staff received correspondence expressing positive support for STVRs in the community. Please refer to the letters in Attachments 3 and 4, which list the perceived and experienced benefits of STVRs and provide suggested policy options for their regulation. The letters stress the value of STVRs for income supplementation and improved affordability for low-moderate income homeowners; the positive economic impact of STVRs on communities and local businesses; and the benefits of flexible options for travelers visiting Victoria for reasons such as work, study, and family support.

OPTIONS & IMPACTS

At the request of Council, City staff reviewed a broad range of regulatory options that have been adopted by other jurisdictions, some of which were identified in the previous report presented to Council on June 9, 2016. Weighing these against the local situation as established by the economic opinion solicited by Coriolis Consulting, staff have narrowed possible options for regulating STVRs as follows:

Option 1: Prohibit STVRs throughout the city

Option 2: Continue to permit STVRs but with limitations

Option 3: Maintain current development rights in zoning; communicate licensing

requirements for data collection; and prohibit STVRs for affordable housing

projects funded by the City, affordable housing units provided as

community amenity contributions for bonus density and purpose-built rental

projects through housing agreements.

Option 4: Permit STVRs throughout the city to a greater extent

Staff have summarized the key pros and cons of each of these options below; however for a more detailed analysis please see the attached document Options and Analysis (Attachment 5).

Option 1: Prohibit STVRs throughout the city (not recommended)

PROS

- If combined with proactive enforcement, ensures maximum retention of rental stock.
- May provide returned revenue to hotel industry.

CONS

- Removes property owners' existing development entitlements.
- Prohibition would be imposed when it is not yet known whether the existing STVRs are affecting units within the rental pool.
- Prohibition may not reduce the number of STVRs in areas where it is currently permitted in zoning as the use would become legal non-conforming and be allowed to continue.
- Not aligned with the Downtown Core Area Plan which encourages mixed land uses to accommodate commercial employment along with complementary uses such as multi-unit residential, hotels and others (particularly in the Central Business District, Historic Commercial District and the Inner Harbour District).
- Would necessitate creating a separate set of zones for transient accommodation vs.
 residential accommodation downtown, and would require site-specific rezoning
 applications for any new transient accommodation uses.
- · May drive STVRs 'underground' and likely to other areas of the city.
- Additional enforcement resources would be required.

Option 2: Allow to a lesser extent by enforcing time limitations

PROS

Maintains existing property owners' rights in downtown core where transient accommodation use is permitted

CONS

- Most complicated option to track; would require all available platforms to share booking information, and a mechanism to collate data.
- Most complicated option to enforce. It is not known whether STVRs are affecting units in the rental market, so enacting this option could potentially be complicated and time consuming with little impact.

Option 3: Maintain current development rights for STVRs; communicate business license requirements; monitor and collect data for future policy decisions; prohibit STVRs through housing agreements for circumstances where affordable rental housing and home ownership is proposed; and report back with an enforcement strategy. (Recommended option.)

PROS

- Provides opportunity to monitor and collect data to create comprehensive policy based on Victoria's specific situation and needs.
- Keeps STVRs 'above ground' and easier to monitor and enforce.
- Ensures affordable rental housing projects in receipt of assistance through Victoria
 Housing Reserve Fund are not permitted to be used as STVR ensuring these units remain
 in the rental market. Other purpose-built rental projects and affordable housing units
 provided as community amenity contributions for bonus density could also be included in
 this initiative.

CONS

Data quality dependent on business license uptake.

Option 4: Permit STVRs throughout the city to a greater extent

PROS

Assists with housing affordability as another form of "mortgage helper", particularly for low-moderate income homeowners.

CONS

 Would impact the rental pool as STVRs would also be permitted in townhouses, apartments, secondary suites and garden suites.

Option 3 is the approach staff recommend Council consider as the best policy decision. Based on the analysis provided by Coriolis and information provided by the largest platform for STVRs (AirBNB), which shows the current impact to the rental market is minimal, and because of the need to make a policy decision backed by region-specific evidence, this option will allow adequate time to accurately track and monitor STVR operations in order to inform a Victoria-specific long range policy. It will also ensure the best use of City time and resources.

Resource Considerations

The June 9 Council decision directed staff to include resource considerations associated with each option presented. After a careful analysis, staff determined that some aspects of the regulation of STVRs could be handled with existing city resources, for example data collection and analysis. However staff also determined that the bulk of additional resources required would be to provide increased enforcement. For each of the options outlined above, enforcement is key to the positive outcome of regulations.

Each approach presented above has its own range of enforcement options, each with their own pros and cons. Enforcement options will require specific analysis, taking into account budget and other accommodations for additional staff; enforcement methodology; penalization terms, and a range of other considerations. Therefore in order to recommend an appropriate enforcement approach and accurately estimate resource considerations, staff recommend Council consider directing staff to conduct a separate analysis of enforcement approaches specific to the regulatory option Council elects to adopt, and report back with a resource analysis of that option.

Taxation

This report does not address the issue of applying a tax to STVR operators similar to the hotel tax, as a decision to involve the provincial government on this issue was identified and assigned in the earlier report. However, the impact of taxation will not preclude the application of any of the options listed above.

2015 – 2018 Strategic Plan

The regulation of STVRs align with a number of the City of Victoria's Strategic Plan Objectives: #1 Innovate and Lead; #3 Strive for Excellence in Planning and Land Use; #6 Make Victoria More Affordable, and #13 Demonstrate Regional Leadership.

Impacts to Financial Plan

Implementation of the recommended approach would not have any impact on the Financial Plan and could be accommodated under current staff resources. However the application of increased enforcement to ensure the success of the selected option will likely have a financial impact, as the current annual business licence fee of \$100.00 would not offset any increased enforcement costs that may result dependent upon the regulatory option selected. Should Council approve the approach staff has recommended of creating an enforcement options analysis, implications of increased enforcement to the financial plan would be addressed on the subsequent report to Council.

Official Community Plan Consistency Statement

The recommended approach aligns with the directions in the Official Community Plan of "Land Management and Development" and "Housing and Homelessness".

CONCLUSION

The regulation of short term vacation rentals is a complex matter, as these unique operating models have both positive and negative economic and social implications. While their proliferation is universal, policy to manage them must not be, as each municipality must enact a set of regulations that responds to that city's specific needs. After careful analysis and evaluation, staff have determined that the best approach to regulating and understanding the potential impact of STVRs on Victoria's rental housing affordability and supply is through continuing to permit their use in appropriate zones with the requirement that all operators use of business licenses; monitoring the data collected through licensing; and fully prohibiting STVRs in affordable rental housing projects funded through the Victoria Housing Reserve and purpose-built rental housing.

Respectfully submitted,

Lindsay Milburn

Senior Planner - Housing Policy

Community Planning

Jonathan Tinney

Director

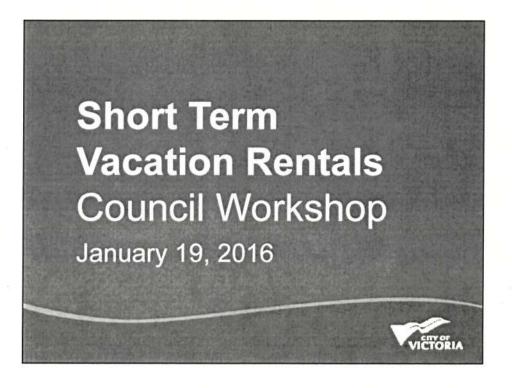
Sustainable Planning and Community Development

Report accepted and recommended by the City Manager:

Date:

List of Attachments

- Attachment 1: Coriolis Consulting Opinion Letter dated October 6, 2016
- 2. Attachment 2: AirBnB Statistics for September 15 2015 September 15 2016
- Attachment 3: Email to Mayor and Councillors dated September 27, 2016
- 4. Attachment 4: Letter dated October 6, 2016
- 5. Attachment 5: Analysis of Options



Workshop Agenda

- 1. Background (5 min):
 - a. City objectives and policies
 - b. Considerations
 - c. STVR Types and Zoning
- 2. STVR Discussion:
 - a. Multi-unit buildings (3 scenarios)
 - b. Single-family dwellings (3 scenarios)
 - *Council to discuss each scenario and provide motions on each
- 3. Next Steps



City Policies

- 1. Strategic Plan Objectives
 - · Make Victoria More Affordable
 - · Create Prosperity Through Economic Development
- 2. Official Community Plan Goals
 - Residents have access to affordable housing
 - · Support a vibrant economy
 - · Victoria is a premier tourism destination
- 3. Downtown Core Area Plan
 - Land uses that include commercial employment uses, multiunit residential and uses that support tourism
- 4. Victoria Housing Strategy goals
 - · Housing that meets the needs of low and moderate incomes



Short Term Vacation Rentals

Considerations

Other impacts to housing supply

- Provincial and federal investments
- New purpose-built rental housing units soon to enter Victoria market
- Victoria Housing Strategy



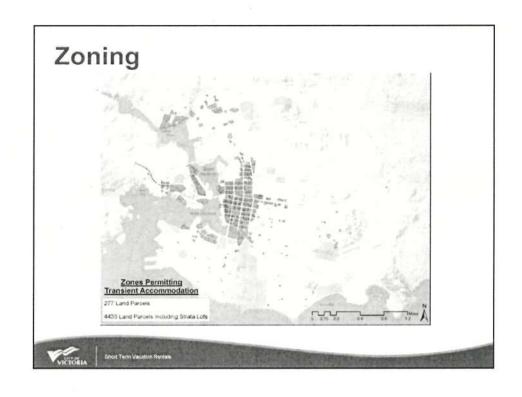
Short Term Vacation Renta

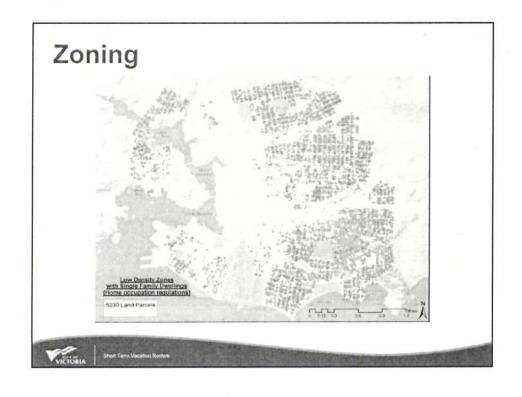
STVR Types and Zoning

- · Private room vs entire unit
 - ❖ Occasional vs full time use
 - Homeowners vs commercial operators
- · Business license required



| STVR Type | Current Regulation |
|-------------------------------------|-----------------------|
| Multi-Unit Buildings | |
| Properties with no transient zoning | Not Permitted |
| Properties with transient zoning | Permitted |
| 1-2 bedrooms within occupied unit | Not Permitted |
| Single-Family Dwellings | |
| Entire Homes | Not Permitted |
| Secondary and Garden Suites | Not Permitted |
| 1-2 bedrooms within occupied SFD | Permitted |







Scenario 1: Entire unit in multi-unit building (condominium) outside downtown

Transient Zoning (STVR currently prohibited)

| What would happen if permitted? Pros/Cons | | What would happen if enforced? Pros/Cons | |
|---|-------------------------|--|--|
| | More STVRs overall | More supply | |
| • | Long-term rental supply | No non-conforming status | |

Recommendation: Stop

Motion?



Scenario 2: Entire unit in multi-unit building (condominium) downtown

✓ Transient Zoning (STVR currently permitted)

| What would happen if continued? Pros/Cons | | What would happen if prohibite Pros/Cons | |
|---|---|---|--|
| 0 | Data-based regulation strategy Maintain owner's rights | 0 | Some STVRs would convert to long-term rental |
| • | Displacement of long-term tenancies - number unknown | | Non-conforming status No improvement to affordability |

Recommendation: Continue to permit

Motion?



Short Term Vacation Rentals

Scenario 3: 1-2 bedrooms within occupied condo

Home occupation bylaw (STVR currently prohibited)

| What would happen if permitted? Pros/Cons | | What would happen if prohibited? Pros/Cons |
|---|---------------------------|--|
| | Income opportunity | |
| 6 | Equality across types and | |
| | tenures | |

Recommendation: Permit

Motion?



Short Term Vacation Rent

Scenario 4: Single family dwellings – entire homes

× Transient zoning (STVR currently prohibited)

| What would happen if permitted? Pros/Cons | What would happen if enforced? Pros/Cons |
|---|--|
| Mortgage helper STVRs not decreased Negative impact on housing supply | Some homes may revert to long-term rental Less flexibility for owners |

Recommendation: Stop

Motion?



Short Term Vacution Rentals

Scenario 5: Single family dwellings – secondary suites (including garden suites)

x Transient zoning (STVR currently prohibited)

| What would happen if permitted? Pros/Cons | What would happen if enforced Pros/Cons | |
|--|--|--|
| Mortgage helper STVRs not decreased Negative impact on affordable housing supply | Some homes may revert to long-term rental Less flexibility for owners | |

Recommendation: Stop

Motion?



Short Term Vecation Bunta

Scenario 6: Up to 2 bedrooms within single family dwelling

√ Home occupation bylaw (STVR currently permitted)

| What would happen if continued? Pros/Cons | | What would happen if prohibited Pros/Cons | |
|---|---|--|--|
| • | Mortgage helper with no impact on long-term rental market | Legal non-conforming | |

Recommendation: Continue to permit

Motion?



Short Term Vacation Rentals

Recommendations

- That Council receive the report to guide and inform the short-term vacation rentals workshop on January 19, 2017.
- That staff report back with policy, regulatory and enforcement recommendations based on the workshop discussion.



Short Term Vacation Rents



| | Scenario | Current Regulation | Regulatory Direction Approved by Council January 19 |
|---------------|---|-----------------------|---|
| Medical | Entire condo with no transient zoning | Prohibited | Proactively enforce current prohibition in zoning so STRs cease |
| 2 | Entire condo with transient zoning | Permitted | Proactively enforce current zoning rights through business license registration; Monitor use through business license tracking |
| | 1-2 bedrooms within occupied condo | Permitted | Permit and proactively enforce through business license registration and tracking (neutral effect on rental market, adds flexibility and affordability for primary residents and fairness across housing types and tenures) |
| | Entire homes | Prohibited | Proactively enforce current regulations so STRs cease |
| NATURAL SPACE | Entire secondary suites (including garden suites) | Prohibited | Proactively enforce current regulations so STRs cease |
| | 1-2 bedrooms within occupied SFD | Permitted | Proactively enforce current zoning rights through business license registration; Monitor use through business license tracking |

March 2 Council Direction:

- · Available tools
- · Opting in/out of Zoning
- Business regulations → Strata Property Act



Short Term Restal - Strata Oction

Opt-in, Opt-out

- Opt-in/out: not possible
- Not appropriate to set a threshold
- Rezoning not likely to reduce existing STR



Short Term Rantal - Strata Ogsor

Available Tools

- 1. Zoning
- 2. Proactive enforcement



Short Term Rental - Strata Option

Available Tools

- 3. Business Regulations
 - · Strata permission
- 4. Taxation



Short Term Rental + Strata Octor

Next Steps

- Enforcement strategy
- Principle dwellings / occasional use



Short Term Revital - Strata Options

Recommendations

That Council direct staff to:

- Limit short term rentals in Victoria to the greatest extent possible through appropriate language in the Zoning Regulation Bylaw, housing agreements, or other available tools to ensure that all new residential zoned units are used for the primary purpose of housing, rather than as short-term rentals (STR).
- Bring forward a comprehensive scheme of business regulations for existing and future short-term rentals. Such regulations may include:
 - a. requirements for a business licence for all short-term rentals
 - b. business licence fees
 - requirement that business activity comply with applicable strata rules
 - d. establishing appropriate rules for operation of short-term rentals.



Short Term Rental - Strafa Octo

Recommendations

That Council direct staff to:

- Work with the BC Assessment Authority to ensure that properties used for short-term rental are properly assessed as Class 6 – business and other
- 4. Report back with a short-term rental enforcement strategy that will detail considerations for proactive enforcement of City-wide short-term rental including:
 - benefits and challenges of manual (staff led) enforcement vs. enlisting third party STR management assistance
 - b. fines and escalatory action for non-compliance
 - c. audit options to monitor adherence to rules and regulations
 - d. engaging STR host platforms for regulatory cooperation
 - additional policies, regulations, and programs to ensure compliance with regulations
 - f. expediting the time frame for rolling out enforcement
 - g. creating a dedicated short-term rental webpage for clarity and transparency regarding new regulations that outlines the City's progress on reducing short-term rental impact on long-term rental housing availability
 - rental impact on long-term rental housing availability
 h, establishing a monitoring system to evaluate success of short-term rental regulations and the Short-Term Rental Enforcement Strategy.



Short Term Rantal - Strata Options

Subject:

FW: Mayor and Council email re taxation for AirBnB and VRBO

----Original Message-----

From: webforms@victoria.ca [mailto:webforms@victoria.ca]

Sent: Tuesday, March 15, 2016 4:04 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: Mayor and Council email

From: Ryan Kereliuk Email :

Reference:

Daytime Phone: Not provided

I support a regulation and taxation regime for small scale hotel operators such as those found at AirBnB and VRBO. I'm not advocating prohibition and have no specific regulations in mind though I've personally experienced negative externalities related to these operations (noise and parking, predictably). Hotels and other registered operators contribute to our city.

Small scale hotel operations should not be free riders in Victoria.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 96.50.2.93

Subject: FW: Airbnb - talk about a ban?

Attachments: Minister Fassbender - Short Term Vacation Rentals.pdf

From: Liza Rogers

Sent: Tuesday, September 27, 2016 7:13 PM

To: Chris Coleman (Councillor) < ccoleman@victoria.ca; Ben Isitt (Councillor) < BIsitt@victoria.ca; Jeremy Loveday (Councillor) < mlucas@victoria.ca; Pam Madoff (Councillor) < mlucas@victoria.ca; Pam Madoff (Councillor) < mlucas@victoria.ca; Pam Madoff (Councillor) < mailto:mlucas@victoria.ca; Geoff Young (Councillor) < mailto:mlucas@victoria.ca; Lisa Helps (Mayor) < mayor@victoria.ca>

Subject: Airbnb - talk about a ban?

Good evening Mayor and Councillors

Please find attached 12 reasons to support Airbnb and the home sharing economy

I hear rumblings of an outright ban and I'd like to know more about when there will be an opportunity to hear and learn more about this idea.

Pasted below are my points in the event that you prefer not to open documents.

Thanks for reading. Sincerely

Liza

12 Reasons to support Airbnb and the home sharing economy:

Please note: these are simple bullet points that have facts and case studies to back them up. Arguments against these points are welcome and encouraged.

- 1. Allows young people to enter the buyer's market and therefore open up rental stock that they had been occupying
- 2. Enables single people affected by death or divorce to hold on to their homes and maintain independence and self-sufficiency
- 3. Creates new service jobs such as housekeeping, renovations, landscaping etc
- 4. Keeps the middle class in the city rather than pushing them out to suburbs

ı

- 5. Helps to keep local people in the city rather than having only people who earn their income elsewhere and live mostly elsewhere
- 6. Gives travellers the options to stay with families and have a true local experience; This is an overall global theme in travel and tourism and is bringing people to our cities
- 7. Encourages community and connection and offers locals and visitors opportunities to learn about other countries and cultures
- 8. When correctly operated, offers a safe, low risk effective way to add an income stream to those who need to earn extra money to make life more affordable
- 9. Offsets the shortage of hotel space we currently face
- 10. Offers people the opportunity to stay in large family homes that might otherwise be sold or bulldozed and replaced (often by foreign owners)
- 11. Actually allows the unaffordable to become more affordable to an entirely new sector of citizens
- 12. Offers temporary housing to people moving to Victoria who need a place to stay while settling in to a new area

Solutions to the apparent causes of Airbnb creating a rental crisis

- Create a peer / neighbourhood approval process that ensures properties meet minimum standards of compliance, and care
- Tax Airbnb owners at a fair rate
- Impose a maximum number of properties owned and operated
- Offer free courses on how to set up Airbnb in the city and surrounding areas within the guidelines set by government
- Build more rental units
- Set up an Airbnb hotline for complaints and compliments
- Ensure understanding of the entire picture which includes the pros and cons

Liza Rogers

Liza Rogers

Community Connector & Consultant



'Con-nec-tor – a human social network "hub" responsible for bringing people from different social, cultural, professional, & economic circles together...'

Subject: FW: Airbnb

Attachments: Minister Fassbender - Short Term Vacation Rentals.pdf

From: Dave and Anita

Sent: Friday, September 30, 2016 12:55 PM **To:** Lisa Helps (Mayor) < <u>mayor@victoria.ca</u>>

Subject: Airbnb

Hello

As you must know, Mayor Robinson and his council, in Vancouver, have decided to do something about short-term rentals. Airbnb's stand out as these type of rentals. The proposals that were put

forward made a great deal of sense in order to free up rentals for people wanting long term accommodations. As the same circumstances arise here in Victoria, where the shortage of long term

rentals also has become a frightening situation for families, singles, University Students, and more, it is our hope that you and your Victoria City Council will be also doing something about this

situation for Victoria Municipality renters.

Anita and David Paul

Fairfield Victoria

Subject: FW: Rental housing

Attachments: Minister Fassbender - Short Term Vacation Rentals.pdf

From: Vallie Travers

Sent: Wednesday, October 5, 2016 11:15 AM **To:** Lisa Helps (Mayor) < <u>mayor@victoria.ca</u>>

Subject: Rental housing

Dear Mayor Helps,

Will you and council please put a quick end to Air B&B's here in Victoria? They have lowered rental availability and caused rental prices to soar.

This is a huge hardship for me because I am a retired senior and looking to rent.

Sincerely

Vallie Travers

Subject: FW: AIRBNB STATISTICS AND FOLLOW-UP

From: Victoria E. Adams

Sent: Sunday, October 30, 2016 6:32 PM

To: Jocelyn Jenkyns; Jonathan Tinney; Lindsay Milburn

Cc: Lisa Helps (Mayor); Ben Isitt (Councillor); Charlayne Thornton-Joe (Councillor); Chris Coleman (Councillor); Geoff Young (Councillor); Jeremy Loveday (Councillor); Margaret Lucas (Councillor); Marianne Alto (Councillor); Pam Madoff

(Councillor)

Subject: AIRBNB STATISTICS AND FOLLOW-UP

Jocelyn Jenkins, Deputy City Manager City of Victoria

Jonathan Tinney, Director Sustainable Planning & Community Development City of Victoria

Lindsay Milburn, Senior Planning Housing Policy, Sustainable Planning & Community Development City of Victoria

I read the October 27, 2016 City of Victoria Staff Report, to the Committee of the Whole, on "Short Term Vacation Rentals" (STVR).

I understand the Report was based on an opinion expressed by the co-principal of Cariolis Consulting of Vancouver, a one-page brief statistical synopsis prepared by Airbnb, and two letters of support by current Airbnb hosts.

As you may recall, I brought this matter forward to the attention of Staff and Council in May of this year.

In the absence of STVR statistics for the City, I enlisted the assistance of Murray Cox (proprietor of insideairbnb.com) over the summer months, to provide a statistical profile of Airbnb properties in the Capital Regional District and a breakdown of STVR statistics by neighbourhood. I notice there was no reference to this material. Ref: Insideairbnb.com – Victoria -

http://insideairbnb.com/victoria/?neighbourhood=neighbourhood_group%7CVictoria&filterEntireHomes=false&filterHighlyAvailable=false&filterRecentReviews=false&filterMultiListings=false

I am disappointed that the City of Victoria does not wish to hear the views of concerned residents, including tenants, about this complex if not controversial issue.

I am likewise disappointed by the absence of any information regarding STVR regulations and policies of civic authorities in Los Angeles, San Francisco, Seattle, New York and New Orleans -- as well as authorities overseas in London, Berlin, Barcelona, Venice, and Dublin. It is a pity that the history of other jurisdictions is for the most part not considered relevant to Council's deliberation on this matter.

Victoria City Council - 21 Sep 2017

I am equally disappointed that the baseline STVR statistics appear to be rather thin. Frankly, I was surprised staff did not consult with Karen Sawatzky, an authority on the Airbnb impact in Vancouver. She recently completed her post-graduate research in Urban Studies at SFU with particular reference to the identification of STVRs in Vancouver, and their impact on the housing market in general, and the rental market in particular.

Furthermore, I was informed by the City's previous Housing Coordinator that Victoria has no housing inventory. I believe the Mayor indicated recently that the new Housing Planner would not be completing a housing inventory but would focus on finding housing for low-income and homeless individuals outside the City of Victoria.

So, I find it perplexing to know how the City plans to accommodate more than 20,000 new residents over the next three decades, without baseline housing and demographic information. It would appear that there is little interest at City Hall at the moment to address a growing use of multiple privately-owned condos as lucrative short-term vacation rental property investments. Furthermore there appears to be no concern about the increasing trend toward corporate acquisition of purpose-built older multi-family, multi-story refurbished rental properties that can be marketed as STVR units as opposed to accommodating permanent residents.

This may raise a serious policy issue of whether the Downtown Core, James Bay and Fairfield should be a restricted zone supplying housing to tourists only as opposed to permanent residents and working families. Such a decision may well have unintended consequences in terms of negative socio-economic impacts: undermining stability and social cohesion expected in healthy, mixed-use neighbourhoods.

And finally, given the increasing demands on the City budget, I was likewise surprised to learn that the Report did not assess the fiscal impacts of STVRs, such as tax avoidance (e.g. lost hotel tax revenue, lost commercial property tax revenue), and licensing fee avoidance.

I look forward to hearing from you with regard to the matters raised.

Victoria Adams James Bay resident

From: Craig Jarvis

Sent: Tuesday, December 06, 2016 4:26 PM

To: Victoria Mayor and Council

Subject: Re: Mayor and Council email re secondary suites

Categories: Short Term Vacation Rentals

Dear Bridget,

Your bylaw allows for one rental per home, my land lord turned his home into a 5 apartment "house" so not sure what you could offer him in way of an incentive to make him willing to change from getting 5 tenants in one house (5 rents) to be lawful and make it only 2 rents??

Why do you call them illegal suites??

Breaking into a bank is illegal and if you get caught you are punished, make illegal suites and the city will work with you to look the other way??

Sorry but you are supporting criminals and slum lords at the expense and safety of your citizenry. Two questions;

Question one, when some guy (like my landlord) gets a family killed because he didn't bother with ANY of the requirements that go into making a rental safe and legal what do YOU feel the responsibility of the municipality that turned the blind eye and allow it?

Question two, What would be the point in contacting your bylaw services team? when they see he has cut his house into 5 apartments all done with no permits nor anything ... will they make him go through the rules? (especially when the rules is you cant do that??)

I do think the number of people who are breaking the law by making illegal suites and setting themselves up as slum lords is a REAL issue that should actually be looked into. I understand the thrust of your reply was to point me to others and I will raise my concerns with them.... must say I am not impressed with my new (to me) local (municipal) government.

Regards, Craig Jarvis

From: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Sent: Tuesday, December 6, 2016 2:51 PM

Subject: RE: Mayor and Council email re secondary suites

Dear Craig,

Thank you for your email regarding illegal suites. It has been shared with Mayor and Council.

Recently, Council considered a <u>staff report</u> on secondary suites and creating incentives to make it easier for home owners to bring illegal suites up to code was considered. One of the directions from Council was for staff to develop and implement programs and events to assist homeowners who may be interested in adding a new secondary suite – or legalizing an existing secondary suite – to understand the benefits and possibilities associated with secondary suites, and the requirements that

must be met to establish them. There are important benefits landlords should consider in regards to bringing illegal suites up to code, including reduced liability and increased health and safety.

Currently enforcement on illegal suites is done on a complaint basis. If you have specific concerns about an illegal suite, they can be reported to the City's Bylaw Services who will investigate the concerns. Our Bylaw Services staff can be reached directly by filling out an <u>online form</u> or emailing <u>BylawServices@victoria.ca</u> or by calling 250.361.0215.

Complaints specific to residential tenancies should be reported to the **Provincial Tenancy Branch**.

Thank you for taking the time to write in with your feedback. To stay up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's <u>bi-weekly newsletter</u>, visit the <u>City of Victoria's website</u>, or download the City's <u>ConnectVictoria App</u>.

Sincerely,

Bridget Frewer
Correspondence Coordinator
Citizen Engagement and Strategic Planning
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6









-----Original Message-----

From: webforms@victoria.ca [mailto:webforms@victoria.ca]

Sent: Monday, December 05, 2016 4:59 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Mayor and Council email

From: Craig Jarvis

Email:

Reference:

Davtime Phone: 250 418 0949

I would like to know why ANYONE would bother to make a "legal suite"

in Victoria when there is absolutely no down side or repercussions for having "illegal suites". It seems to me to be legal is to pay and have difficulty with the city of Victoria and to be illegal means ... you do whatever you want and the city of Victoria looks the other way.

If I am incorrect in my assessment could you please enlighten me. This may not be the situation you meant for your legislation to take BUT it is the VERY true reality of renting in my in Victoria, for example my landlord has 5 illegal suites in one house, he skirts the rules of the landlord tenant act and your silence supports such slum lords :(

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received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 216.232.149.206

Wednesday, January 18, 2017

Mayor Lisa Helps and Members of Council

City of Victoria 1 Centennial Square Victoria, BC V8W 1P6

Dear Mayor and Council,

Council's workshop on short-term vacation rentals (STVR):

On several occasions I have written to Council and City staff to ensure that the negative impacts of short term vacation rentals on strata owners and strata corporations are taken into consideration as the City works to mitigate transient accommodations in our community. I strongly support the efforts made so far, but I am disheartened to see this important topic has been omitted from Council's workshop on short-term vacation rentals (STVR), scheduled for January 19, 2017. As reported in the STVR Regulations Matrix, for example, it is seen as a 'con' if a prohibition of STVR's were to occur if "Owners may have purchased their properties expressly to operate as STVR". However, there is no documented concern whatsoever, anywhere in the matrix, for strata owners that would be forced to endure living next door to what is essentially a hotel room in a residential building. There is also no mention of any of the other problems that short term rentals pose for strata corporations. For example, many buildings have exclusive security systems which may be compromised with multiple, frequent strangers accessing the buildings, as well as the ongoing problems associated with parking use, visitor parking, noise and nuisance complaints, and personal security issues.

The topic of negative impact to strata's is not new. Mayor Lowe raised the issue at the January 25, 2007 Victoria Council during the Zoning Regulation Bylaw Public Hearing, where he stated that, "...there have been lots of complaints from people who purchased into residential complexes only to find that their neighbours are renting out their condo. These are not transient accommodations and some are operating hotels within the units and those complaints are coming to the City." Later, Mayor Lowe said "...that security is the big issue of strata and condo owners." Mayor Lowe's concerns have not been adequately dealt even today, but I am confident that the current initiatives by City staff and City Council will finally deal with the plague of short term vacation rentals within strata's. I would like to see some, if not all of these negative impacts documented and discussed as part of Council's workshop.

Prohibit a change of "residential" use:

Lands developed as strata titled were never envisioned to be hotels, transient accommodation, or to generally support short term stays. Strata corporations are defined and governed by provincial legislation, and that legislation is clear on how a strata lot is to be used. Section 1 of the Strata Property Act (SPA) defines a residential strata lot as "a strata lot designed or intended to be used primarily as a residence". While residence is not a defined term, the Supreme Court of British Columbia has

considered its definition in the strata corporation context. In The Owners, Strata Plan LMS 499 v Louis (2009), the court held that a "residence is a man's abode or continuance in a place". In addition, the court later concluded that a residence has some degree of permanence rather than the transience of a tourist. This sentiment was echoed further in Winchester Resorts v. Strata Plan KAS2188 (2002) where the court held that "Generally, residence means a person's permanent place of abode and not his temporary place of abode."

There is a general concept in Law where it is recognized that there is a priority between laws or regulations by different levels of government. So if there is a conflict between a provincial law and a municipal law, the former prevails. By way of the Strata Property Act, provincial legislation has defined the permitted use of strata titled land as "residential". Therefore, as a matter of priority, this means that any City of Victoria Zoning Regulation Bylaw should not allow a change of use from what has been permitted as residential (strata), to any other permitted use, including transient accommodation.

Bearing in mind that the Strata Property Act defines "residential" as a strata lot designed or intended to be used primarily as a residence, I would ask Council to improve the language in the Zoning Regulation Bylaw Amendment to prohibit a change of "residential" use, to any other permitted use, when the residential use was first permitted by way of the Strata Property Act, so as to preserve the residential nature of the entirety of a strata.

Best Regards,

Eric Ney Strata Council President, EPS254 - The Hudson

January 18, 2017

Dear Mayor and Council,

Re: Short Term Vacation Rentals

I am a 40 year Victoria resident who has been involved with short term vacation rentals (SVTRs) for the last 3 years. I am writing this letter to provide you with perspective as you deliberate over the regulation of STVRs.

Firstly, my wife and I love Victoria, and enjoy sharing our wonderful city and home with guests. We believe that STVRs are a benefit to Victoria and that regulation can benefit both the City and the hosts.

There are many obvious benefits of STVRs, and some not so obvious benefits as well:

- ✓ Affordable travel: SVTRs enable Victoria to be an affordable destination for all to visit and enjoy. We do not charge a premium like the hotels. Last summer we were able to host a family of 10 for \$250 per night... as they put it "we made their entire year" and they plan to come back in a couple years when they can afford to come again. Think of the money that a family of ten spends in a week on vacation. Would we rather them spend it in Kelowna, where they don't have to take a ferry?
- ✓ Employment: we currently have two vacation rental houses (one in Saanich and one in Victoria). Each location employs a single mother as a cleaner with a wage that equates to \$18,000 per year per mom and allows one mother to keep her house. We also employ local landscapers to a tune of \$200 per month per house that we would not otherwise be able to afford.
- ✓ Giving Back: last year we were able to donate \$550 to the Adanac greenway project and help with the planting of native species, which we would not otherwise be able to afford.
- ✓ Wear and tear: our homes are left in much better condition after short term stays. Five years ago we rented to a good family for two years and ended up having to do a \$70,000 renovation after they moved out. After that experience, it is cheaper for us to leave our house empty than to risk damage from long term renters. The Residential Tenancy branch makes it extremely difficult to get rid of bad tenants.
- ✓ STVRs are helping to mitigate the hotel room supply crisis Victoria is currently experiencing. The crisis will only get worse with the closing of Harbor Towers next year and the expected 20% hike in hotel room rates.

We are fully in favor of regulation and believe it is very important for the City and STVR owners to work together to regulate. Proper business licenses, tourism tax (3%), and quality controls can benefit everyone involved and make Victoria a travel destination for everyone.

We would be more than happy to provide further input from a STVR owner perspective.

Sincerely,

Jason Scott

From: Jennifer Smith
Sent: Wednesday, January 18, 2017 9:49 PM

To: Councillors

Subject: Victoria Hotel Association & PST exemption...

Categories: Respond through Mayor and Council inbox

Dear Mayor Helps and City of Victoria Councillors, With respect, we in the legitimate bed and breakfast industry have much to say on this topic. We would really appreciate the opportunity to be included in further discussions.

We will be attending tomorrow's meeting and have applied to address the Council next week on what is a much bigger issue than just a repealing of the PST exemption.

Warm regards, Jennifer Smith Fisher House Bed and Breakfast

Sent from my iPad

Date: 6 February 2017

Re: Open Letter on Short Term Vacation Rentals

Dear Mayor Helps and Council:

We watched the Committee of the Whole January 19th Short Term Vacation Rental Workshop with great interest. We believe that the focus of this admittedly complex discussion was too narrow and did not fully consider the implications of STVRs for the future of the Downtown. Online STVR marketers represent a risk not only to conventional hotels but also to residents in the Downtown core.

The threat to hotels is clearcut and is addressed in the measures that Council discussed. STVRs have an unfair advantage in that they do not obtain business licences or pay hotel tax, free-riding on the tourism promotion paid for by hotels. But the threat to residents is also very real and is not addressed in these proposed remedies.

Downtown vitality is anchored by a downtown resident population and the businesses and services that they patronise. Council, in its plans, seeks to promote growth of residents - owners and renters - as one pillar of community development. Council wants to see affordable rental housing options so many people who work in the Downtown can live there too. And downtown residents, for whom the Downtown is their neighbourhood, want the same opportunities as those in other neighbourhoods to build community well-being and enjoy neighbourly mutual regard. Unfortunately, unrestrained STVRs threaten those goals. And the measures you are considering do not present a viable restraint.

STVRs are a threat to affordability for resident owners in condos and renters in both condo and rental buildings. They drive up the price of condo units because of the additional use value and are a tempting alternate use for owners of rental accommodation. Renters are at a disadvantage because they can't afford to pay day rates anywhere near what STVRs command.

STVRs are a threat to downtown livability. High volume in and outs, security issues, increased maintenance, noise, are typical issues. Condos lack the systems and staff that hotels have for managing guests. Residents who live next to STVRs have fewer neighbours and more disruption.

STVRs are an inherently non-conforming use in condos. Condos Downtown typically have 2 kinds of units: residential and commercial (usually at street level). Residential units are not meant to carry on businesses and STVRs, in the main, are pseudo-hotel businesses not simple rentals. Even regulating them as businesses does not help if these units undermine overall liveability in the building. Resident owners start to move out and buildings are likely to tip. We have seen this effect of short term rentals both here in Victoria and in other cities; STVRs simply accelerate that process.

It was suggested in the workshop that Strata Corporations can protect themselves by simply passing bylaws to limit or forbid STVRs. A number of factors make that less than straightforward. When developers build a condo, they put in place the first bylaws, usually a standard package that does not constrain rentals in any way. Indeed, it is generally not in their interests to limit this because it can make it more difficult to sell out the building. Owners, at a subsequent AGM, can revise bylaws that

control rentals in various ways. However, changes to bylaws require a 75% majority - a high bar to meet if the original purchasers include even a significant minority of investors. Unless a convincing business model can be developed to show why having resident owners and long term stable renters is worth a premium, many investors are likely to resist a bylaw change.

We urge City Council to reframe their plans with regard to regulating STVRs in the Downtown to include resident concerns as well as those of the hotel industry. We call on Council to limit or preferably stop STVRs as a permitted transient use in residential buildings. If necessary, consider grandfathering currently operating licensed units but please ensure that this does not undermine existing strata corporation bylaws. There is certainly a number of condo unit investors that will argue for unfettered use of their units but social policy considerations suggest you should not unduly favour them. The city core will be all the poorer if it is littered with largely unregulated pseudo-hotel suites.

Respectfully,



Subject:

FW: Email to Mayor and Council RE: Short Term Vacation Rentals

From: Peter Bonyun

Sent: February 9, 2017 9:42 AM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Subject: Short Term Vacation Rentals

Dear Mayor Helps and Councillors,

I am writing to express my concern about short term vacation rentals (STVR's) being allowed in downtown condominiums.

I am a member of the Downtown Residents Association, have been a member of condominium councils for 11 years and have held positions of Treasurer, Vice-President and President for multiple years each. Currently, I am President of the Aria Strata Council although I do not exercise a license to represent the condominium on this topic.

My exposure to condominiums has demonstrated the destructive results of STVR's on the permanent community contained therein. Simply, condominiums are not hotels – they are not staffed or equipped to handle vacationers who often create excessive noise and, certainly, do not treat the building with the respect that owners do. In frustration owners leave, selling to investors looking for a good return on their STVR investments. Potential long term renters and resident owners who would consider occupying these suites find the building both undesirable and too expensive. Ultimately STVR's take over the building. And of course, STVR's do this at the expense of the hotels that employ many residents of our city.

If, at the same time, STVR's are not permitted in areas surrounding the downtown, this will exacerbate the problem for those of us who live in the core by forcing STVR investors to focus on our neighbourhood. The hollowing out of resident owners and long term renters from downtown condominiums undermines the livable downtown that I believe we all aspire to.

I urge City Council to prohibit STVR's in downtown residential buildings.

Yours truly,

Peter Bonyun 737 Humboldt St, Unit S707

Subject:

FW: Email to Mayor and Council RE: Short Term Vacation Rental Policy

From: Oscar Regier [

Sent: February 12, 2017 8:01 PM

To: Councillors < Councillors@victoria.ca > Subject: Short Term Vacation Rental Policy

Dear Councillors:

I understand Council is reviewing its policies and options for dealing with short term vacation rentals in the city. I am particularly concerned with the scenario where STVRs would be restricted to multi-residential buildings in Downtown.

This is nothing but another thinly veiled and ill considered attack on condominium owners and long term residents who seek to enjoy their homes in peace and quiet. The City has encouraged the construction of more residential units in the Downtown to bring some stability and vitality back to this area. Many significant condominiums have been constructed in the past decade and more are in the development stages. Most residents will support additional sensitively designed and responsibly managed buildings that may ultimately provide more amenities and improvements in the Downtown.

However, SRTVs are certainly not a desirable feature for the majority of residents in these micro-communities. Short term residents are on different schedules and have different objectives than long term residents and the two are seldom compatible. Personal experience has shown that noise and smoking complaints increase, minor damage incidents increase, building security is more frequently compromised and even mundane issues like proper waste separation for recycling are adversely affected when STRVs are allowed. Condo buildings do not have the staff nor security monitoring and enforcement capability that hotels have to properly deal with problems associated with STRVs.

As a long time condo resident in different cities and three-term strata council member, I believe the scenario to restrict STVRs to the Downtown is ill-conceived and unworkable in the long term. This is not a policy for City Council to decide – it is a matter for individual strata councils and owners to decide within the terms of the Strata Property Act and Regulations. I therefore urge you to drop this restrictive scenario from further consideration.

Oscar Regier Victoria BC

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From: webforms@victoria.ca

Sent: Wednesday, February 15, 2017 1:41 PM

To: Victoria Mayor and Council

Subject: Downtown STVRs

From: Stewart Ballantyne

Email : Reference :

Daytime Phone :

Dear Mayor Helps and Councillors,

After reading some of the reports concerning the issue of STVRs in downtown Victoria, I'm disappointed that so little consideration has been paid to the concerns of condominium residents who have to endure the negative effects arising from short term visitors. While it's true that many visitors do not present a problem, the presence of the proverbial bad apple can be disastrous, and bad apples seem to occur much more frequently than would be anticipated. We have experienced catastrophic flooding as a result of a fire sprinkler being activated by short term visitors who are unaware of the sprinkler operation, and could care less for a short term stay. Why should owners have to be subjected to an increased risk of damage to their home due to the negligence of transient visitors? Too often short term renters are only looking for a cheap party venue with no regard to the adverse effects of noise or excessive drinking. Why should residents have to be subjected to this behaviour in their own homes? We are not a hotel having the appropriate resources to respond on short notice to an unruly situation. Residents have to bear the associated costs of increased wear and tear on common property as a result of increased traffic through the building. Residents also have to deal with garbage left in inappropriate locations because the visitors "can't find the garbage room". Finally, STVRs place an increased burden on strata council members whenever they have to deal with these extraneous issues which should not be part of residing in a condominium building. On this basis, I would urge Council to accord downtown condominium residents the same rights as those extended to residents in other neighbourhoods and stop STVRs in downtown residential buildings.

Sincerely, Stewart Ballantyne, Council Member, The Belvedere 788 Humboldt St., Unit 1205

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IP Address: 24.69.154.144

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Subject:

FW: Email to Mayor and Council RE: Short-term Vacation Rentals

From: M K [

Sent: February 16, 2017 9:28 AM

To: Councillors < Councillors@victoria.ca>; Lisa Helps (Mayor) < mayor@victoria.ca>

Subject: Short-term Vacation Rentals

I am a resident of downtown Victoria who enjoys living in this neighbourhood. I support local businesses more than a tourist would--all year round. I believe that permanent downtown residents contribute to a vibrant community and sustain the success of local businesses, including shops, restaurants and services. I also believe that an attraction to visitors is the local people they can interract with in the business locations, restaurants, activities and neighbourhood in general. I often act as a proud ambassador of Victoria, engaging visitors cheerfully on the street and helping them with directions and suggestions.

I do not want to see an increased focus on short-term vacation rentals in condo buildings in the downtown neighbourhood. We have hotels for that purpose. Living in a building with short-term rentals can result in a much more difficult living arrangement, with more move-in, move-out disruption, damage and noise, and sharing our residential buildings with those who have much less concern for their neighbours and less investment in the quality of the property and communities we have built in our condo buildings.

Please don't treat my condo building as a hotel! That is not why I paid a substantial amount of money to purchase a condo downtown. Please do not spoil it for me, and drive people like me out of downtown living.

M Kearns 737 Humboldt Street Victoria

From: Alex Dagg
Sent: Wednesday, February 22, 2017 12:03 PM

To: Lisa Helps (Mayor)

Subject: Fwd: Airbnb's Impact on the Hotel Industry

Attachments: STR_AirbnbHotelPerformance.pdf

Dear Mayor Helps

I'm sharing a new independent report by STR, a top global analytics company specializing in the accommodation industry. STR studied 13 markets between December 2013 to July 2016 to assess Airbnb's impact on the hotel industry.

The report includes several key findings that demonstrate that hotel performance continues to be strong notwithstanding the growth in the number of Airbnb hosts sharing their homes. In fact, as of July 2016, the hotel industry recorded its 77th consecutive month of revenue-per-available room growth. The report also finds that hotel occupancy is significantly higher than Airbnb occupancy. Across all 13 markets, the study found that Airbnb hosts have taken a small portion of market demand and accommodation revenues, and offered units cheaper than comparable hotel rooms. Airbnb guests were primarily leisure travelers who stayed longer, with over 50% of Airbnb guests staying 7 days or longer.

The report finds that U.S. hoteliers in the seven American markets included in the study saw no degradation of their rate premiums during that same period. Average daily rates on compression nights during 2016 were 35% higher than on non-compression nights, which represents a record high.

STR used source-data from Airbnb. Notably, the study concludes that scraped data is inherently unreliable as it relies on key assumptions relating to when an Airbnb listing is available versus actually booked. Comparing real and scraped data for a period of time in one of the US cities studied, STR found that scraped data substantially overestimates Airbnb's demand and revenues.

Thank you for your continued interest in our platform and for your contribution to the establishment of smart, fair rules around home sharing in Victoria. Please contact me if you'd like to discuss any of these issues in more detail.

Sincerely,

--



Alex Dagg Public Policy Canada

#WeAccept



Airbnb & Hotel Performance

An analysis of proprietary data in 13 global markets



Analyzed by:

Jessica Havwood

Patrick Mayock

Jan Freitas

Kwabena Akuffo Owoo

Blase Fiorilla



Table of Contents

| Executive Summary | 3 |
|---|----|
| Methodology and Data Sets | 6 |
| The Data Dilemma | 7 |
| The Accommodations Landscape | 8 |
| Market Overviews | 16 |
| Airbnb's Impact on Hotel Compression Nights | 21 |
| Airbnb's Impact During Special Events | 27 |
| In Closing | 34 |
| Contact Information | 35 |

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Executive Summary

Hotel performance continued to show strength while more hosts than ever were renting their residences on Airbnb, according to STR and Airbnb data.

Performance data through July 2016 indicated hotels were following their normal cyclical trajectory, hovering at or just below the peak at a time when Airbnb listings outnumbered the world's largest hotel company by nearly three units to one. As of July, the U.S. hotel industry had recorded its 77th consecutive month of revenue-per-available-room growth. During that same month, hoteliers sold more roomnights (117 million) than ever before.

Those same dynamics largely held true in the following 13 global markets analyzed in this report: Barcelona, Boston, London, Los Angeles, Mexico City, Miami, New Orleans, Paris, San Francisco, Seattle, Sydney, Tokyo and Washington, D.C. Airbnb provided more than two-and-a-half years of daily data for each market, which STR analyzed and then compared to its hotel performance data.

Among the most compelling findings:

- Airbnb occupancy generally was the highest in markets where hotels had high occupancy.
- Hotel occupancy was significantly higher than Airbnb occupancy.
- While Airbnb's share of total accommodation supply (i.e. Airbnb units and hotel rooms) was growing, its share of market demand and revenues still was generally below 4% and 3%, respectively.
- Airbnb guests typically stayed longer than the average hotel guest, with roughly half of Airbnb roomnights coming from trips of seven days or longer.
- Airbnb's share of business travel was substantially smaller than its share of leisure travel.
- Hotel average daily rates generally were higher than Airbnb rates (e.g. \$16 higher on average in our seven U.S. markets).
- Hotel ADR increased in all but one market (Paris) in the year ending July 2016. Airbnb rates decreased in eight markets and increased in five.

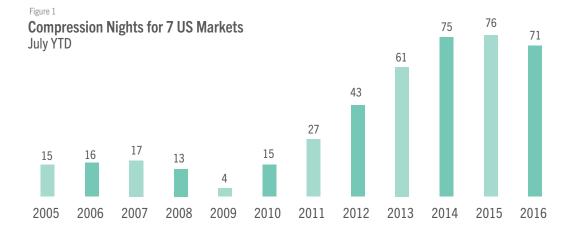
Supply might have been a contributing factor in that latter point, as the majority of the markets analyzed in this report saw available Airbnb units increase by more than 40%—and in some cases north of 100%. When analyzing growth rates, however, it's important to acknowledge the baseline. Airbnb is a relatively new presence in many markets, and growth rates often are commensurate with untapped potential. In other words, Airbnb has more room to grow in most markets, whereas hotels have carved out an established presence over decades.

Airbnb & Hotel Performance Page 206 of 855



The Airbnb demand story followed a similar narrative, with growth rates that generally were above 60%. Harder to assess was the nature of this demand—whether it was mostly incremental, as many of Airbnb's most ardent defenders have argued, or whether it represented a roomnight that otherwise would have been spent in a hotel, as many critics have alleged.

While competitive pressures exist across the lodging landscape, it is difficult to assess the interplay between different accommodation types with different operating models. Hotel inventory is fixed; a hotel room tonight is a hotel room tomorrow. Airbnb inventory can flex, as hosts take supply on and off the market based on their willingness to make privately owned units available to the public for rent. This analysis represents our attempt to normalize the data set, but it should not be interpreted as a true "apples-to-apples" comparison.



That said, one can still glean meaningful insight and information from the data. A review of compression nights, for instance, showed no noticeable impact of Airbnb within the seven U.S. markets included in this report (Figure 1). The number of nights in which occupancy exceeded 95% had increased steadily since the Great Recession, reaching its peak of 76 during year-to-date July 2015. That number dipped slightly to 71 through July 2016, which followed a softening of several other macroeconomic indicators. Also at play was the 1.6% uptick in hotel supply in those seven markets, which should not be underestimated. This looks to be a small percentage increase on the surface given the high base of hotel supply (92,871,685), but the total number of new supply added (1,487,458) to these markets was actually substantial.

Airbnb & Hotel Performance Page 207 of 855



What's more, U.S. hoteliers in those seven markets saw no degradation of their rate premiums during that same period. ADRs on compression nights during 2016 were 35% higher than on non-compression nights, which represents a record high.

Compression night performance in the six international markets followed a similar track, although more volatility was observed in the aggregate given the disparate economic and political factors at play.

With this analysis, it is our intent to provide the most comprehensive comparison of Airbnb and hotel performance data ever reported to better inform the conversations in this "street corner" business. It is not our intent to draw correlation or causation. We will share more findings as we continue to examine the available information and as new data becomes available.

Airbnb & Hotel Performance Page 208 of 855



Methodology and Data Sets

Airbnb provided STR with market-level activity data from 1 December, 2013, to 31 July, 2016, for the following 13 markets: Barcelona, Boston, London, Los Angeles, Mexico City, Miami, New Orleans, Paris, San Francisco, Seattle, Sydney, Tokyo and Washington, D.C. These markets and submarket definitions were based on zip codes used by STR. Matching based on zip code wasn't possible in Tokyo, London and Mexico City, so Airbnb provided data based on how it defines these markets.

While Airbnb provided a complete set of data for these 13 markets, STR excluded data we deemed incomparable to hotels to provide a more relevant analysis for our stakeholders. STR excluded shared and private rooms, limiting its analysis to entire homes/apartments/etc. We also excluded listings that hold more than seven people because groups of this size are the least likely to stay in hotel rooms.

Some charts and tables do not include every market due to the fact that either the Airbnb or hotel data in those segments was insufficient for analysis.

All currency is reported in local currency.

STR was not remunerated in any way for its analysis, and its participation in this analysis was not contingent upon developing or reporting predetermined results.

Airbnb & Hotel Performance Page 209 of 855



The Data Dilemma

Airbnb-sourced data is preferable to scraped data, but it still presents challenges. The Airbnb universe includes accommodations of all shapes and sizes, not to mention a fundamentally different operating model. Thus, we acknowledge our analysis is not a true "apples-to-apples" comparison. By applying the following filters to the data set, however, we ensured the Airbnb performance data we used provided the most meaningful comparison to our hotel performance data:

- 1. We removed Airbnb listings that aren't actually available for rent. (Some hosts create listings but never actually make them available).
- 2. We removed shared bedrooms and private rooms with shared living space, because it is unlikely a typical hotel guest would view such a space as a viable alternative to a hotel room.
- 3. We removed large Airbnb listings that hold more than seven people, because groups of this size are unlikely to stay in hotel rooms.

Within the remaining listings, there was still the "Airbnb experience" factor, which might include kitchens and other apartment-style amenities, meeting the host, and other factors unique to the accommodation. For example, a small percentage of Airbnb listings are eclectic accommodation types such as treehouses, camper vans, yurts, castles and so forth that were not identifiable in our dataset.

Most reports about Airbnb rely on scraped data. Pulled directly from advertised listings on the company's website, scraped data can prove a useful indicator—but one subject to numerous assumptions, which in turn can lead to unsupported conclusions. This is why STR prefers to use data directly from Airbnb.

Figure 2

Data Scraping Methodology and Assumptions



Source: Airbnb

Airbnb & Hotel Performance Page 210 of 855



One of the biggest issues with scraped data is the challenge of determining whether a listing is actually booked or simply unavailable for rent. Without being able to make this distinction accurately, it is impossible to determine supply and demand.

To see just how different scraped data is from real Airbnb data, we compared real Airbnb data from a previous STR analysis on New York City to scraped data. For the 12 months ending August 2015, the scraped data substantially overestimated both demand and revenue. This suggests that estimates of demand and revenue market share that are based on scraped data may indeed be overestimates as well.

STR has used scraped data in the past, and we believe it can be a useful, directional indicator of Airbnb's growth and prices. But just as when benchmarking hotel performance, source data is far more reliable.

Airbnb & Hotel Performance Page 211 of 855



The Accommodations Landscape

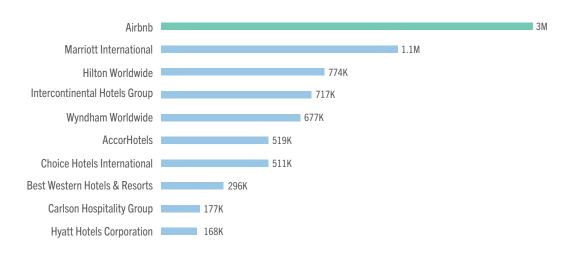
Unlike the hotel industry, in which descriptive attributes often are drawn from fixed real estate, Airbnb's portfolio is more fluid and difficult to categorize. Listings come in various shapes and sizes, with availability constantly evolving as hosts take inventory on and off the market.

Despite this elusive quality, Airbnb is not beyond measure. Data provided from Airbnb on 13 global markets revealed new insights on the platform's size and makeup.

As of November 2016, Airbnb reported having just over 3 million listings worldwide. By raw number of listings, this was nearly three times the size of the newly combined entity of Marriott International and Starwood Hotels & Resorts Worldwide (Figure 3).

Figure 3

Largest Lodging Companies by Rooms/Listings



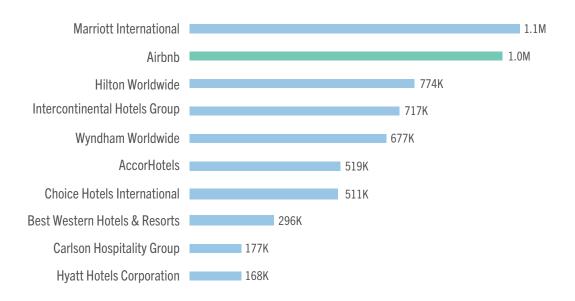
But recall that only a portion of Airbnb's listings are actually comparable to hotel rooms. To estimate the fraction of hotel-comparable rooms within Airbnb's global inventory, we extrapolated based on data provided by Airbnb for 13 markets.

Airbnb & Hotel Performance Page 212 of 855



Within this dataset, we calculated the fraction of Airbnb supply that comprises: 1) units not available for rent, 2) shared rooms, 3) private rooms, and/or 4) units that can host large groups (seven or more people). We then applied this fraction to the total number of Airbnb listings globally to estimate that only 1.08 million listings (35% of total Airbnb listings) are effectively available and reasonably competitive with hotels. This estimate is just under the total number of Marriott rooms. Figure 4 shows this "corrected" view, per our methodology.

Largest Lodging Companies by Rooms/Listings
Less Unavailable, Shared Rooms, Private Rooms and Large Listings



Demographics differ between Airbnb and hotels

Over the past year, the average age of a guest booking on Airbnb was 35, and 53% of all guests were female, according to Airbnb. According to the AH&LA's "Lodging Industry Trends 2015" report, 50% of all hotel travelers were aged 35-54, and males made up the bulk at 63%.

Airbnb & Hotel Performance Page 213 of 855



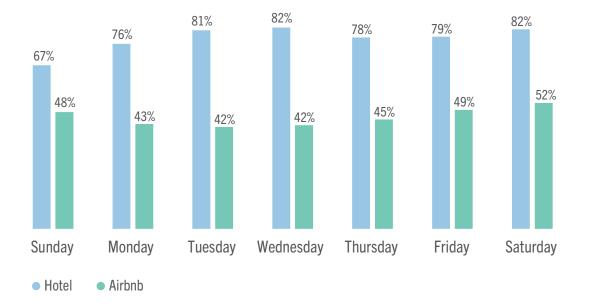
Airbnb guests are primarily leisure-oriented

The alternative accommodations provider in July 2015 launched "Airbnb for Business" to target more corporate travel. By 2016, Airbnb business travel had tripled in size, and more than 50,000 companies had used Airbnb for Business, according to Airbnb. The company estimates that 10% of its bookings are for business travel, though this may include travelers combining business and leisure travel.

While STR does not track business travel, an analysis of weekday (traditionally business-focused) versus weekend (traditionally leisure-focused) travel provides a good proxy.

Hotel occupancy typically was highest mid-week for the 13 markets, while Airbnb's occupancy was highest on the weekend (Figure 5). This supports the logic that Airbnb is more leisure-focused than hotels. The only exception is San Francisco, where Airbnb occupancy was the highest on Wednesday and Thursday.

Figure 5 **US Occupancy by Day of Week**July 2016, 12-Month Moving Average

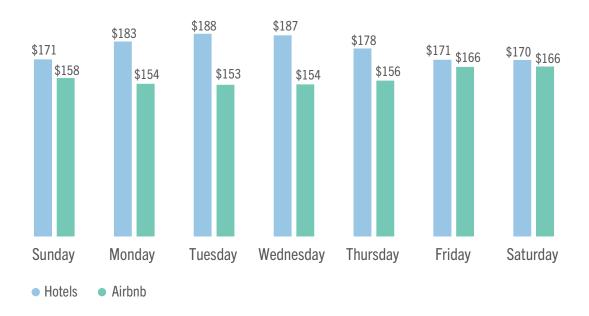


Airbnb & Hotel Performance Page 214 of 855



Figure 6

US Rate by Day of Week
July 2016, 12-Month Moving Average



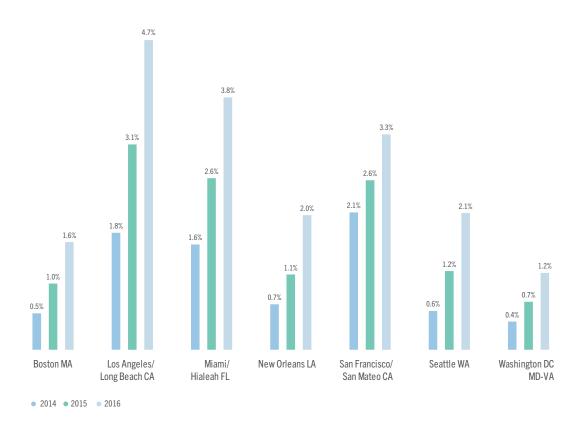
In both hotels and Airbnb, average daily rate was the highest on the days with the highest occupancy (Figure 6). The largest variance in ADR between hotels and Airbnb occurred on Tuesday and Wednesday, which makes sense given these were the most occupied days for hotels and least for Airbnb. The pricing premium was reduced to \$5 on the weekend, when competition for leisure travelers is arguably most intense. Recall that for the Airbnb data, we included listings that can accommodate up to six people, which skewed Airbnb rates higher than if we only considered listings accommodating one or two guests.

Airbnb's share of weekday demand grew steadily over the past three years and was highest in Los Angeles, but was still less than 5% of total weekday demand in every U.S. market we examined (Figure 7). Most cities hovered in the 1-3% range.

Airbnb & Hotel Performance Page 215 of 855



Figure 7
Airbnb's Share of Weekday Demand
July YTD



While Airbnb's share of weekday demand was growing, hotels in most markets still saw weekday demand growth. Boston and New Orleans were the only markets that saw a slight decline in hotel weekday demand year-over-year.

Additionally, weekday ADR was up in all markets except Miami. Four markets (Barcelona, Tokyo, Los Angeles and San Francisco) saw hotel weekday ADR growth of 5-10%.

Airbnb & Hotel Performance Page 216 of 855

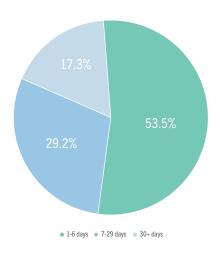


Guests stay longer with Airbnb

Figure 8 shows the percentage of Airbnb roomnights sold by trip length for seven U.S. markets.

Figure 8

Trip Length Distribution for 7 US MarketsJuly 2016, 12-Month Moving Average



Please note: This chart does not show the percentage of total trips booked. Rather, it's the percentage of total roomnights sold. Of all Airbnb roomnights sold, 29.2% were part of a trip that lasted between seven and 29 days, while 17.3% were part of a trip that lasted a month or longer. Combined, 46.5% of all Airbnb roomnights sold were part of a "long-term stay."

STR currently does not track length of stay. However, we do have an extended-stay indicator that applies to approximately 30 brands in the U.S. that focus on attracting hotel guests for an extended amount of time. In the seven U.S. markets included in this report, 9% of all roomnights sold were attributed to extended-stay brands. This figure does not account for guests that stay for an extended period in non-extended stay hotels, but it is a good directional indicator.

Thus, the data suggests that travelers who use Airbnb typically have longer lengths of stay on average than do typical hotel guests.

In Los Angeles, Mexico City and Sydney, more than half of all Airbnb roomnights sold were part of trips that lasted a week or longer (Figure 9). New Orleans had the smallest percentage (20%) of roomnights for trips of a week or longer. Interestingly, hotel occupancy growth in extended-stay properties in New Orleans was down 8%, which indicates the demand for extended-stay nights declined in that market.

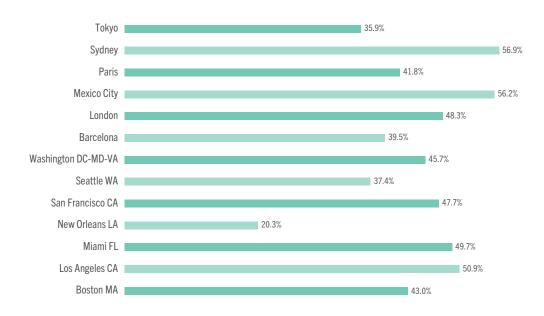
Airbnb & Hotel Performance Page 217 of 855



The number of roomnights sold on Airbnb that are part of stays of a week or longer declined 5% in the 12 months ending July 2016, which indicates that Airbnb trip lengths in all markets studied are decreasing. Meanwhile, the share of hotel demand attributable to extended stays has remained relatively stable.

Figure 9

Percent of Airbnb Demand for 7+ Days



The only market that saw the number of Airbnb extended-stay nights grow was San Francisco. Notably, only 4% of all hotel supply in San Francisco was classified as extended stay, which is the smallest of any U.S. market studied.

While Airbnb does have a large percentage of extended-stay demand, these hotels in the U.S. still saw healthy growth. July 2016 year-to-date demand was up 5%, which was above the U.S. average of 1%. ADR growth for extended-stay hotels also was higher than the U.S. average at 4%.

Airbnb & Hotel Performance Page 218 of 855



Market Overviews

While analyzing the data in aggregate helps paint the larger picture, further clarity is gained by looking at the individual brush strokes on a market-by-market basis.

But first, a mathematical word of caution: Growth rates of many key performance indicators for Airbnb are much larger than those of hotels. There is a simple reason for this: Since Airbnb represents a tiny fraction of the inventory of hotels, Airbnb data starts at a low base—hence, high growth rates.

Tokyo serves as a good example. The market's Airbnb supply footprint roughly tripled in the 12 months ending July 2016, a rate that dwarfed hotel supply growth of 3.2% in the comparable period. Those percentages belie the actual market dynamics, however. Tokyo's baseline of 951,459 Airbnb rental nights listed in the 12 months to July 2015 is much less than the hotel baseline of 38 million available roomnights.

In other words, Airbnb had considerably more room to grow, and each additional unit listed represented a higher percentage increase than did each additional hotel room.

Supply and demand

As mentioned previously, Tokyo reported the highest percentage growth, with both Airbnb supply and demand more than tripling. This outpaced the growth rate of the second fastest growing market, Mexico City, where supply and demand both more than doubled.

Airbnb growth rates were muted in its more "mature" markets, such as its home base San Francisco and also Paris. The larger baseline of units in these markets softened the supply growth rates.

All markets, with the exception of Barcelona, reported supply growth of more than 30% in the 12 months ending July 2016. All markets reported demand growth of more than 20%.

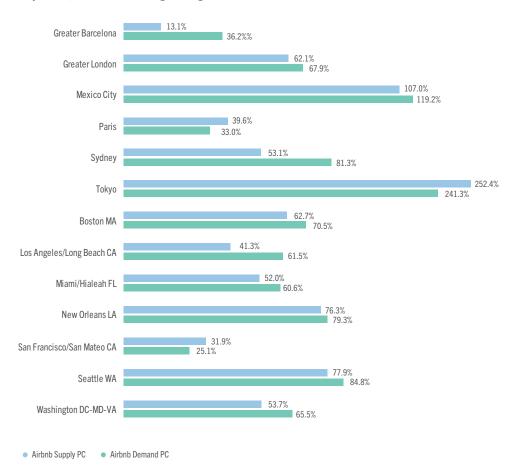
Airbnb & Hotel Performance Page 219 of 855



Generally, Airbnb saw a favorable balance between supply and demand (Figure 10). Demand outpaced supply in all but three markets (Paris, Tokyo and San Francisco), resulting in healthy occupancy growth.

Figure 10

Airbnb Supply and Demand Growth
July 2016, 12-Month Moving Average



Because hotel supply and demand started at such a high base, year-over-year growth rates for the 12 months ending July 2016 were much smaller compared to those recorded for Airbnb.

While Tokyo's Airbnb growth rates were the largest among the markets we examined, the city's hotel growth numbers were not. Miami reported the largest hotel supply increase (4.1%), and Mexico City reported the largest hotel demand increase (5.5%).

Airbnb & Hotel Performance Page 220 of 855



Unlike Airbnb, hotels saw a less favorable balance between supply and demand (Figure 11). Seven markets reported supply increases that outpaced demand, resulting in negative occupancy growth during the period. Two markets (Paris and New Orleans), reported hotel demand decreases.

Given that hotel demand decreased and Airbnb demand increased in those two markets, Airbnb likely did affect hotel demand. However, there are also other market-level factors at play such as the recent terrorist activity in Paris and large event shifts in New Orleans that also negatively impacted hotel demand. In all other markets, both Airbnb and hotel demand increased at the same time, so there seemed to be no universal relationship at work.

Figure 11

Hotel Supply and Demand Growth
July 2016, 12-Month Moving Average



Occupancy and ADR

Hoteliers sold significantly more of their available inventory than did Airbnb hosts during the 12 months ending July 2016.

In San Francisco, for instance, hoteliers sold more than eight out of every 10 hotel rooms available (84.6%), which was third highest among our 13 markets. Airbnb hosts in that market, meanwhile, sold more than five out of every 10 units available (51.8%), which also was third highest.

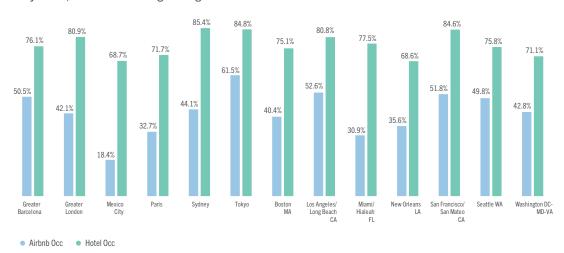
The above example underscores another trend: Airbnb occupancy was highest in markets in which hotel occupancy was highest, which might suggest Airbnb is accommodating incremental demand (Figure 12).

Airbnb & Hotel Performance Page 221 of 855



Figure 12

Hotel and Airbnb Occupancy
July 2016, 12-Month Moving Average



In the U.S., hoteliers charged an average of \$16 more for their rooms than Airbnb hosts charged for their units (Figure 13). The largest delta was reported in Miami, where hoteliers charged \$44 more on average than did Airbnb hosts. The most expensive market for both hotels and Airbnb was San Francisco.

Recall again that since our data set includes Airbnb listings with occupancy up to six, Airbnb ADRs will skew higher than if we only considered listings accommodating one to two guests.

Figure 13
US Hotel and Airbnb ADR



Airbnb & Hotel Performance Page 222 of 855



Market share

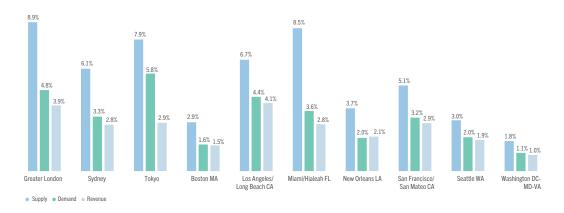
A review of market share (Figure 14) indicates Airbnb penetrated the accommodations landscape most significantly in terms of supply, which makes sense given the significant growth numbers reported in this KPI. But a key consideration is that while our dataset carefully logged listings that technically were available for booking, Airbnb hosts do not always keep their calendars perfectly up to date. (i.e. Listings may not actually have been available for rent.) In such instances, we logged a unit of supply when in fact this supply was not made available for rent. This is a challenge of using Airbnb data, even when it is direct from the source.

That Airbnb had not penetrated market demand as significantly was a product both of the unavailable supply mentioned above and of lower occupancy rates. In other words, an influx of Airbnb units did not always translate into a corresponding increase in bookings.

The still lower revenue share was a natural outcome of the above imbalance between supply and demand, combined with the tendency to price Airbnb units lower than the average hotel room.

Airbnb's share of supply was highest in London. London also had the second highest share of demand (after Tokyo) and revenue (after Los Angeles). On the opposite end of the spectrum, Washington, D.C. had the lowest Airbnb share of supply, demand and revenue.

Figure 14 **Airbnb's Share of Supply, Demand and Revenue (Hotels + Airbnb)**July 2016, 12-Month Moving Average



Note: We excluded Barcelona, Mexico City and Paris from the market share analysis because STR's hotel sample in these markets is insufficient.

Airbnb & Hotel Performance Page 223 of 855



Airbnb's Impact on Hotel Compression Nights

Room demand in the U.S. has grown steadily since the Great Recession ended, which makes any direct negative impact by Airbnb hard to ascertain.

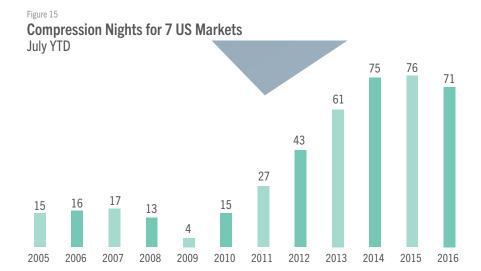
Some hotel operators have suspected Airbnb's impact is more pronounced during periods of peak demand, when major events (e.g. trade fairs, concerts, sporting events) or certain market dynamics push absolute occupancy levels at or above 95%. These "compression nights" yield higher hotel ADRs, and thus maximize revenue.

Some operators also suspect that the same market fundamentals that buoy hotel ADR also prompt more opportunistic Airbnb hosts to list inventory. This viewpoint asserts that an increase in Airbnb supply softens the spike in demand, resulting in the two following assumptions:

- 1. a decrease in the number of compression nights; and/or
- 2. a lack of pricing power on compression nights.

U.S. compression nights hold steady

We examined data for seven U.S. markets between January and July to test the aforementioned assumptions (Figure 15).



Airbnb & Hotel Performance Page 224 of 855



In contrast to the first assumption—that Airbnb has driven a decrease in the number of compression nights—we found that the number of compression nights has held steady at more than 70 nights for the past three years. The number of compression nights peaked in 2015 at 76 nights and then dipped slightly to 71 in 2016.

The year 2013 arguably serves as the best baseline, however, because it was before Airbnb had a significant presence and before hotel supply ramped up during this recent up cycle.

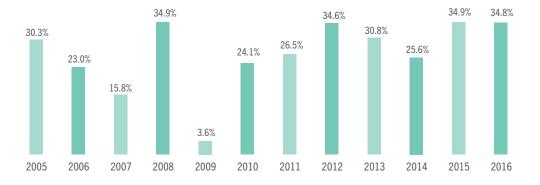
A few other things stand out:

- Compression nights mirror macroeconomic trends. The number was smallest in 2009 during the Great Recession. It steadily increased as U.S. GDP growth increased.
- The most recent dip likely can be explained by factors in the hotel industry
 as opposed to an external demand shock. Compression nights decrease
 either because demand decreases or supply increases. Given the 1.6%
 supply increase in the seven U.S. markets, a decline in compression nights
 is not surprising. We actually would expect this trend to continue as supply
 increases.

U.S. compression night pricing remains strong

The second question posed by hoteliers is the impact on pricing power. (i.e. Does increased Airbnb supply have an adverse impact on pricing power during these high-demand nights?) To answer this question, we examined ADR on compression nights versus non-compression nights and calculated the percent difference for those nights.

ADR Premiums on Compression Nights in the US July YTD



Airbnb & Hotel Performance Page 225 of 855



As Figure 16 on the previous page shows, the ADR premium has hovered near 35% for the past two years, as well as in 2012 and again in 2008 before the Great Recession. There exists some volatility in the years between, but the trend line—at least on a market level—suggests minimum impact from Airbnb or additional supply in general.

Compression night dynamics outside of the U.S.

Despite a decrease in compression nights for the six markets outside of the U.S. during the most recent year, 62 compression nights is still in line with the long-run average (Figure 17).

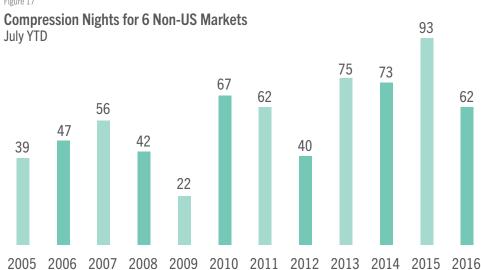


Figure 17

Supply growth in these markets was 2.4% through July 2016, which explains some of the drop-off. The majority of downward pressure, however, came from Tokyo. Compression nights in the market decreased from 43 through July 2015 to 23 through July 2016, which accounted for 65% of the decrease reported in the six-market data set. (Similarly, the majority of the lift in 2015 overall came from Tokyo, where compression nights increased by 16.)

Only one of the six international markets we examined saw the number of compression nights increase year over year: Mexico City. Barcelona saw no change in the number of compression nights, and the remaining four markets experienced a decrease.

Compression night rate premiums were up in all non-U.S. markets. They were at record highs in Mexico City, Sydney and Tokyo. Barcelona had the highest pricing power on compression nights, during which hoteliers charged 60.8% more for a guestroom than they did on non-compression nights.

Airbnb & Hotel Performance Page 226 of 855



Compression in CBDs

For hoteliers, the downtown area, here referred to as the Central Business District, is often a bellwether for the larger market performance. CBDs are where major offices, meeting facilities and tourist attractions are located—and therefore where hotel supply is typically concentrated. It is not hard to imagine that because of the attractiveness of CBDs to tourists, group and business travelers that many Airbnb hosts also list their units there as well.

Figure 18 shows Airbnb's share of total supply and demand in the U.S. CBDs. On average, Airbnb has 5% of total supply and 3% of demand, similar to its shares in the overall market.

Figure 18

Airbnb's Share of Total Supply and Demand (Hotels + Airbnb)

July 2016, 12-Month Moving Average



Compression is particularly strong in CBDs because this is where hotels typically fill up first during large events and conventions.

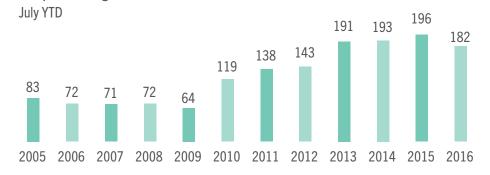
Airbnb & Hotel Performance Page 227 of 855



For the seven U.S. market CBDs combined, compression nights increased for six consecutive years before the 14-night decrease recorded year-to-date July 2016 (Figure 19). The bulk of this was due to Boston CBD, which experienced 15 fewer compression nights. San Francisco was the only CBD that saw compression nights increase (+17).

Figure 19

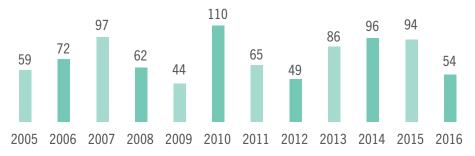
Compression Nights for 7 US CBDs



Outside the U.S., compression nights fluctuated more than in the U.S. (Figure 20). The all-time-high number of compression nights occurred in 2010 followed by decreases in 2011 and 2012.

Figure 20

Compression Nights for 4 Non-US CBDs
July YTD



Please note: We omitted two of our 13 markets (Mexico City and Tokyo) where a clear CBD classification was not possible. Figure 20 reflects performance data in the CBDs of Barcelona, London, Paris and Sydney.

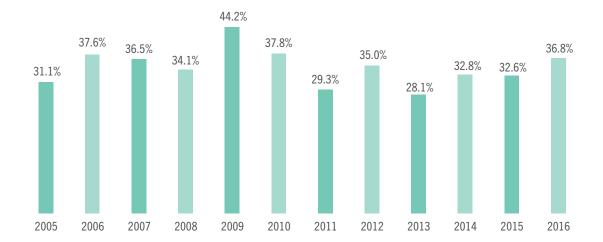
Airbnb & Hotel Performance Page 228 of 855



There were 40 fewer compression nights in international CBDs during the first seven months of 2016. At 54 compression nights, this was the third lowest number of compression nights since 2005. Compression nights were down in all four international CBDs studied.

CBDs typically achieve higher rate premiums than the full market. In the U.S., rate premiums were nearly 37% through July 2016 (Figure 21). All CBDs in the U.S. and international markets saw rate premiums grow year-over-year except Boston. Three CBDs even saw record rate premiums this year (London, Sydney and San Francisco).

Figure 21 **ADR Premiums on Compression Nights in the US CBDs**July YTD



Airbnb & Hotel Performance Page 229 of 855



Airbnb's Impact During Special Events

The opportunity to maximize one's returns during a special event is not unique to the hotel sector. These high-demand periods benefit Airbnb as well, allowing longtime hosts to yield higher rates or first-time hosts to make their introductory splash in the sharing economy. While the resulting influx of supply might satisfy incremental or overflow demand, some hoteliers argue that it dampens their ability to realize outsized revenues.

In an attempt to explore that claim, we examined select special events of two types:

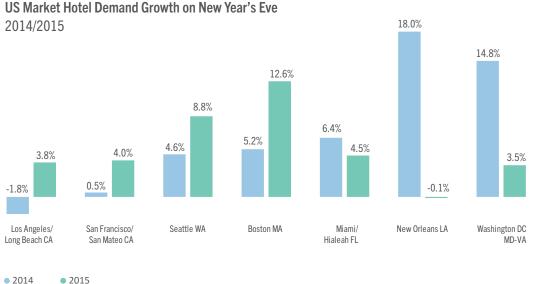
- 1. calendar events such as Christmas or Rosh Hashanah; and
- 2. organized events such as the Super Bowl and the Mexico Grand Prix.

The following examples show the impact of these events on hotel and Airbnb demand and average daily rate.

New Year's Eve (U.S.)

U.S. hotel room demand on New Year's Eve grew the past two years, with the exception of two instances: Los Angeles in 2014 and New Orleans in 2015 (Figure 22). Positive growth rates ranged from 0.5% to 18% and were not consistent from year to year or market to market. We interpret this to mean that local events (e.g. concerts, fireworks, celebrations) for New Year's Eve can drive performance, and thus performance is hard to generalize.

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Airbnb & Hotel Performance Page 230 of 855



For Airbnb hosts, demand growth on New Year's Eve was consistently lower in 2015 than in 2014 (Figure 23). That said, the 2015 growth rates still were significant, topping 50% in all markets except San Francisco (19.8%).

 $^{\rm Figure\,23}$ US Market Airbnb Demand Growth on New Year's Eve 2014/2015



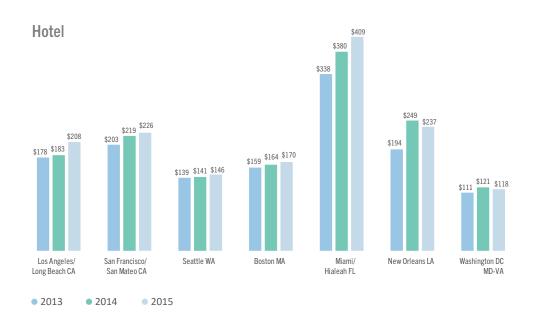
In the U.S., ADR was higher for hotel rooms than for Airbnb listings in all but one instance: Washington, D.C., where hotel ADR was \$118 and Airbnb ADR was \$121 in 2015.

Hotel ADR premiums over Airbnb in the other six U.S. markets ranged from 37% at the high end (Miami, where hotel ADR was \$409 on New Year's Eve in 2015) to 1% at the low end (New Orleans, with hotel rate of \$237).

Airbnb & Hotel Performance Page 231 of 855



 $^{\rm Figure\,24}$ US Market Hotel and Airbnb ADR on New Year's Eve 2013/2014/2015



Airbnb



Airbnb & Hotel Performance Page 232 of 855



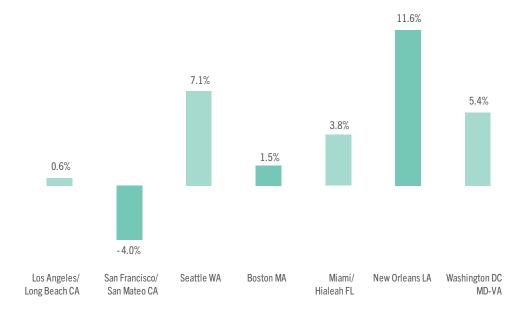
New Year's Eve (Sydney)

For an example of New Year's Eve performance outside of the U.S., we examined Sydney, which plays host to one of the globe's finest fireworks spectacles. The event draws more than a million attendees, which fueled hotel occupancy of 97.3% and Airbnb occupancy of 84% in 2015. Hoteliers charged 562 Australian dollars (a 12% premium) for the night, while Airbnb hosts drove rate 16% to AU\$313.

Thanksgiving

The major national non-religious U.S. holiday often yields demand decreases as business travel gets put on hold. However, continued macroeconomic growth has given leisure travelers confidence in recent years, and hotel demand actually has increased on Thanksgiving (Figure 25).

Figure 25 **US Market Hotel Demand Growth on Thanksgiving**2015



Airbnb & Hotel Performance Page 233 of 855



Because Thanksgiving generates more family travel than any other holiday and Airbnb often targets that customer profile, it is not surprising that Airbnb demand growth for that night also was strong (Figure 26). Demand growth rates of more than 50% year over year are not uncommon. In Los Angeles and Miami, Airbnb demand approximately doubled from 2014 to 2015.

Figure 26 **US Market Airbnb Demand Growth on Thanksgiving**2015



This influx of demand manifested in pricing power for Airbnb hosts. Whereas hotel ADR typically was higher throughout the rest of the year, Airbnb ADR on Thanksgiving was higher in six of the seven U.S. markets (Figure 27).

Airbnb & Hotel Performance Page 234 of 855



Figure 27

Airbnb ADR Premium Over Hotel ADR on Thanksgiving 2015



One possible explanation is Airbnb hosts know that leisure travelers are looking for units in close proximity to their Thanksgiving festivities, which are likely in residential neighborhoods. With that location preference in mind, guests may trade cost for convenience to be close to their families and not have to spend time in transit.

In contrast, hotel operators know any demand is good demand given the lack of business guests on this holiday, so they priced accordingly.

Super Bowl 50 in San Francisco

Residents opened their homes to the flood of visitors who descended upon San Francisco for Super Bowl 50 in February 2016. Airbnb supply increased 105% over the same Sunday in 2015. While demand increased 76%, it failed to keep pace with supply and led to the curious outcome of negative occupancy growth (-14%).

Hotel supply, which obviously is much less elastic to sudden spikes in demand, was basically flat. Demand was up 10%.

ADR for both hotels and Airbnb started at the same base (\$190) on the comparable Sunday in 2015. On Super Bowl Sunday, however, pricing strategies for the two accommodation types varied drastically. Hotel rates increased by 138% to \$452, while Airbnb rates increased by 43% to \$272.

Airbnb & Hotel Performance Page 235 of 855



Boston Marathon

Unlike the Super Bowl, data for the Boston Marathon (held 18 April, 2016) showed remarkably similar ADR performance for both hotels and Airbnb. The average hotel room was priced at \$237, an increase of 5% from the prior Boston Marathon. The average Airbnb unit cost \$241, a decrease of 1%.

There were 76% more Airbnb units available (1,831 in total) during the event in 2015, and demand increased 63% (or an additional 379 units sold). That increase in supply gave guests more choice, likely undermining hosts' ability to drive rate.

Hotel demand increased by 795 rooms (or 2%) to more than 45,000 roomnights sold. Hotel occupancy of 87% was on par with the prior year's marathon.

Mexico Grand Prix

Formula 1 racing returned to Mexico City for the first time on 1 November, 2015, after a hiatus of more than two decades. The race was held in front of 135,000 spectators.

Commensurate with the large crowd, hotel demand increased 20% and occupancy increased 19% to 69%. Airbnb demand increased by 167%, equating to an additional 900 units sold.

Hotel ADR for the night increased 150% to 4,575 Mexican pesos. Airbnb unit ADR increased 17% to 1,450 pesos.

The Airbnb ADR, while higher than year ago, was still only 31% of the achieved hotel rate, so it stands to argue that the audiences for these accommodation choices were different. The Airbnb unit occupants may have not been in the market for the much higher priced hotel rooms, so it is hard to tell if demand was syphoned off or was actually accretive to the accommodations industry that evening.

Airbnb & Hotel Performance Page 236 of 855



In Closing

After examining the data presented to us by Airbnb and laying it over our hotel performance data, it's clear Airbnb is a force in the travel industry.

Our research, as with other research before it, reveals strong Airbnb growth rates in supply and demand. It's important to again note that such increases are coming off relatively low baselines for comparison. Still, the trend highlights not only the desire of unit owners to make their spaces available for short-term rent but also the desire of a willing audience to book them.

While that much is certain, less so is the direct impact that Airbnb has on hotel demand. So many factors are at play—supply growth, macroeconomic headwinds, disruptive technology and new entrants to the accommodations space—which makes isolating causality between any one or two a challenging pursuit. Airbnb may be a relatively new factor, but it is one among many in a long line of rent-byowner platforms.

As city and state legislators wrestle with the implications of an evolving short-term rental landscape, we hope the data presented here provides further insights into the workings of at least one of its newer entrants. The players are quickly maturing, as is legislation on all levels.

With this analysis, we strove to move toward a better understanding of the lodging landscape. We encourage questions and feedback that will help get us all closer still, and we look forward to sharing additional research as more data is made available to us.

Airbnb & Hotel Performance Page 237 of 855



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International:

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Fel 24/2017 Thursday.

Petition: To Oppose Short-Term Vacation Rentals in Victoria Residential Properties

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We the undersigned citizens agree that housing in Victoria exists **first and foremost to provide shelter**—and **not** for use as a commodity to generate profit. We support the interests of home-owners, renters, workers, students and tourism-industry stakeholders who seek affordable housing options for local residents.

- 1) support a broad mix of housing: affordable long-term accommodation in all Victoria neighbourhoods;
- 2) support licensed bed-and-breakfast businesses and hotel zoned properties in select neighbourhoods;
- 3) prohibit short-term vacation rental properties (used as alternative hotel accommodation) in all City neighbourhoods.

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| APLENE TULICH Sould | 2 - 895 ACHDEMY CLOSE, VICTRIA VOS 260 |
| DEBORA TECOD 19/160 | of 649 Admirals Bol Vic V9 AANE |
| Marshe Micauth | 17/14548 Dallas RD. V8 VIR3 |
| VE Tought | 2190 Harpourview Bd Soko V92065 |
| Hillary Kitsin | 516 Radgeview Ln, Mili villey, CA Gregy |
| Cothy Futon | 608 Marsheld live Victoria USV/NB |
| Sut And GENTRY | #4-8 ALOTA ST. VILTONIA VEVACI |
| MARK POWELL | #4-8 ALMA St. Victoria V842C4 |

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| NAME | ADDRESS |
|----------------------|--------------------------------------|
| M JACKSON | 440 SIMTOE |
| J Foss, | 1870 Cook SX |
| LYNN MARTIN | 912 Southgate Street-201 |
| Joan Wille | 93 Hairson De- |
| Haze M Hamme hackets | 1804 - 620 Toronto 84. |
| the Dies | il n ci |
| como patterson | 310 Gent for Flace |
| Chris Messean | 215 Oswego It. |
| hourse Victory | 7-103 Menzier St |
| Levile Binsun | 915 (OOK ST/ect |
| Elisetterrop | 306-566 Simore St |
| HIZLIEN/ Dec TEAN | 207-1976, BIEVE. ST |
| Thorpson | 630 Montreal ST |
| MARTIN GAVIN | 503-240 DONGUNS ST. |
| Julia Thomas | 1-1321 Fernwood Rd |
| Alex Greer | 38 LawisSt. Victora, BC |
| Patricia Huot | #103-119 Ladysmith St. Victoria, B.C |
| Lois Parmar | #405-415 Michigan St. |
| | |

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| | NAME | ADDRESS |
|---|-------------------|-----------------------------|
| | KEVIN DILKE | 3030 SHOREVIEW DR. VKTORIA |
| | WILL FIESTER | 4-356 SIMCOE ST. |
| 9 | Marie Liedson | 335 of Jane S. VSU-45 |
| 1 | Ah Allan | #506, 200 Douglas SI. |
| | B Laury | 101 797 Tyee ORd. |
| | STUANT ROBINGUY | Royal Schi |
| | Oliver Mitchen | 1482 Dallas Rd. Vic |
| | For Felley dor & | #301-443 Superion St. Vic. |
| | Jason Whalley | #105-121 Randall St victord |
| | Doney Batke | Oswego hote. |
| | Brent Jufferguser | 901- 435 michiga St. |
| | Jaco Digoson | 345 MICHIGAN ST. |
| - | HOMAS OF AUIS | 121-666 Douglas St. |
| | EVA GISA | # 205 36 DOUGLAS 57 |
| | Omily Black | # 213-425 Simile Street |
| | Jaul Despardy | A LOCK LOWD VICTORIO |
| | Play 6 Sto | 240 Doughas Vie |
| | MIKE WALKER | 3do BECISCEY NE VIC |
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| NAME | ADDRESS |
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| Leorge Weir | # 1-121- Menzie 5+-250-514-90 |
| Real Selven | 711-425 Simeon |
| heara Courts | 21 DALLAS Rb. |
| Roger Botting- | 00 Pellas Pd. |
| Jennifer Amy | 12-132 Menzies 5+ |
| ## LOD | 525 JoHW52W5+. |
| LENA VERMOORD | 1-107 GOVERNMENTST. |
| GRANT GRAVER | 554 KAY ST. VICTORIA |
| BELINDA PAC | E 110 MEDANIA ST. |
| MARIAH MCARLEY | 647 NIAGARA ST. |
| LINDY MACKS | 1207-450 SIMILE STREET |
| DOHN LANE | 840 thembold 1 st |
| Nugeri Block | 2643 Milton St. |
| Chitchie | 265-115 Belleville St |
| V Gibbons. | 501-250 Duglas |
| Amarda Krapp | 250 891 9311 647 Michigan St |
| Swill Hourson | IS MILLIGAL SCREET 4 1203 |
| 16 Abrul - Heather Fisch | yer 425 Simcoe St |

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| | NAME | ADDRESS |
|---|----------------------|------------------------------|
| | Heather Thousen # 40 | 8 385-2566 The Reef. |
| | Mollskalk | 456-1344 Pheasant leme |
| | Est Schaeler | 307-425 Since st. |
| | Joan book | 107 - 528 Callas Ra |
| | YERENA GACWERY | 566-410 Since St. |
| | Pene Goneoreau | 566 - 410 Simcoe St |
| | Amber treat | 48 Dellin Rd |
| | Chelsey Donohu | e 0 118 Menzies Apt 4 |
| | DON SHILLINGTON | Office 548 SALLAT KE |
| | another trust | 407-200 pouglas 5. VEV18. |
| | gra Centro | 320 Menzies victoria BC. |
| 1 | A Liddy | 30 Dougles St 4106 |
| X | aus Bodela | 201-635 Bastery St. Victoria |
| | M. Suno | James Bay Inn |
| | hyphard Johnson | Admirals Ing |
| | Sarry Marty | 406-200 DOYGLAS STREET |
| | Mary or | 307-360 QUAJPA ST |
| | Collun Mulls | 698 San Jose Bul |
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| NAME , | N :~ | ADDRESS |
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| Mar | gal Soy a | e Victoria |
| Barb | Lambert | LE COUET Son 144 Linds |
| Anna | 30 Canlow | SOCROFISIN, |
| Czene | Lagis | 119 Croff #12 |
| Kog | Frent - | 2-331 Niasar- St |
| Barb // | amil 0 | 30 Sylve St |
| Karan | Shishel | Bayl Inn |
| 1/2.0 | -1511 | SOKE |
| 17 | Limpson | VICTORIA-166 KINTARO |
| (a) | wh | 820 Frirfield |
| Inn | | 400 Simure 87 |
| Sandi | Michael | Loyal Scot |
| Spina | ut | 180 Choff Street, Victorian |
| Sheller | Wilne | #16-130 Dalla Ra |
| marc | ei A. Carisse | 1130-440 Simcol St |
| A Ba | 6/5 | 104-DALLAS 2D #30/ |
| felw. | J. Keil | Klmis Jnn. |
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| NAME | ADDRESS |
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| mine. | Pigeon 404 415 Michigan St. |
| Ø | e Jedras 409 535 Niagora St. |
| Son | Ary 1 #2-27 gan Jose Die- |
| 700 | Silly 200 Pallas Foall |
| (My | sufe 1,117 Medang St |
| Trus | retarile 711 Folomina |
| GAYE | SHEARDOWN BOOK Best Western Rus Inner |
| E. | Wald, 13-416 gallas Rd. |
| Sandr | = Stoth 1-440 Pariy St |
| Lucia | ric Scaltda 308-215 Oswegost |
| Dann (| Celly 49 Oswego |
| 4 | Welder 220 Wardas St. |
| Peter | Tuschule 220 Poys Las |
| Kelly | Selace protoconte st |
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| 132 | ll Collen 250 Douglas |
| Vertu | * Marchern & 940 Felis ad Galiano |
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| NAME | ADDRESS |
|-------------------|------------------------------|
| DAVIKA CBRRIDA | 200 DON 6185 |
| Moria Wagen | 104-539 Nisgara SO. |
| rd hadaet | 520 Pidgard St. |
| Ofelmen | #527- 440 SIMCOE ST |
| Shelle Melloy | 67 Boyd Street |
| Rhelly Mellors | 67 Boyd St. |
| Dug Fram | 28 Murs Circut, Stablet St |
| Van Hel | 522 Torasto St Undoca Fic |
| Llovence ze alher | taia Ontain, |
| B. Roberts | 328 Niagara St. |
| aller Kurty | 116-566 5 macoc ST. |
| Warren Munch | 57 DOCK ST |
| At Thornpan | Best Western Hold |
| Alan Shapiro | 506-1516 Davie St. Vancouver |
| Desus Valery | 151 BOYD |
| Martin Jenes | 209-827 PAIRFIELD ROAD |
| Pers TEUP- | 44 LEWIC ST. p/ |
| Steinfait | 202. 206 Oxwego St |
| | |

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| NAME | ADDRESS |
|-----------------|------------------------------------|
| & Walker | 306-270 SIMCOE |
| RABOUR | 200 1505 LAVAL AVE |
| Actor Gutirez | +8-4270 Ponderses crest |
| - Gran South | 326-540 Dallas |
| Motes young | 385 5508 566 Simcol |
| claymen theligt | 250-218-5945 Ladysmith Street. |
| Mercel Allasm | acifal Scott |
| ED Musi Que | 60 tonouto St. |
| & Mayly | 800-636 MONTHEAL ST. |
| V. Pescoot | 206-4529 W Sagnich Rd. |
| nwishn | 2959 Glen Lake Rd. |
| parue | 387-7117 - 620 Sepurer |
| Williams . | 105 Quebec St. Victoria, B.C. |
| | RS 411-1575 BEGBIE, VIGORIA, B.C. |
| LAURINE TRELAND | - 415- 500 RITHET ST. VIC. |
| PLYCIA SHAW | 1670 SARITA PL VICTORIA BC V8N 314 |
| Allison Ellas | 443 Superick & Victoria BC USU 457 |
| | J 200 SAMMES ROO |
| | n 651 Battery St V8VIET |

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ADDRESS

| | Métanie Leclair | 204-566 Yates |
|---|------------------|---------------------------------------|
| | Peter Bernardin | 514 467 6322 |
| | 0 1 1 | 363-525 Rithet St. |
| | Sylvia Cavanaugh | 209- 566 Simcal |
| | From Egas Pegad | |
| / | Gran Jankow | - Trespour lowers |
| - | Kob FORD | 359 Comment feet |
| | John Cebban | 425-4215 Similar 5/5 |
| | Koren Shearer | 250 818 7354 1- 134 mass St. Victoria |
| | chantel Waters | 104-2315 Douler pl Victura |
| | Akra Legie | TOI 139 CLARENCE ST USV 2T1 |
| | Sign forti | 406-845 BURDETT VICTO |
| | hara Carlson | 4841 Kinder Sey Rd Victor |
| | B Bart | #1131- 440 5, preus 5/ |
| | Stella Howlett | #403-128 Croft St. Velevia |
| | Vingie + | 32 215 Oswego St. |
| | | |
| | | 601 - 450 Sincre St. |
| | Aric | 512 SImace St |

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| NAME | ADDRESS |
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| RAGUEL CHSTRO | SIMCOC ST. JAMES BAY |
| DONNIE SMITH | 206-305 MICHIGAN ST. |
| Ama Montz | 905 Burdelt Are |
| Kath lean Farley | 303 465 DiagaraSt. |
| Cinstal podortsas | 3-427 Purch et. |
| Wm. Cree | 310 DOUNG 80, |
| Catherine O'Neill | 107-340 Linden the |
| Ellen Clayfold | 4404 - 268 SUPERIOR ST |
| Karla Wattamainh | 2020 A SOOKE RD LANGTORD |
| Shaypin Bueno | 47402 1/2 1714 - 102 Newton St. |
| RON RATZ | 301- RITHET ST |
| Ara Mar Donald | 105-151 St. Dnihers Ct |
| ANDREN WHIDDEN | 201-A Montreal St. |
| Jennica 75hor | 3-508 Torento St |
| Len Chare | 5 Hm P |
| Colette Merrison | 2201 Jerning read |
| Chris Carros | 4207 1239 Park Ten, |
| DONNE KROSCHER | 1-336 Gutt GW & C.C.C.VA |

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| NAME | ADDRESS |
|-------------------|--------------------------------|
| J. W. de Keem | 302-545 Rithit St., |
| Many Kirgh | 122 Clarence Street |
| Rope falls | 1681 Patidil St. |
| - Hallwell | 303-ZI Priest James By |
| | #509-548 DACES KOND |
| Je K Ha | # 231-440 SIMCOEST VICTORIA BC |
| gerin | 9-1441 Store St. |
| | 3530 Promenade Cres |
| Q. Br. | 1818 Hutund Pl. |
| Reid Jawley | 866 Goldotran 409 |
| Fric No PRETEZ | 425 POWELL STEFFET |
| Nick Boston | 1548 LIEVEL ST. |
| JEANDETE PATERSON | 14-1905 VELLMER -COUNTENAY |
| Seth Boker | 777 Cook St. |
| Nancy Shepward | 708 Burdell Aug # 1005 |
| DA A | 16 x4 Burnfik 410 6 |
| A Car | 1320 Lynn TO+1NO |
| Block Wallet | 1320 Um d |
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ADDRESS

| SIENNA BLUMSTENGEL | 546 DELORA DRIVE |
|--------------------|-------------------------|
| Steven boardi | 2727 Covendish |
| Juliann Bookers | 1237 Uran Rd. |
| Jennifer Orr | 79-14 Erskin Lane |
| Barb Hudin | 202-874 Henring |
| Djune | 101-3255 Glasgow |
| ELLEN WIELSEN | 204-3258 QUADRAST |
| Perry Brazier. | 443-Superiorst. |
| Jacquie DRIESEN | 1751 Fairfux Place N.S. |
| Raugh Fawkes | 1025 Bay Street |
| Colin Riggs | 1625 Bay Street |
| CARMEN BURKE | 108 ALDERSMITH PL. |
| HENRY THIRE | 860-188 DOUGLAS ST. |
| Maria AM | 1800 250 RAMER 4 81 |
| Virian Scholh | 609 mattery st |
| Matalin Wessey | 410-3287 Quadra ST |
| Carol Carke | 618-425 Sincoe St. |
| Taylor Govin | 306-576 SINGE St. |

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| NAME | ADDRESS |
|------------------------|--|
| 2. Vesper Dra Moran | # 210-188 Douglas Str Victoria, B.C. V8V 2P1 vek Victoria resident |
| DM Wood | #1403 - 360 Donglas St V8V 2P6 |
| Thian Denkinson | #5 120 GOVT ST. JIC V8UZK7 |
| DAMIAN PAGE | *1025 Linden Aue *302 V8VHHH |
| TWACLAWIK | SOS NIAGARA ST. VICTORIA |
| Denis J. Threes | 875 North Park Street - 810, V8W3B8 |
| Amy Athlotuder | \$ 1043 Don thouse # 205 anew |
| | " Porvsoy 250 45, Rpo Cook & |
| | Victoria, VSV 428 |
| ANNA COOKE | 1204 BALMORAL ROAD, VICTORIA &C |
| TEREMY MORAY #40 | 9-1035 RENNORGAST ST. VICTORIA VBV ZW9. FMORAY |
| BARBARAWILSON | N105-737 Humboldt victoria VSWIBI BOULL |
| JVAN CARON. | 1407-350 DOUGLAST. VIC. VOVEPS |
| | |

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| NAME | ADDRESS |
|------------------|--------------------------|
| Jennifer Peddle | 1000 MCCLURE St |
| NINA CHOCKLER | #101-360 DOUGLAS ST |
| COLLEGN OLAGUE | 48 CAMBEN AVE |
| Linda Dernett | 305-647 Michigan St |
| Margaret Willmot | 202-1204 Fairfold Rd: 10 |
| Debby Museuler | 6206 calvert Rd So |
| Chn traces | 225 Belleville Vic |
| Maxine Tota | 425 Nagara St. |
| Bulison Boffen | 535 st James St |
| David Bran | # 51/8193West Boot 131. |
| Brenda Rus | 1275 May 5t. |
| do Bankly | Nicsara Say |
| Damm States | By 6 Duran Lot |
| Pomana | 620 Toronto St. |
| Sumanthe I gca | 2824 Fifth |
| Rossifi Myrado | 540 Congyower Kol- |
| Chantal leBanc | 20518 Croft St |
| W.J. Duli | 139 Claverce (1: |
| Barbara Donkin | N 11 |

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| NAME | ADDRESS |
|-----------------------|-----------------------------|
| Scott Caldwell | 4551 Markhan. St. |
| Broder Webb | 3118 Mars St |
| RJ Piggott | 9530 Waxwing PL |
| Delicana Chapman | 4557 Markhas St. |
| John Brooks | 6895 Academy (1 |
| Johns, Ha | 2918 Denico Pl |
| gy still | 1964 HEYNDGOD AUL |
| | 1000 Petitoles P). |
| Charnelle Von Parydon | 3401 Stellbarne St |
| Lard Clum Brown | 1035 Pendergaat |
| DAVID LIXEDRY | 1126 MCCLURE ST. VGOR |
| Diane Bukell | 1025 FAIRFIELD RD. VICTOR'S |
| 1/1 notrus | 203 1121 OSCAR |
| Alina Newton | 136 Medano, St. |
| LINOSAY NATERMAN | 136 Medana St. |
| Wifelly | 122 Menzies |
| HRYED | 354 MicitiSAN |
| Maxwell Coldicutt | 890 Academy Close |
| Clarke Martell | 4150 Cedar Halld. |

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| NAME | ADDRESS |
|---------------------|------------------------------|
| Christine Hagen | #117-30 Douglas St U8V2N7 |
| Minney Comolli | 24-2503 Blanchard ST 45 |
| Juliet Pendrax | 520 Cook St. Victoria V8V3Y5 |
| Kelly Caddell | # 208 310 ST Jame SST V&V 1 |
| Laria Girard | A-2 1 Daylas RD Victoria BC |
| CLAIRE DROKET | 1129-440 SIMCO, " |
| Ash Saves | 636 Ball as Rd, VIC 1901 |
| W. van Bentum | 508 DALLAS V8V 1B2 |
| Wonna Hallagher | 206-562 Simcoo Victain 8VIL |
| Scarlolle Vorlemely | #34-60 DALLAS Rig Victoria |
| Mackanze Fawards | 406-1022 Fort St V8V31CY |
| John Marion | 613 - 862 - 2800 |
| Lise Bourgon | 203- 605 DOUBLAS ST |
| Robert Thompson | 6.130 Diagara St |
| Holly Thiel , as | 204-425 Simcog St. |
| (Nevelred, Sewell | 250 384 8829 |
| Len Coope | 101-340 St. James |
| Horma Roberty | 430 Michigan St. V8V VRS. |
| Erie Buch 185 | 1625 Linder St VBA GNS |

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|-------------------------|--|
| Eller Edmonstere | £104-562 SMYCOE ST. 18V128 |
| ALLAN CRAWSHAW | 138 DALLAS RD V8VIA3 - allanfslagmail co. 904-548 Dallas PA V8VIB3 |
| Jackie Bennett | 904-548 Dallas Pd V8V1B3 |
| MBromonica Hell | 409-2136 Ridge Rd |
| Marcelle Crane | 309-831 Dung newis Rd. |
| Camackenie | 2562 Wesley Pl. Victoria |
| PAUL O'CANDON | 562 TORONTO ST VICTORIA. |
| Marion Brana | 1483 -350 Donalis St. VICTORIA |
| Line re practe | 504 450 SINCOE ST VICTORIA |
| anita Leclair | 801-450 Since St. Victoria |
| Margare Elliell | 101-605 Douglas St Victore |
| Horas Rachert | 101-605 Douglas St. V |
| MARTIN GAVIN | APT 503 240 DOUGLASST, V8V2P3 |
| BIBI Zermenia | 129 (10FT ST |
| Tim McLellon | 450 Simonst |
| KEITH ROSCOE | Seith Rossoe |
| Jeremigh Valaskevofodos | 135 Cadysmith St. |
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| Santa desita | 04-440 Party 54 |
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| Maken Can | 104- 20 DOUCLAS |
| (in)left | 416-118 Menzies St. |
| Bentules | 1805 Douglas St |
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| Heasly | 21 FrieSt. |
| mohica Kingsburg. | 60 Menzies St. Victoria 80 |
| Kal Wanningled | 60 Menzies St Victoria |
| porcer & limitioner | 562 Kitlet St Victoria |
| Nisakejan 9 | 240 Simcoe St. |
| Regular de | 6-1295 Kingson Re, Duran BC |
| Thomas | |
| Cather Gillies | 1479 Street Victoria |
| Loen Do | 1479 Fort St. Victoria |
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| NAME | ADDRESS |
|----------------------|-------------------------------------|
| Deirdre Gotto | 3050 Jackson St. Vidoria BC UST 328 |
| Emily Salmon | 146 Clarence st |
| and Chacker, | 300 allie Poorle |
| Mancy Flaga | |
| Courtey Janzer | 1030 Pendergast St. |
| Malcolm Myaster | 130-PallasRd |
| Shalber Juleth-White | 6-1208 Rockland Are |
| Barbara Potash | 403-225 Menzies |
| Armee Raiven | 128 Croft Street |
| DONNA QSBORNE | 920 verborde who Oshara ONT |
| Hay Canol | 530 Junes st |
| Andre Charponean | 4910 W Scanich |
| Marfrei Aguino | 103 - 332 Michigan St |
| Chris Kerr | 4-503 TRUTCHSL |
| Thilane Cremiton | Lady limsel |
| Kuthlan Janes to | - DIBK Christie Was |
| MANDEED | 791 (AMED SI) |
| L Dawson. | 3832 S. Valley 11. |
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| NAIVIE | ADDRESS |
|---------------------|---|
| John Thomson | #17-415 SUPERIOR ST. VOV 1TG |
| Linda-Lee Barrett | #3 127 MENZIES 51. # 902-139 Clarence 5+ V8V = |
| I Perlet | 18 SAN JOSE AVE V8V2C |
| Natacha Maron | 16-132 menziles st v8v- |
| Jam Madleton | 204-St. andrews 2733 SHEC BOURNES |
| Elmi it Vesa | 465 NIAGARIT ST |
| ALAN NEVIOR | 203-1030 ZINDEN AUE 4488 16 A VS |
| LINDS AT CONRAD | 210-45 MCUIGAHST |
| Jennifer whited | #403-280 DOUGLAS |
| Parice Livings Tole | 202-343 Sincoe St |
| florma Lison | 1031-440 Simce St |
| Roland Dame | OFTAWA ONT |
| Muse | 229-440 Simone |

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| NAME | ADDRESS |
|--------------------|-------------------------------------|
| Cliff haddi v | 865 Kinderstee Dd. Cictoria |
| Linka Irvine | 5-2500. Florence Hake Rd. Langford, |
| Joan Dicky | 1 # 512-548-DALLAS RP. VIC V8V |
| Ost elleg of | 19) d11-5/19-06 |
| Jen Beyea | 637 Goldie Ave, Victoria V9B6C |
| Nich Harvey | 119 chrence street /him |
| Mighan Banks | 4 16 Fernwood Road, Victoria |
| Sandi Middlester | isa clarence 3+ |
| Laurie Ann Reddick | 207-309 Michigan St - VIC |
| Sonja E Ticoll | 182 montreal st |
| Chris James | 4d3 Superior |
| A topke | 21 DALLAS ROED WC. |
| J. Allan | 514 - 425 Sincre |
| L GALLOGHER | 30 Douglas, St - 230 |
| Laurence (/merod | 6-145 Nagarast Victoria |
| Lorene Smith | 465-456 Grace 14 Vitaila |
| Lori Gagnon | Und B, 113 Superior Street. |
| Tanny Day | 102-815 Rupert TCe |
| | y . |

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| NAME | ADDRESS |
|------------------|----------------------------|
| Jul Stevens | 6459 Welch Rd. |
| m. Marier | 1154 Masan St. |
| (Sug mes) | 777 Cook STIERT #213 |
| Mari Emmon | 548 ATKINS pur Mictor |
| Maco | 1920 - Mintost Victoria |
| Add Acisen | 2757 Ovodra |
| Joãe Brassard | & 2088 madison, Buraby BC |
| Chris Liver | 1344 Pressant lane |
| Dereje Zandell | 2582 Empire St. Victoria. |
| Jean B. Randall | 2582 Empire St Victoria |
| Chala Byly | 311 - 787 Tyee Rd Victoria |
| Preson Degregard | 104866 Crangflower Ted |
| Africe Clark | #10,5-1417 Harrison 54 |
| V.J. Sugarson. | +1410-649 BOXP St. |
| C JOMES | 812 Rambon Ridge Lane. |
| a Jones | a a n J n |
| M. KJERTINGE | 433-942 Esquivalt Rd. |
| P Page | 501-517 Fisgard St |
| | |

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| NAME | ADDRESS |
|------------------|-----------------------------|
| ANITA HUBNEDO | 2 3330 GABBORS BORS BORS |
| Doaller Carly | 1365 HASMIS |
| Meg Froehler | 2568 THOMPSON AVE |
| Candy Aietala | St 25 Dryfe Sto. |
| Patricia Moy is | 105-936 Fairfield Rd |
| Naa San 40 | 1137 OSCAR ST |
| There Baddles | #308-1122 Mc Kenzie |
| Sharon Lum | 2936 Gosworth Rd Victoria |
| James Harasymow | 1167 Battery St Mich |
| 11 COCHELD | 318 Edward 54. |
| Barbara Sinnic | 2026 Granite St. |
| Dails McKee | 206 467 LAMPSON ST. |
| Tarysa Luening | 3903 381h Steet |
| Hogela Gallagher | 109-105 Wilson St, Victoria |
| Forbara Newton | 135 Estellin Rel. |
| Honor Johan | wind Ply vider |
| Chastra Holding | 3435 Salsbury Way |
| Matt Harasimo | B735queensAVe |

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| NAME | ADDRESS |
|--------------------|-----------------------------------|
| Clayre Richards | 162 Sencer St burface |
| Sophia Berter | 1025 hillside Ave |
| fois musicard | 408 PARRY St., |
| Scott Bray | 4142 Dogwer St. Sustator St. |
| Sosipil Mesportell | 350 Doughas ST |
| Vision Frazer | AD8 Paray ST |
| Steph Parker | 304-1361 HIll Fich ave |
| Christine Kemp | 548-801 Della Rd Victoria |
| Hon Skidmone | 999 Burdet Avenue, Victoria. |
| - O Shale | 116 South Turned St |
| DANIEL DONALDEAU | 30425 Governant St. |
| levina Brutte | 360 Douglas St. |
| Beverly Kovic | 978 Fir thee Golon, Victoria Be |
| Margared Leilly | 12-898 Sevenuaks Rd, Victoria, Oc |
| magan | 3206 alder Vic SC |
| J. Natar | 1193 Manro St Victore |
| Men Retro | #204-627 BRECKSIDERS. |
| Katrina whitehead | 4817 5751 ApH114 W Jask2U:n, AB |

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| NAME | ADDRESS |
|-------------------|------------------------------------|
| Matt Proudlave | 1-2340 fabes st. |
| Lynn Keighai | 4-730 Var coover St |
| Joni Lander | 490 Chesterfield Ave Duncan |
| Juna 1 | 260/ Junigan I Victoria |
| ALEX FYFE GIA | 507-373 THERE |
| Treena Waters | 206-1235 Johnson St. Victoria |
| Shileon Joyan | 7-478 Cylothe Road victorice |
| Holly Rushinsis | 707 1205 Country St. Victoria R. |
| Alisal Heard 8 | 1710 Cillian Rd Victoria BC V851K9 |
| Allie Guenther | 1506-751 Fairfield Rd |
| Glan Acilbery | 1007 S. DAUTE S. |
| AG. POFFIAN | 1063 DOUTHEATE |
| Liz Bruce | 406 SINCOX ST |
| Jim Walters | 3250 STU AVENUE, NE. SAMON Man |
| aradys Gabby | 2334 Tanner ed |
| trackie Kelley | 1291 HOLLOWAY ST UCTOLIA |
| SEAN Millian | 1064 4804 SOMEN St. VILLERIA |
| Victoria Stepparo | 965 abbey road |
| V | σ |

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| NAME | ADDRESS |
|------------|---------------------------------|
| REBECCE | BRAND SES XBUNGBURY LANE |
| PAIC | am 1748 Bloodyford. |
| KGOL | 1409 MAY ST- VICTORIA |
| 12 | 526 Melusor |
| DENNIE | 2 roberts 2056 OAKBAT, AVE 4103 |
| Lisa Ha | ilten 210 1345 Pandora Ave |
| Kin G | SS8 MOUNTFIELD S+ |
| Marson | ALT Hanting 1325 Balmoral. |
| Bull | 303-1258 EgumaH R. |
| B) | Vien 1779 Rockland |
| JESSICA | Kerr "NETI GARNET KO VICKRIA |
| alyens ? | TSS Gorge RJ Cast |
| Janet | LaxAOD 890 Julip aut. |
| A) () | and it is |
| Un alux | 4765 CardaraBay Road |
| Argent | 6-1530 Camosup St |
| Daninel | Jan! 954 Bank Street |
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| NAME | ADDRESS |
|----------------------|----------------------------|
| FALLE WEXTHAURA | 165 KIMTH RO |
| Boardon Papinlay | 425 Sincoest |
| David Barany: | 1124 Grant Skeet |
| Shaun Eccleshall | 425 Simler St. |
| Mothew Veoler | 18 Men 2.25 51 |
| Kim arbule. | 510 Whiteside st. |
| David Hunnet | 1-426 St. Lawrence Street. |
| HUDRE; BORISOVI | 406-337 St-JAMES ST. |
| STOPPHEN WALLACE | 406-268 SUPERIOR ST. |
| _10n you | 523 - West Boy 1 eng. |
| Darren Zurbring | 23 Helmcken Rd unit 313. |
| Stephenie Stinchward | 3235 Shel bourn |
| Mayor ?. (when | 9-50 Monteal St. Victoria |
| - Wat after | 1769 Rums DVW. |
| IQUE LONGMORE | 3444 TURNSTONE DR VIC |
| Norm Jacger | 2433 Mataview Sidney |
| TACHARIAH CROW | 3225 CEABST. VICTORIA- |
| Eleanor Kallio | 3225 Keats St Victoria. |

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| NAME | ADDRESS |
|-------------------|---|
| Catterine Schisse | \$01-373 Type Rd. Victoria VSAOB3 |
| Marken acre | 701- 373 type Rd Victoria |
| Astora Light | 401-1555 Jubilee Ave Victoria |
| Janua Stieli | |
| Andrea Crowel | 1 1635 Rembroke St Victoria BC. |
| ERIKA BOUKZE | my Bosch 240 Douglas, Ap. 807. |
| Kuymar | 640 135 Fait VIC V80183 |
| Rung Pess | 0 8-3235 Alder 8+ VEX 173 |
| Jaime Feen | er 2486 Skedans. Rd. Vic. V9BIHS. |
| Jake Gilchrist | 1475 Pandora St. Victoria BC VBS ZAZ |
| WENDY LYNDER | V 7030 Wallace DR VBM 161 |
| Soudi Plouse | 3989 Century Rd. V8P3M7 |
| Virginia Petro | |
| Zoe Drakos | |
| Corey Webber | |
| Lena Possile | 16-2964 Harriet Rd Victora V94173 |
| Laura Guerre | mont 1090 Johnson St Victoria BC VEVUB3 |
| | nont 17-72 Dallas Rd. Victoria V8V 1A2 |
| | |

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| NAME | ADDRESS |
|-----------------|---------------------------------------|
| Ina Alnson | 1619 Oakland Ave V87 223 |
| Olivia Johnson | #214 135 Ziprick Rd. Kelowna BCVIX8BZ |
| FRANCO PAYIC | 135 + 44/LLOWY 44AY COQ. BC |
| Dain 100 KD | 10814 67 AVE Edmonton AB. |
| MB Ler. | #423.1400 Lynserovo Pc. Vici |
| 1 Rule Is | 403-660 BATTORY ST VIC. |
| DONNA HALL | 312-423 Superior St, Victoria |
| Kris | 1165 Macres St. Victoria |
| Alex | 1165 Meares 8t. Victoria |
| Wy | 1430 NAVIUNST CR. |
| Jon Ho | 413 michigan Street unt 202 Victor2 |
| NEW | 230 Kwe- Rd Le Cowichan 13C |
| Charlens Cleary | 2554 Martin Ridge Victoria BC |
| Xim hoserblane | 1007 Esquircel VIC |
| Ken Payne | 515 Rithet St. Victoria |
| Carolys Handel | 1060 Lakington S. Victoria |
| Heather Skydel | 10 les Laheryton Hy Victoria |
| Jose P. Way | 300-1345 Ben Mont, Play 1 |
| 10 | |
| | |

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| ADDRESS |
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| FIII Saanick Rd Brant wood |
| |
| 631/ Rode tot Road VICK |
| 687 Michigan ST. Victoria |
| 17 Dock of Victre V8V129. |
| 645 Battery Street |
| 945 Scot. 25+ |
| 48 Pelot Street |
| 505 COOK STREET (305) |
| 147 LADYSMIN VIC. |
| 14 Lady Smith Str (Vic) |
| *201-260 Michigant St. V8VIR3 |
| 4370 Emily Earl |
| Box 699 Olibbons, AB. |
| 1835 El Seuno Drune Nic RC |
| 1039 ViewSt |
| 33 do Sewall & Victories |
| 7-502 Pallas Victoria |
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| NAME | ADDRESS | | |
|----------------|------------------------|---------------|-----|
| V. ADAMS | 200 pallas Road | Victoria, BC | |
| Mickelson | 584 Since ST | Victoria BC | |
| B. Mangan | 15-50 Dallas Rf | Temes Bay | |
| S. Mickelson | 530 Simcre | Jamel Bay | RC. |
| Many Lynne Rm | ir 151 St. Andrews | Victoria, BC. | _ |
| JOHN HASKETT | 576 SIMOG | VICT BG | _ |
| BRACE NOBA | 1 1 1 | 1900 | |
| Gal Brisse | all suik 10 121 MENGES | | _ |
| vide the fan | 204-415 Michigan | ill | _ |
| Miles Frager | 250 Payles | Victoria BC. | |
| T. Sellinde | 964 Hey word | Victoria | - |
| P. Cresswell | 737 HUMBALDT ST | VICTORIA | _ |
| R. LUKE | et it | | _ |
| M. Dowing | 330 MICHIGAN ST | VICTORIA B | C. |
| ATI COM | #306-455 Kings | ton Vict B | |
| Starth | # 302 - 250 JONGLA | | - |
| This Balurchit | 33-406 Julies 8 | 1 Wollsen Ps | |
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| NAME | ADDRESS | |
|------------------|---|------|
| Rona Maulys Mark | 707-250 Douglas It Victoria | |
| Valerie Dupuis | 1,230 Ontario St Victoria | |
| Matt Dupuis | 1230 Ontario St Victoria | |
| DON MCKERNACH | IER - 8/1-275 Belleville 11 | 1 |
| Benge Sieben | - 315-151 ST Andrews | T |
| Jan ENGRASS | 405-640 MICHIGAN STY | 1. |
| Kristin Ross | 530 TOPONSO ST. VICTO. | nc |
| Melissa Grines | 322 St. James St. Victoria | |
| Justin Songe | 340 200 Dall us Ad. | |
| Al Mourani | 27-416 Dollas Rd. | |
| 242 | 312-430 MKH, 6An SI. | |
| anoch teller | 29. 1309 Craic flower Id. | |
| Ville Oleary | 6973 wallace dr Bratwood Bary | 1 |
| Kloliman | 566 Simcol | Ri . |
| Colemas | 566 Symcol | |
| B Highert | 318-443 Superior Street | |
| M EUNIS | 318 - 493 superior | |
| Briana Scullion | Ap 201 - 324 Kingston st | |
| | A second | |

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| NAME | ADDRESS |
|----------------|------------------------|
| SKRZYPIE JERRY | 121 RENDALI #314 |
| GAY STANDELL | 404-477 SUPFICIOR |
| Andrew Camaran | 244 Michigan st |
| John FR/ | 118 St. Course St. |
| Card Holmas | #304, -305 Lapastu |
| Alexin Fox | # 406 WILD SUPPLIED SA |
| NOAN MEHARDY | 65 0 sweet |
| - Cray Shutko | 512 Linder Ale. |
| Marlyn Orois | 4-950 St Charles St. |
| LORNE MOORE | 321-428 Simcoe St |
| iOn f | 303 - 21 Erie St. |
| Ilona anderson | 450 Sincol St |
| Peter Dunkley | 3216 Kingslet st |
| Cupdi Boyle | 217 Government |
| Jan Diping | 520 Rithet Sto |
| Ham Lar Pay | 1 Dallas Rd C10 |
| Ivan Flatcher | 582 Toronto SI |
| Les Compakes | 540 pithets+ |

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| NAME | ADDRESS |
|---------------------|----------------------|
| Carolyn M Comice | General Del Victoria |
| Kathe Donewall | B- 353 4nder |
| Mair Epsleud | 856 Couper. |
| Jan di | 865 (/iew st |
| Lutt Deninger | 640 Michiganst. |
| Swanley | 901-450 Dallus |
| Jam MA Figle | 804-630 Montreal St. |
| Vanisse Robb | 204 - 128 Graft ST |
| Mada Mario | 105-520 Lithet Sty |
| Katy Sentine | 1221- 440 Sinese XX. |
| Brenden Chapter (0) | JB INN |
| Call & Call | 341 Dalles Victorie |
| Norm M'lorned | 2207 Willstream Rd |
| Ann Steeries | 340 Sxlvia St |
| K & John Fer | 46, 117 Superior St |
| Am Bice | #206-215 Oswego St. |
| T. Harmie | 500 dithet of 414 8 |
| Falterine n Can | ~ 534 MARKDITH CRS |
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ADDDECC

| NAIVIE | ADDRESS |
|--------------------|-----------------------------|
| Cheral Clavett | 170 Mentreal St |
| P.I. Allen | 580 Wlichigan St. |
| Kob Alas | 1678 FORT 420 |
| ST alle | 2638 Ross Lano |
| Physlis Grakam | 1130 Landona Oue. |
| 12000 | 655 Danglas 84. |
| Celina Silva | 131 Menzies Street |
| Mourand | 515 Rithet Street |
| Bee 6/4/2 | 902 - 5 mi |
| Ken Bur But | 82 San Jose Ave |
| HM cen | 2644 Ploseberry |
| Jacquie WASNEY 4) | Fishermants what Doct |
| EZIL NEY DAL | 3770 FISGARDST. |
| Barnt Webst | 10-977 Convert Place |
| Alfred BLACK Afri | 26-406 Singo = ST. KBVILI |
| Theila martin dale | 703-435 Michigan V. Victory |
| judith castle | 304-345 Wichigan St, V8V1R7 |
| KON CAREY | 133 GOVERNMENTSY |
| | |

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| NAME | ADDRESS |
|--------------------------|------------------------------|
| Joshuacy | 3596 Shelbournest. |
| Irent FrastR | 576 SIMCAL ST. |
| Levou Harr | 215 June Superior 54. |
| Lyse Overnerille - Orpin | 151 St. AUDREWS St. A0/320 |
| Most Dunnelly | 119 29 Sorghees Rd. Victoria |
| Jescica Luc | 911 Whirlaway (Ves. Victoria |
| Lauren Triscott | 922 Convent Pl. Vyctom |
| Jan Trule | 25 Government Victoria |
| of Hun | 240 Sinese Juden |
| Jami Wood | 794 Cameo St. |
| DENNISSKY | 548 DALLASST. |
| ROCKENNI | 406 SMCOF ST. |
| I Duguey | 1678 Fort St. 2 |
| Blex Chambron | 165 Kenta Ross |
| Bull Atto | 3222 Keats St |
| Smille | 520 Ritlet St. Victoria |
| Cadelina Cateusco | 160 Clarence St. A |
| W Shlower | 111-151 St Amdrew |
| | |

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| NAME | | ADDRESS |
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| Soan | mis | 203-676 Dallas Kd. |
| Colen | brehella | 205-335 St Jamest |
| 1 Ayun | BACKINA | 580-1313 MICHIGHAN ST. |
| Ligh KN | Mattin | 2307-647 Michigan St. |
| Panko | Gercelor | 139 SIARENCE ST VICTORIA |
| 1 | honsul | 588 Toronto St. Victoria. BC. |
| 10 V | bulley | 405 Quelbeer St |
| | syn | 605 Douglas St. Victoria BC. |
| Mas | ih . | 305-160 GOUT ST. |
| 11 Sta | iss. | 405-3408T JAMES ST |
| |), pan | 7H Con Tocal |
| good | 266 | 308-250 Nonslan St. Wicken |
| Eloisa | Havi O | 3157 Blackwood St. Victoria |
| tour | Scron1 | 841 eggvingt ID. |
| Ant | Zonazo | 1243 OSCAR ST. VICTORIA |
| Mary J | bd co | 620- Pronto St 502 |
| Lay | not | 539 Ningara Str. 115 guite |
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| NAME | ADDRESS |
|-------------------|----------------------------|
| Resko Seki gnoli | #325 525 440 Sineae St. Vi |
| J. J. Haywood | 263-180 Croft St. |
| 1.1 Vollac1 | 433-N. Para 512 |
| Migranos | 104-450 Dallas Rd. |
| Leten Mac Eacher. | 1128 - 440 Sinco St. |
| DEWMAS SIMONIN | 1252-440SIMCOE 81. |
| a Hatla | 901-647 Michigan ST. |
| Marion ABown and | 1403 350 Donalas 51. |
| Leanna Gruendel | #209-270 Simule (St. |
| JOHN Roberts | 703-300 DOUGLAS ST. |
| FM Chamberlin. | 315-500 Righet St. |
| Band MAM | 821 Call STROAM ANT |
| Joel Richards | 589 Niggara St |
| Barbara Brown | 401-450 Simcoe St |
| Beckett Chung | 340 St. James St |
| Mika Kumagdi | 1311 Point st |
| Rowan Hartman | 853 Burdett. Ave |
| Wond Dacis | Elbour SK 251 Supervor St |
| | |

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| 0 1 | IAME | ADDRESS |
|-----|-----------------|------------------------|
| | She shi Very | 405 Quebec St # 220 |
| 1 | Andrian Mcooker | 4038 Quadra |
| - | Sandia Felduson | 1011 Amphin Pt |
| _ | Mathieu Deapeer | 45 michigan st #804 |
| _ | Paylor HARley | #6-100 NIAGRAST. |
| | Sdrak Comerce | 203 Kingston Street |
| | Rea Jimen | 640 michigan St |
| | Terry Rostand | 1, 0, 1 |
| _ | KARINA CHUNGS | 415 MICHIGAN STABET |
| (| Janes Belikelay | 450 Simore Sti |
| _ | Comme Attwell! | 450 SIMCOLEST |
| _ | Mariager | 407-1020 Burdett avel |
| - | A Company | 440- Simos ST- |
| | Proper 1 | 204-40 BOYD ST |
| 1 | Forl Sage | #2-1342 PANDORA AVE. |
| | of Harel | #14. 21 Daylas Rd. Vic |
| _ | J. Fegnandes | . 7 |
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| NAME | ADDRESS |
|------------------|---|
| Temy Suarga | 1090 John son St Vic |
| Carol Campea | 430 Michigan St. |
| Christie Kalning | 1070 MOSS St |
| Anne Sland | 1101 Hilda St |
| Juging Xu | 505 cook st |
| Siett | 473, ESQUIMAIT |
| Brent Hayashi | 408-1035 Pendrops St Victoria BC |
| YOBY HODAIS | 404-820 COOK ST. |
| Sexlanie Mrd | 2126 Wester's North Sagnich B-C. US-553 |
| M. Alloylan | 4404-845 Burday Aus. |
| I Coursell | 467, 290 WILTERT RO VICTORIA |
| las Edor | aug wall Are |
| J. C. Pron | 127 W 2019 |
| 15 obby Arbes | 1-1241 Balmerel Kel. Victoria R. |
| LOUG FOOTE | 30, 1126 Me Chre St 4 |
| Harry Took | 2815 Admirals Rd |
| Hardeep Dox | 411 Soulton Rd. |
| XXX. | 233 FAIRFIELD B. |
| | |

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| ADDRESS |
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| #Levi- 128 Conff Street |
| 401 1433 Faircliff- Love |
| 203-828 Rithet (Sang |
| 345 michigan |
| 40 OLYMPIA AVE, ABV JNY |
| 751 FRINFIELD ROAD |
| 303 160 Garringer Str |
| 402 350 LIMBER |
| 304-1122 HILDA. ST. |
| 3900 QUADRA. |
| 32 - 1145 Fairfield R.D. |
| 5-429 VANCOUNTER RO |
| 1128 Leonara ST. |
| 1133 Itilda St. |
| 3-1160 Richardson St |
| 419 CHESTER AUG |
| 1133 Chapman St. |
| 1926 For Gladstone |
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| NAIVIE | ADDRESS |
|---------------------|--|
| Johanna Merth | 405-528 Pandora Ave, Victoria |
| Roy Flather | #101-1041 Richardson St. Vic. |
| SOAN LOOY | 2-145 NIAGARA ST VICTORIA V8V161 |
| GAIL BOULGER | 46 PILOT ST VICTORIA V8VZAY |
| of the Say | Ale Pilot Stot Vitin VBV ZAZ |
| Millem Gudshorn | 54 Howe St. V8Y4K3 |
| James Glenn | 406- 1641 RICHARDSUN, VICTORIA UBY 366 |
| Sarah Claer | 4300 Gyadra St. Victoria |
| Rochael delos Rojes | 105-128 COST St. VICTORIA BC USV 266 |
| Dominique Woodroffe | 205-235 Michigan 8+. VEVIRA |
| TAT EVANS | 1808 MARIO TORORITO |
| George Janvieson | 4-247 Government S. V8V2L1 |
| Linda Jardine | #407 225 New us St. V8V266 |
| SIEVE TAMPSON | #3-2775 GRAINGER |
| Susaina Ruensad | 1130 Lockley- Ad. USVIP |
| John Macdonald | |
| Mike Doninger | 3126 Irma St. V94158 |
| 18 Jin Stumper | 53/ Simble St. 180/11/ |

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| NAME | ADDRESS |
|------------------|------------------------------|
| Pat Burens | 101-405 Quebec St Victoria |
| D.M. Gurgan | 366 Simore |
| AMAL MASTOUR | 5 617 Battery street. |
| | |
| RAYBUTTON | 41091-118 CPOFT. |
| Shawn Kohlman | 403 260 Michigan |
| Luck Milonger | 5-66 Suncere St |
| Jouesty. Kennedy | World Wast. |
| andrey Hund. | 403-110 Douglas St. Victoria |
| MELISSA ROBURTS | 981 PORTAGE RD |
| BEDRIJA HROMIC | 440 SIMCOE STREET |
| you Warrany | 400 11 004 |
| Jen Smith | 333 Simcol St |
| Slorna Tyron | 201215 Oswey St. |
| R. Melton | #406-3244 QUADRA STR. |
| Mosto | 316-1610 Jubrbae te |
| Estady | 406-340 St., James Street |
| MOH Defeate | @ 201-435 Michgan Street |
| Juck Rocks | 230 Oswego St April 103 |
| | |

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| NAME | ADDRESS |
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| Darbene Nickerson | 106 3258 Alder St. VIC BC |
| Nicole Humanel | 209 Aldersauts 11 BC |
| the Bentle | 209 Aspersmith Prace BC |
| New Louter | pole of Joan (res, |
| meredity matrison | 920 Falkland Rd Vic BC |
| egg da Recores | Hote Chapman St. Vic3CZ |
| mary andrews | 116 Wellington Victoria |
| Coli by | 525 CONVERT DE VIEXURIA B.C. |
| Maddy Buckropam | 1038 Mogregor Ave 10' BC |
| Jabitha Muso z | 967 Collinson St |
| Christopher Marris | 755 Caledonia Aue |
| Derok Breen | 2816 graham str. |
| Rod Groslin | 1620 Camoson St. |
| Christians Ped do | 1547 Fiorley St Victoria U8 h 2/6 |
| Kim Mollin | 1153 Hadfield Aug. |
| Bonnie Jean Duncan | 410 MICHIGAN ST. |
| Melsegor Forcroft | 205. 629 Neglas Rd. |
| 13. Preston | 303 562 Dimcol |
| Emily Smith | 778-839- 240 SIMOVE St. |

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| NAME | ADDRESS |
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| Hoon | The stay Square |
| Letain | Jame Bay, Square |
| Rekha Itaeli | James Bay, Speper 81. |
| Louise Kor | 103 110 Douglas St. |
| Melica Harris | 206 - HIT M. gh. yan St. |
| Ou Perli | 206 nonvest |
| Kito Cansinas | 360 Dallas Rd # 302 |
| B Mc Kay | Royal Scott (yearly) |
| D. Milnay | 450 SINCOUSE. |
| From Paris | 203 -450 Sincoe St Victoria |
| CLAUDIA WARREN WILL | 210-465 Magaza St Victoria |
| Dayette sostes | #206-122 Menzies St. |
| Markey ; | 107 246 Simcae SF |
| Clis Chileto | 219-335 ST. JAMES SX. |
| Michel Wolfer | 778-817-1078 46 Paddga Ave. |
| Sandra Beauraged | 119 Clarence St Victoria. |
| Sarina Obsta | 4391 Greenlea Pl., Vic. |
| Cheryl Kowaris | #1-521 Linden Ave. |

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| NAME | ADDRESS |
|-------------------|--------------------------|
| Panielle Dren | 430b Parry St |
| Emanaed Basell | 2358 COOK Shee |
| Will Tarrent | 2938 West Loury Rd |
| Alannah Reid | BOT Simcoe St |
| Brittony Bjorndal | 507 Since St. |
| ERIK PEDERSEN | 2039 GOUTMAY PIC. |
| WATNE PRITCHIAR S | 980 HBY WOOD AUE#3 |
| ANN CREER | \$705-240 Dougles |
| Wendy Boissevain | #416-443 Syperior S |
| Chrystal Morris | #406-640 Dallas Rd. |
| Peter Roemer | 131 Homer Rd. |
| Shulers nonlike | acolymnia Ave. |
| GAYNOR HUGHES. | 616-918 COLLINSON ST |
| Andom Rogers | 201-1510-schoilee And |
| MadiaRogers | 201-1510 4 C |
| acrem | 1211 - 450, Singco & |
| Sanch Meliza | 311 - Swift A Victorale. |
| Lisa Tichlan | 10B-450 Dallas Rd |
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| NAME | | ADDRESS | | |
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| WILLIAM | CHELWONIA | x 636 K | ONTREAL | 8/ |
| Masae OK | ebayosh; | 625 Superio | of Street Victor | ria |
| Jusa | los | 362. 21: | I OSmyo St. V | ictry |
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| Heten | Smith | 440 Sem 6 | ve V. | |
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| Ab Joseph | Ancie | 4212 121 | DEN AL CO | 4D |
| X 1 Drygon | VIIVON | 442-14 | KCNAMUS | 11/2 |
| Simple P | | 2170 Wenn | van DE. | |
| hatkna | schurman | 1350 Stanler | Ave | |
| STAKE LAND | 6 | #1794 TAKOR | STREAM | |

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| NAME | ADDRESS |
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| meg Davel | 139 Clarence St Vic |
| AN | 609 450 STUCGE ST |
| Michael Rogers | 124 St Andrews St |
| Non Byg | 25 Churchtong |
| Kerth wieres | 103-225 Belleville USV4T9 |
| Pateller | 544-Superior 188479 |
| Vi Horre | 201-10520 M Doudlet K WALDAS |
| DERRI GIBSON | 410-450 SIMCOE ST V8V 1L4 |
| 2. Mushages | 200 DALLAS RD #214 |
| & Raknes | 18-132 Menzies |
| Joanne Marley | 139 Clarence ST V8V2JI |
| 2 Lag | 450- Since St. Viet USV-124 |
| Gornella, Mane | 114 Menzies St Victora BCURU 269 |
| Swall Strotton | 4201 Email Victoria BC |
| Ber Stevens | #1111 - 379 Three Rd VILOVIZ |
| BRAD MEBRIDE | 111-319 Tray Rong VICTERIA UPA 034 |
| MAVIS COLLICOT | 9730 CANORA RD. |
| Aldreyly Singtasin | 270 Billas Bo. |
| and the second s | |

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| NAME | ADDRESS |
|--------------------|------------------------------|
| VICTORIA MANN | 11P5 #202 YATES, VICTORA, I |
| Sylvia Brinckman | 2-20 Menzies St, Victoria |
| Aboron Dammoke | 506 450 SIMCOBST CITY |
| Coloste Fredand | 21 405 Quelsec Street |
| EM CAN B | 127 Menzi-s 5T- Victor; |
| #M CAPLE | |
| Tawas Beautien | 217 Government St. Victors. |
| AUNE DUCKU ZE ALL | 101, SIMCOE ST. VICTORIA |
| Sarah Victoria | 18 Menzies St |
| Mikal Williams | 911 Collisson St. |
| (Peggetpu) | 420 Paciet, Aby |
| Judith Joa Hanton | 425 - Simone S. Vishla |
| Parlene Chyspiolm | amy sa & sam |
| Audra Faydel | 1477 Fair held Rd Victoria B |
| Christine Peterson | 20 Sincoe St. |
| Caristina Herman | HIDE ILO Memies Victoria |
| Bran Steffensen = | 466 708, BULDETAR USLOASSC |
| Tuch of the supp | 1049 Metchnes # 1909 |
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| NAME | ADDRESS |
|-------------|--------------------------------|
| Slass Horas | 407-620TORWTO ST VIC.BC |
| moh 21/2 | 1-555 NIAGARRA St. V8VIHZ |
| John Blog | 3-501 Microgana St V8V/H2 |
| Momen Chang | 3-501 Maggara St |
| Patter 1000 | 407.777 31 anshard St V8W 369 |
| 10 Caldwell | 401-539 Magain ft V8V1H2 |
| Son Betro | 25 GOVERNMENT ST. #107 V8VZK4 |
| & Blames | 200 Dallas ST. V8V-1X4. |
| 1 Bester | #1710-100 Queen D. KITCHENB |
| got Muntes | 11 11 11 11 11 11 |
| Slotof | #1508-751 Fairfield |
| In 10/ofeth | 499 Millstream LA Pel Victoria |
| 1 | 620-1406 Taranta St. |
| AGA. | 121 - Rendall Street |
| Louis Golin | 121 Rendale St. # 203. |
| Julio gray | 102-280 Donger St. |
| Janes Ine | 1-251 Cook & reet. |
| Scott Milan | |

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| NAME | ADDRESS |
|-----------------|----------------------------|
| Jisa U Klerilda | 308-548 Dallas pd. VIV 13 |
| Roger Sallayle | Someof Towers. Vict |
| Mary anderson | 308-350 Douglas St. 18127 |
| To the | 308.350 DOUGLAS ST VEU 29. |
| 1x Carrish | 606 Doules Ct Vic |
| S. The Sugar | 415 - 566 Simone St Via |
| Tyles MacDonald | 408 DEWEGO |
| 18 Tilburg | 118- Coft Book 308 |
| Her wanter | 625-440 5, nco 2, 3T |
| Stauriou | 402/450 n n |
| & thent? | 15-1536 Middle Stn |
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| NAIVIE | ADDRESS | |
|-------------------|----------------------|------------|
| RISA Ricci | 1416 FORT ST | 185 121. |
| Eugen Dorwschuk | 151 Standras | V8 2 M9 |
| Christine Pile | Ceden Honse | |
| Bri Machain | 221 - 1215 MC6215 | st |
| DEBORAH DIDUCK | 208-477 SupERIOR ST. | V8V 1T5 |
| Egt with Bearsol | 1 2 | |
| Terry & Bay Jueus | 440 Semine | |
| KATRINA ESLIGIT | 132 MENZIEC | V8V-2G-5 |
| Nicki Peral | Victoria Im | |
| Seas Rosh | 1618 Norsto Da | iry |
| Som annie | cleoseas has | uple |
| D. Tund. | 636 DAVIAS K | 0 |
| De Sund. | , 11 | |
| Tom ROOMEY | #405 268 SU | PERIOR ST. |
| Josh Mason | 450 sincoe s | |
| HS PREIE | 160 GOVERNAMENT. | St. |
| C BRISCOE | 534 Michigan St | |
| m) lollins | 931 Sincor St | |
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| IVAIVIL | ADDRESS | |
|------------------|--|----------------|
| Gray Burn | #109-1466 HILLSIDE AVE | |
| Shown Su | rge 778/22-138 | 8 |
| Galen Fletcher | J 1377 Kamlaps St Vanco | over |
| Bronzy Morrido | tt te n 10 | |
| S. HAMILTON | 2411 COSTA VISTA F | 1. VICBC |
| Les Cox | 212 ST. ANDROW ST V | JORGA |
| IRN GIKE | 9-46 DALLAS RD VIC | TORIA |
| 3. MERTH | 202-1041 RICHARDSON | |
| JACQUELINE BRAND | The state of the s | |
| FRANCE GILBERT | 402 - S25 RITHET St. Victoria | France Orbert. |
| CAROL DYCK | #1401- 450 SIMCOE ST VICTOR | IA DC USURG |
| Sur Pavel | 305 Michigan & Victor | 2 |
| Nothin Barmeyky | #576 SIM/AC ST # 409 | |
| alice Wilkins | 505-240 Douglas St Victoria | 18V2P3 |
| faul Beisson | 208 - 118 CREFT ST VILTORIA | UBU 266 |
| mulos | 112-566 Stimese St. " " | / |
| Lysa Ipsen | 312-405 Quebec 84 Victoria | * V8V4ZZ |
| Modray Hiscock | 502 548 Lala | VIVE |
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| David King | 332 Michigan St. Victoria BC |
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| R. W. Toman | 215-221 05 Wf6U ST. |
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| 13 Beg home | 535 Niagara Street Victoria |
| 8. The Rema | 1302 Gladstone Ave |
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- 3) prohibit short-term vacation rental properties (used as alternative hotel accommodation) in all City neighbourhoods.

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| Eric Maze | APX + 31 Charles & Mof. |
| JEFF APOLINGRIO | 108 DALLAS RO. |
| Marge Janaa | 108 Dallos Rd |
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| SAMANTHA HULL | 712 425 Since St Victoria Be |
| Amanda Friesen | 712 425 Simcre St. Victoria BC |
| CARY Spiret | 455 TALLAS TOURD |
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| KENDRA LOPALY | 3-1505 MURUS 3 |
| THMARA BRUM | 3276 FORBLS ST. |
| VALTER BRUM | 2276 FURBES ST. |
| Jillian Liggett | 1435 Therlow rd |
| CURIS 10040 | 368-965 ESQUINDET RD |

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| and m | +28- 60 DOLLAS |
| BENE MAGILLE | 636 MONTREAL ST |
| Katherine Tevaanuerk | 3972 Maria Rd |
| Susan Mirhady | Laurel Point Inn |
| RUTH SWINTON | 1736 King, Rd Victoria |
| (RICE EBBY- CONDUND) | 806 MICHIERN STR. |
| Jet Reid. | 45 South Turner. |
| MJBaldwin | 1501 Argylo Ave Nanacino |
| G PARITOISE | 301 - 270 Sincos ST. VICTORIA |
| D. Sutherland | Lorine Terrico, Victoria |
| DAVID SOUR | 3-130 DALLAS RD. |
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| Daniel Charboya | 946 Shearnaterst Victoria |
| Helen Burley | 912 SelkirkAve Victoria |
| MyRianne Rishard | 946 Shearwaters St. Victoria |
| Kim Paterson | 301-537 Heatherdale Lane, Vic. |
| Kathy Small | 1240 Tattersall Dr. Victoria |
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| JOHN VICKERS | 503 600 ST |
| BRULL BENDOW | 413 Powell St. |
| Hans Kieginer | 434 Heating St. |
| VANIA MARIJANOVIC | 806-728 YATES ST. VICTORIA, BC |
| Yuki Jacobs | 806-728 Yates St. Victoria, BC |
| | |

Subject:

FW: Short Term Vacation Rentals

----Original Message-----

From: Miranda Jones

Sent: February 25, 2017 9:50 AM

To: Lisa Helps (Mayor) < mayor@victoria.ca > Subject: Short Term Vacation Rentals

Dear Mayor Helps,

I do hope that the suggestion of pushing STVR into mainly the downtown area will not be approved.

My reason for hoping for this outcome is that the downtown area was being very much encouraged to become MORE residential rather than less so.

When you were elected (and I voted whole-heartedly for you) I had the pleasure of hearing you speak at our condo complex (The Aria on Humboldt

Street). I distinctly remember your mentioning the desire for seeing MORE residents living downtown. I seem to remember numbers being talked about where there were presently 7,000 and you wanting to increase this to 20,000 within five years.

I do not feel that encouraging STVR in the downtown core is a way of encouraging people to make their permanent homes in this same downtown area.

I also feel it is extremely unfair to the downtown hotels.

Thank you for your consideration.

Miranda Jones South 1006 - 737 Humboldt Street Victoria, BC V8W 1B1

Subject:

FW: Email to Mayor and Council RE: Short Term Vacation Rentals

From: Diane Chimich

Sent: February 26, 2017 5:00 PM

To: Councillors < councillors@victoria.ca; Lisa Helps (Mayor) < mayor@victoria.ca>

Cc: Patricia Crichton

Subject: Short Term Vacation Rentals

To: Mayor Helps and the City Councillors

The issue of Short term vacation rentals is having an extremely negative impact on the downtown condo owners of Victoria.

Throughout the past ten years, there has been an effort to build condos and encourage residential development in the downtown area. This has brought about an increase in the residents of the downtown area and served to help revitalize this area.

However the influx of short term vacation rentals is seriously changing this. People who have made their homes in this area and finding that their homes are being negatively impacted by the influx of owners who are trying to make a 'quick' dollar. Residents are finding that the security of their homes is being jeopardized by STVR.

Hotels employ security staff, maintenance staff, cleaning staff and are designed to meet the wants and needs of the visitor who is here for 2 or 3 days. The buildings are designed with wider halls and commercial flooring in order to take the demands of the traffic a hotel has.

Condos are not designed or intended for this same type of abuse. The use of these units for STVR puts a huge load on the limited resources of a strata. These investment owners do not live in the buildings and are not aware or concerned about the difficulties that this causes the residents of the building. They are running a business enterprise in a residential building and their interests and priorities are skewed in that direction.

This practice is also taking business away from legitimate hotels who have invested time and finances in their hotels. The STVR has an unfair advantage in pricing due to many reasons such as reduced taxes, no hotel taxes and no additional maintenance costs to deal with the issues that their business causes.

Please address this issue. Residents of downtown should not be subjected to having their homes turned into hotels. We are asking that STVR not be allowed to operate in downtown Victoria.

Sincerely
Diane and Peter Chimich
#1601 788 Humboldt St.

Subject:

FW: Email to Mayor and Council RE: STVRs

From: Brent&Jennifer Baynton Sent: February 27, 2017 2:37 PM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Subject: STVRs

Hello Mayor and Councillors

Re: Short Term Vacation Rentals in the Downtown Area

As an owner in an existing Downtown residential multi-unit building, I urge you to reconsider your approach to regulating STVRs. I'm in favour of your current approach, but I think it's crucial that you also include **existing** Downtown multi-unit residential buildings in any zoning changes you make. If you don't include the existing buildings, it's likely that you'll create intense STVR demand within these existing buildings, since they'll be the only choice left for investor-owners.

Having a high percentage of investor-owners in a building often causes the exit of long term owners and renters, both of whom contribute to their buildings and their neighbourhoods in ways that vacationers and investors simply do not. True leadership on this issue needs to come from the City in the form of zoning, and not from strata councils who may reverse their bylaws in the future when it becomes lucrative.

I encourage you to put the needs of your Downtown residents (both owners and long-term renters) in the forefront, above the needs of investors and vacationing visitors, both of whom have other options. If you want to align with your mission of increasing liveability, availability and affordability, please alter the current zoning in Downtown so that STVRs are not permitted in multi-unit residential buildings.

thank you for reading my letter.

Jennifer Baynton 737 Humboldt St.

Subject:

FW: Email to Mayor and Council RE: STVR Regulations

----Original Message-----

From

Sent: February 27, 2017 3:34 PM

To: Lisa Helps (Mayor) <mayor@victoria.ca>; Councillors <Councillors@victoria.ca>

Subject: STVR Regulations

Mr. Mayor: Any restrictions singling out homeowners who choose to rent their property short or long term are discriminatory by definition. Residential property tax in Victoria is already placing a substantial burden on owners. Reclassifying residential rental properties as commercial again, is discriminatory. Requiring owners to buy business licenses was the first step in over-regulating private ownership of single dwelling residences.

I would ask the Council to consider what ownership of personal property rights and responsibilities entails. I would also ask the Council if there aren't other ways of social engineering the real estate market like letting the free market supply and demand solve it without adding taxation and regulation. Like most forms of government regulation economic, social and educational issues inevitably grow and get worse as they are imposed.

Here is the question: Is placing additional taxes and restriction on private property owners going to encourage long-term economic growth in Victoria? Let Freedom Ring and the Free Market continue to work!

Sincerely, John Giboney, B604 399 Tyee Road, Victoria, B,C.

Subject: FW: Email to Mayor and Council RE: STVR

From: JUDY CLARK

Sent: February 27, 2017 8:34 AM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Subject: STVR

Mayor and Councillors of Victoria,

I do not agree to this proposal. I live in a condo at The Belvedere, 788 Humboldt Street. This is my home, I don't want to share with STRV. Victoria has hotels!

MY VOTE IS NO!

NOT IN FAVOR!

Judith Clark

Subject:

FW: Email to Mayor and Council RE: Short-term vacation rentals

----Original Message-----

From: Ken Mennell

Sent: February 27, 2017 9:05 AM

To: Lisa Helps (Mayor) < mayor@victoria.ca>; Councillors < Councillors@victoria.ca>

Cc:

Subject: Short-term vacation rentals

Dear Mayor and Councillors,

We live in a condo at the corner of Humboldt and Blanshard.

We are opposed to short-term vacation rentals in condo buildings for the following reasons:

- STVRs are contrary to Council's legitimate desire to increase the population density of downtown Victoria.
- STVRs create conditions which are disruptive to permanent residents in condo buildings.
- STVRs enjoy unfair advantages over the hotel industry which must comply with regulations and taxes which protect patrons and help finance social programs.

Sincerely, Ken and Leona Mennell 306 - 778 Humboldt St., Victoria, BC V*W 4A2

Subject:

FW: Email to Mayor and Council RE: Short Term Vacation Rentals (STVRs)

From:

Sent: February 27, 2017 7:23 AM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Subject: Short Term Vacation Rentals (STVRs)

Dear Mayor and Councillors

I am writing to urge the City to ban short term vacation rentals in residential condominiums.

We live in the Belvedere at 788 Humboldt Street. It seems that every time we have a spike in vacation rentals, we experience things like mixed garbage dumped in recycle bins. No amount of signage or instructions seems to curb this practice. We find it difficult to maintain a recycle program with short term vacationers moving in and out. Maybe installing garbage police in the garbage room would help.

Vacation rentals are not suited for residential condominiums and should be disallowed.

Sincerely L Mackett

Subject:

FW: Email to Mayor and Council RE: Short Term Vacation Rentals

From: Peter Bonyun

Sent: February 27, 2017 5:10 PM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Subject: Short Term Vacation Rentals

Dear Mayor Helps and Councillors,

I was please to see that Council decided to reconsider its approach to short term vacation rentals (STVR's) at your meeting on February 23rd.

While there are other important issues related to this topic, I want to express my concern about the vulnerability of existing downtown condominiums under Council's current position. My understanding is that STVR's would be allowed in existing downtown condominiums but not elsewhere in the city. The profitability of STVR's is a powerful incentive for investors and it should be assumed that they will take full advantage of the opportunities they are afforded. While this would not harm every neighbourhood or every type of building, I believe it is a slowly acting poison in downtown condominiums. A STVR has more value to these investors than to long term renters or resident owners and they, therefore, will be gradually increasing their ownership of these units at the expense of these other types of residents and local hotels. The process tends to accelerate as the shrinking pool of long term residents find their building less and less attractive because the residents in STVR's tend not to respectful, or even be aware, of the condominium bylaws that owners have in place as the foundation of their community. The long term residents will find they have to deal with excessive noise, garbage and damage to their building. They are simply not equipped to be the hotel that STVR vacationers expect.

I am aware of one major downtown condominium that has already been "lost" to STVR's and another that is teetering on the brink. If Victoria is going to have a vibrant full time resident community downtown, we need Council's support by prohibiting STVR's downtown as well. Certainly, as a downtown resident, I believe my community deserves the same protection offered to the rest of the city's condominium residents. Thank you,

Peter Bonyun 737 Humboldt St, Unit S707

Subject:

FW: Email to Mayor and Council RE: STVR + Downtown = Please NO

From: ron proulx

Sent: February 27, 2017 2:01 PM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Cc: Ruth Annis
Subject: STVR + Downtown = Please NO

Dear Mayor and Councillors,

I am in strong agreement with the following::

City Council should alter the current zoning in the Downtown so that STVRs are not permitted in residential buildings. Nothing prevents investors from proposing multi-unit buildings to be run as STVR- style hotels.

Ron Proulx

Owner

N511-737 Humboldt St. Victoria BC V8W 1B1

dear 2017 - what will u bring?~ Ron Proulx arpixmedia The Rights Company

Subject:

FW: Email to Mayor and Council RE: Regarding Short Term Rentals in Buildings that are zoned for transient use

From: Suzanne Little

Sent: February 27, 2017 7:01 PM

To: Lisa Helps (Mayor) < <u>mayor@victoria.ca</u>>; Councillors < <u>Councillors@victoria.ca</u>> **Subject:** Regarding Short Term Rentals in Buildings that are zoned for transient use

Dear Mayor and Councillors.

RE: Staff were asked to contact the BC Assessment Authority to discuss whether units used for STVRs should be classified and taxed as commercial properties.

I am an owner who purchased a transient zoned condominium in the past - with the intent to make my investment back by offering legal short term rentals. I already possess a business licence. Our condo is often rented by people who are positioned in Victoria for government work, hospital work or other executive positions. We are serving a need in downtown Victoria for such renters. I and many other similar owners would be financially impacted if there was a change in the designation to make this a commercial property. It is unclear to me how that could even be done, legally.

The City would be on the hook for legal costs brought about by all such owners for loss to their investments if a commercial designation were introduced to these properties.

As noted by Jay Wollenberg, consultant and adjunct professor with UBC's School of Community and Regional Planning, in the CBC article below, the current # of units on Air bnb is negligible in terms of overall impact on Victoria rental housing availability and he notes particularly that "A number of owners may have purchased their unit with the expectation that they would be able to do this." (Short term rentals)

http://www.cbc.ca/news/canada/british-columbia/victoria-airbnb-rental-suites-vacancy-shortage-1.3824963

Additionally - short term vacation rentals are alleviating the very real problem of a shortage of hotel rooms in Victoria during the summer months, and therefor helping to support the merchants, restaurant owners, shop owners, and everyone else that relies on tourism spending to help them keep their businesses running.

Thank you for your consideration of these points.

Suzanne Little

ı

Subject:

FW: Email to Mayor and Council RE: STVR - Proposed Rezoning / Reclassification

From: Gibbs, David

Sent: February 28, 2017 11:24 PM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Subject: STVR - Proposed Rezoning / Reclassification

SHORT TERM VACATION RENTAL - Proposed Rezoning / Reclassification

Dear Madame Mayor and Council

I am a condo property owner in the Humboldt Valley Area of downtown Victoria. My wife and I have been blessed with the ability to purchase this property so that we may soon retire after many years of hard work. But these blessings have not gone without sacrifice. We knew that in order to retire sooner than later that we would need to compound and accelerate our payments on the property. We also chose to utilize the condo as a vacation rental to also help with paying down the mortgage. In addition, we sold our primary residence and moved with our kids. We used a large portion of the profit toward the condo mortgage as well. The reason I am explaining this to you in such detail is that there is no way we could afford to live in Victoria and be able to retire mortgage free without doing these things that we have done. To impose such restrictions would have a profound and negative affect on our ability to reach the objective we are striving for and that is to move into our condo sooner than later. These proposals are being revisited only because of a very few and perhaps very influential group of individuals in the downtown core who obviously have nothing better to do than interfere in the business of others.

My wife and I have taken great pride in our property which has beautiful views of the Legislative Grounds, Cruise ships, Juan de Fuca Strait and the gorgeous Olympic Mountains. We love sharing this part of our great country with visitors. We are not slum landlords who need oversight and we find it unconstitutional and discriminatory that the City of Victoria Council feels that they have the right to interfere in our future. The strata association in our building were shot down twice in attempting to impose surcharges on owners of STVR. They finally had to concede that it was in fact discriminatory toward owners who had already paid a lot of money for these properties and had the right to utilize them as they pleased.

In closing, I hope that Madame Mayor and her Council are able to come up with a different strategy to assist the issue of affordable rentals in Victoria instead of using quick-fix, band-aid and knee jerk decisions like more taxation and other restrictions. Address the real white elephants in the room right now like the over-priced, overdue Johnson Street Bridge and the embarrassing tent city mess along with the legal bill attached to it. To impose additional tax burden and reclassifying a Private Residence to Commercial is no more than a bullying tactic by the City of Victoria Council which is only going to end up in a courtroom.

Respectfully, David & Jennifer GIBBS

Subject:

FW: Email to Mayor and Council RE: Short term Vacation Rentals: Input to City Council Decision Making

From: DavidandKate Preston

Sent: February 28, 2017 8:55 AM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Subject: Short term Vacation Rentals: Input to City Council Decision Making

Dear Mayor and Councillors

We are snowbirds from Ottawa. We own a furnished condominium in a 2-unit strata property outside the downtown core which we occupy for a minimum of 3 months a year over the winter. We make it available for occasional use by family at other times and for the rest of the year we lease it for vacation rentals through our property management company. Many of our clients are return guests who rent for 4-6 weeks at a time. We declare all income earned and pay taxes on it as well as paying Victoria property and property management taxes. We do not make money on the property as the rental income merely covers the costs.

We keep the apartment in excellent condition, as attested to by the feedback we have from our guests. We are active participants in the life of the community, including making charitable donations and patronizing local businesses and festivals. Our tenants frequent restaurants and theatres and buy groceries and other local products. In short we occupy a specific niche in the Victoria housing market, one we believe the city should encourage, not attempt to stifle the social and economic benefits of our presence and that of our guests.

Nothing would be gained by leaving our apartment unoccupied during our absence, nor would it have an impact, positive or negative, on the long-term rental housing situation in Victoria. Maintaining a vibrant, engaged community has positive economic benefits on all residents. We would be happy to provide additional information, if requested, to substantiate our claim that residents like us are active contributors to Victoria's economic, social and cultural life. Thus we believe that the city's housing regulations should be sufficiently nuanced to acknowledge Victoria's particular advantages in the BC housing market.

Respectfully yours

David and Kate Preston

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Subject:

FW: Email to Mayor and Council RE: STVR Regulations

From: David Scott

Sent: February 28, 2017 10:27 PM

To: Lisa Helps (Mayor) <mayor@victoria.ca>; Councillors <Councillors@victoria.ca>

Subject: STVR Regulations

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Subject: STVR Regulations Date: February 28, 2017.

mayor@victoria.ca, councillors@victoria.ca

Mr. Mayor and Councillors:

My wife and I own a condominium in the Astoria at 751 Fairfield Road.

When we are not in Victoria our condominium is available only for short term rental, providing us with an assurance that it will be available to us when we visit Victoria, something we would not have if it was rented to a full time tenant. The Astoria is well managed and, to our knowledge, suites such as ours used for short term rentals have not caused ongoing problems for resident owners.

We agree with the content of the letter below and request that Council make no changes to regulations concerning vacation rentals.

"Any restrictions singling out homeowners who choose to rent their property short or long term are discriminatory by definition. Residential property tax in Victoria is already placing a substantial burden on owners. Reclassifying residential rental properties as commercial again, is discriminatory. Requiring owners to buy business licenses was the first step in over-regulating private ownership of single dwelling residences.

I would ask the Council to consider

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what ownership of personal property rights and responsibilities entails. I would also ask the Council if there aren't other ways of social engineering the real estate market like letting the free market supply and demand solve it without adding taxation and regulation. Like most forms of government regulation economic, social and educational issues inevitably grow and get worse as they are imposed.

Here is the question: Is placing additional taxes and restriction on private property owners going to encourage long-term economic growth in Victoria? Let Freedom Ring and the Free Market continue to work!"

(Author Unknown)

Yours sincerely

David Scott, Victoria Scott

Yours sincerely

Subject:

FW: Email to Mayor and Council RE: STVR a Snowbird Perspective

From: Paul Vaillancourt

Sent: February 28, 2017 10:24 AM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Subject: STVR a Snowbird Perspective

Honourable Mayor and Concillors,

As recent newcomers to Victoria we would like to offer our perspective on this issue. We are relatively young retirees who were able to afford moving to Victoria, the city we found to be the most attractive for our retirement years. We moved from Edmonton and spend the six coldest months of the year in Arizona. The fact that Victoria is a Canadian snowbird destination enables us to rent out our downtown condo to snowbirds who wish to remain in Canada and rent for one, two or three months at a time. Our condo location is zoned for STVR and we are licenced by the city. We also use a very reputable management firm to manage this little sideline business.

We feel that just as we add to the local economy when we are in Arizona in the winter, our renters contribute to the Victoria economy in our absence. We believe that you should consider this positive economic impact of owner occupied STVR condos in the Downtown and refrain from altering the current zoning Downtown to limit STVR condos.

Paul and Rolande Vaillancourt 1501 - 788 Humboldt St. Victoria

Subject:

FW: Email to Mayor and Council RE: No Short-term Vacation Rentals

From: William Rodger

Sent: Tuesday, February 28, 2017 11:47 AM

To: Lisa Helps (Mayor) <mayor@victoria.ca>; Councillors <<u>Councillors@victoria.ca</u>>

Cc: To: Patricia Crichton Cc: Ruth Annis Peter Bonyun

Subject: No Short-term Vacation Rentals

February 28, 2017

Dear Mayor and Councillors:

We bought our condo in The Aria on Humboldt Street because it does not provide for STVRs, Airbnb, and other short-term accommodation. The minimum rental stay in our building is six months. A six-month minimum creates an opportunity to develop and reinforce community in our building and consequently the downtown core. To entertain the notion that STVRs somehow contribute to community lacks substance and common sense. For example, six individuals renting a unit to celebrate the forthcoming wedding of their friend, and the subsequent "partying" diminishes the livability of the building and the units. I speak from experience because I have observed exactly this type of behaviour occurring at the Parkside Hotel, across the street from the Aria. As well, The Belvedere has a history of Airbnb and STVRs and according to our owner-occupied friends at The Belvedere it is horrible. Not surprisingly, The Belvedere has 'grandfathered' STVRs and they will be disappearing from the building.

When we decided to move downtown, we (foolishly, it seems) believed the message coming from the mayor and city council that there was a desire to create and maintain a vibrant residential neighbourhood in the Humboldt Valley. Since the day we moved here, January 4, 2014, it has been a constant struggle pushing against one hare-brained *ad hoc* mayor/city council scheme after another for the Humboldt Valley community, e.g., a bus parkade on Humboldt Street, camping in Cridge Park, a casino in the Crystal Garden (yet to be resolved as per location), Yuk-Yuks in The Q, a scotch distillery in the Crystal Garden, and the list continues with respect to a 15-story condo on Belleville, Bosa's hotel on Douglas, and the

continuing existential threat to institutions such as the CP Bowling Green on Belleville. Where do these ideas come from? How are they consistent with neighbourhood? They seem to appear out of nowhere. Are these proposals part of a comprehensive community plan that I have yet to read?

One of the biggest drawbacks of allowing STVRs and similar rental strategies in the community is security and wear and tear on the building. These factors, coupled with an expected increase in the use of the community's amenities by guests with no real stake in the property, can have a real impact on the livability and sell-ability of the community for long-term building residents. As a resident-owner I am not happy having a group of rotating strangers staying next door to me. It increases my fears and feelings of vulnerability of living downtown.

Again, with respect to security, Humboldt Valley residents can expect to see an increase in security concerns when keys and security fobs to the building are passed from guest to guest. Presently, our underground parking is gated and for security reasons we are required to wait for the door to close behind us before proceeding out of the building or to the parking area. If STVRs are permitted in The Aria we might as well just remove the parkade gate because it will become obsolete with strangers and errant fobs in the area. From the downtown area, St. Ann's, and Beacon Hill Park (as has been demonstrated with the transient and socioeconomically distressed citizens who occupied the courthouse park and continue to raise legitimate issues on downtown streets such as Johnson Street and thereabouts) security threats may quickly gravitate to the now less-than-safe condominium complexes. These issues have been well documented in the media by residents in those communities around Johnson Street and the courthouse.

What are some of the other negative issues with permitting STVRs? A community on the Gulf Islands documented the following concerns: noise, traffic, parking, water use, garbage, loss of affordable rental stock, and undermining the sense of community in the neighbourhood.

In a presentation by the UBCM in 2016, it was stated that STVRs are not to displace full time housing rental stock for short-term rentals. Since the Aria is 100% occupied by either owners or long-term renters (six months or longer), one might conclude that STVRs are not going to occur here. However, I spoke with an owner-occupier who owns and rents a second unit. My neighbor told me that they would evict the present renter to convert the unit to a STVR, if allowed. Yes, he is

sympathetic to the long-term renter, but this individual sees big \$ signs and is willing to do whatever is required to cash in.

The following is an excerpt from the Los Angeles Weekly, January 2015. The article described what is occurring in some Los Angeles communities as the result of STVRs. There is no doubt in my mind that the same scenario will occur (and probably already is occurring) in Victoria:

(STVRs) Is Infuriating the Neighbors

You're one of six college friends in, say, New York or even Nepal, and you want to visit Hollywood for a weekend. You can book a hotel for \$75 to \$350 a night, or you can seek an apartment or room in somebody's home via Roomorama, VRBO or the granddaddy of online short-term rental services, Airbnb.

On Airbnb, you and your pals find a cozy, clean one-bedroom apartment in a 12-unit Franklin Village co-op — a complex owned mostly by on-site residents — for \$150 per night. Welcome to the "sharing economy," represented by services such as Airbnb in the private home/room rental business.

After your host, the apartment unit's owner, gives you the keys and a gate opener, you and your compatriots go drinking before rolling two rented minivans into your allocated space under the building. You drag your suitcases up the stairwell at 2 a.m. to be confronted by the irate home-owners' association president. The neighbors are weary of tourists jarring them awake in a residential neighborhood.

They're even madder at the host, for turning their homes into a hotel.

The following morning, you're met with hostile glares — one neighbor, who lives next door, mutters that he was kept awake by the sound of the toilet being flushed all night by six drunk occupants. Another owner screams at you to move the second minivan because it's blocking her car. Of course, you didn't know that only one vehicle is allowed per space. You shrug. What difference does it make? You'll be gone tomorrow.

Victoria is a vibrant community in which to live and visit. However, I am frustrated with the time, commitment, and resources dedicated by mayor and city council to tourists over the long-term considerations and needs of residents, owners and renters. Residents are rooted and here to stay and tourists are transitory, therefore residents' needs can be neglected and diminished; they're not going anywhere,

seems to be the attitude. This is particularly interesting because tourists do not vote. Please, in the interests of community and neighborhood, do not facilitate the presence of STVRs in the Humboldt Valley.

Regards,

William Rodger, PhD

South 905, 737 Humboldt Street,

Victoria, BC

V8W 1B1

Subject:

FW: Email to Mayor and Council RE: Short Term Vacation Rental

From: Claudia Senkiw

Sent: Wednesday, March 01, 2017 11:44 AM **To:** Lisa Helps (Mayor) < mayor@victoria.ca **Cc:** Councillors Councillors Mayor@victoria.ca **Councillors** Councillors Mayor@victoria.ca)

Subject: Short Term Vacation Rental

As an owner in the Belvedere Condo building in downtown Victoria I read with interest some information I received regarding regulation of Short Term Vacation Rentals.

I totally agree with the submission by Ruth Annis. STVR's do nothing for existing residents who have no say or knowledge of who rents these units. And short term renters have no

vested interest in the building where they rent. STVR's do not add to the community-building or security in the downtown area. They are a business and should be treated as so and should not be permitted in residential buildings.

Thank you.

C. Senkiw

Subject:

FW: Mayor and Council email re short term vacation rentals

----Original Message-----

From: webforms@victoria.ca [mailto:webforms@victoria.ca]

Sent: Wednesday, March 01, 2017 11:22 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: Mayor and Council email

From: Deidre Langlois

Email:

Reference:

Daytime Phone :

Dear City Council,

My name is Deidre Langlois and I own a vacation rental management business in Victoria.

I see that there are some people in the Belvedere speaking out against STVR's but there has been no one speaking for STVR's that works in the business or have there been any strata management companies offering their side of how this industry works.

I would like to start by stating that we manage STVR's only in buildings that are specifically zoned for this and we pay GST, PST and MRDT and I know we are not the only management company in town that operates this way.

Many of the allegations that have been put forth by some of the owners are just not factual. The claims that the people that stay in these units are partiers, unruly, they litter, etc, well that could be true once in awhile, but certainly no more than any long term tenant or permanent resident. In fact, I have asked strata management companies over and over whether there have been any complaints or if they see any trouble from STVR's and the answer is consistently NO. In fact, they will tell you that the long term tenants are really the ones that cause the trouble because they 'live' there and feel they have the right to do whatever they like regardless of the rules.

The people that are paying \$200-\$300+ a night to stay at a place are not going to be tearing the place up or causing trouble. Like mine, most management companies charge a hefty damage deposit, and as they are not regulated under the residential tenancy act they will be charged for any damage that happens. If you were to ask me how many times I have charged the guests, my answer would be one time. One time only in the thousands of guests that have booked through my company.

There is a very light footprint left by these people and those who are telling you different are not privy to the facts. As a STVR manager I take the investment of my owners very seriously and do not take chances on the type of guest we let in.

I would also like to address the possible zoning downgrade. I recently purchased my own unit that is being used as a STVR and if the sole purpose for purchasing such a property was taken away from me then that would bring great hardship upon my family. It has been floated that these STVR's are a commercial venture. If that is the case then wouldn't every basement suite and mortgage helper would also need to be classified under the same guidelines?

Regarding STVR's being a drain on the available housing. The number

2000 STVR's in the downtown was mentioned by a guest and this is not true. The actual number is closer to 300 in the downtown core which is where the correct zoning is, as indicated by the consultant hired by the city last fall. You also must remember that some of those 300 are on a shared home basis so these would never be available for housing anyway. The actual number is much closer to 200 units being run as

STVR's. To put the label on STVR's as the cause of the housing shortage is just not accurate.

The original plan laid out by your consultant and supported by city staff that did your study was to enforce the existing bylaws and make sure

everyone has a business license and are paying the proper taxes. If this

was followed then everyone could feel confident that people were following the rules. Right now everyone thinks that STVR's are bad, but it is actually what Victoria had envisioned for the future which we are now living in.

Victoria City Council - 21 Sep 2017

I hope you will consider the above and please do not hesitate to ask any questions or clarification on the figures stated above.

Thank you, Deidre Langlois Checked in Victoria Vacations

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 96.50.28.185

Subject: FW: Email to Mayor and Council RE: STVRs

From: deborah rodger

Sent: Wednesday, March 01, 2017 7:02 PM

To: Councillors < Councillors@victoria.ca; Lisa Helps (Mayor) < mayor@victoria.ca>

Cc: Patricia Crichton ; Ruth Annis

Subject: STVRs

Hello Mayor and Councillors,

Should our building become home to STVRs I shall sell to the highest bidder and move. I would prefer to stay and live in the Aria, a great community of friends, but if you don't want me to be a downtown resident then the investors and tourists can have my place.

Thanks,

Deborah Rodger

S905-737 Humboldt St.

Subject:

FW: ShortTermVacationRentals

From: Mike Bone

Sent: Wednesday, March 01, 2017 12:32 PM **To:** Lisa Helps (Mayor) < <u>mayor@victoria.ca</u>> **Subject:** ShortTermVacationRentals

Hello,

I understand that the STVR policy is on the agenda at the Committee of the Whole meeting on March 2nd, 2017.

My wife and I would like the City Council to alter the current zoning so that STVRs are <u>not</u> permitted in residential buildings.

We currently own a condominium unit in the Aria on Humboldt St. This unit has been rented to the same tenant for 5 years. We purchased this unit with the intent of occupying it one day. We are NOT in favour of any short-term rentals in the building (for all the 'usual' reasons of noise, security, stability, community, etc.) as we believe that short-term rentals negatively affect both our stable long-term rental capability and our desire to 'move in' in the future. One of the plus factors in purchasing this unit was the prohibition of short-term rentals, and we fully support any Council effort to prevent operation of STVRs in existing residential buildings.

We see no problem in Council having zoning (possibly case-by-case) that would allow STVRs (with whatever restrictions, taxes, etc that Council feels necessary) in residential buildings that are planned/constructed in the future, although I suspect that a lot of prospective purchasers would be 'turned off' by the STVR option (but that would be for the developer/builder to consider).

Thank you.

Mike & Judy Bone

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Subject: FW: STVR s

-----Original Message-----

From: Philip Spearman

Sent: Wednesday, March 01, 2017 2:14 PM To: Lisa Helps (Mayor) < mayor@victoria.ca>

Subject: STVR s

As a resident in a condominium on Humboldt [at Douglas] we are totally opposed to the above becoming legal. Noise,partying,increased pedestrian traffic thru' the building are all reasons to invalidate this proposal. When living on the Songhees 20 years ago,this had already become a major problem,even having an 'Escort' service became established in the building!

Thanks for listening.

Subject:

FW: Email to Mayor and Council RE: A suggestion regarding short term vacation rentals

From: Victoria Prime

Sent: Wednesday, March 01, 2017 9:37 AM

To: Councillors < Councillors@victoria.ca >; Lisa Helps (Mayor) < mayor@victoria.ca >

Subject: A suggestion

Hello Mayor and Councillors,

My husband and I run a vacation property management business in Victoria and as we are watching so many things change in this relatively new industry, a couple of suggestions come to mind. Change is good, most of the time, and necessary.

We hear all kinds of rants from all sides of the argument around the STVR issue, so are well aware of what you are being bombarded with from all sides.

I have been trying to keep an eye on what changes might be coming to us in Victoria, and admittedly I might have missed the following points, but in case I didn't miss them and they have not arisen, I would like to bring them up as suggestions for your consideration.

- 1. It has long been puzzling why the magic number is 4 or more units in one's care/under one's management to require registering for and charging and remitting PST and MUNI? It seems logical that any one person who runs their 1 property as a STVR should be held to the same tax structure as anyone with multiple properties. Part of the proposal is to enforce licensing. A small and logical change, requiring the registration for PST should go hand in hand with a license. This would level the playing field among STVR operators and would also be fair to the hotel industry, not to mention revenue to the province and city. It would also eliminate some of the less desirable people who may not be running the "cleanest" of operations. Many people would not even consider running their place as an STVR if they had to do the extra paperwork and admin.
- 2. Requiring a local presence. We often receive high praise for the presence and responsibility we take with our guests staying in any of our properties. We always have "boots on the ground" and are the main contact for any issue any guest has, and we are on it immediately.. A common complaint is that of absentee owners renting their place without anyone locally to handle situations that may arise. Again, it seems logical and easy to require this. The very thought of paying someone to properly and professionally look after the place would be a deterrent to someone choosing to do it at all, hence decreasing the number of people renting STVR's which I can only assume is the goal.

We believe these two small changes would address a large percentage of the complaints you are fielding, and in turn, would reduce the less desirable STVRs that are on the market. Win win, and without huge sweeping changes, just logical, fair and polite ones.

Thank you for your work on this and for listening. Good luck at the meeting, I'll be watching on my computer.

Kindly, Liz Van Cleave

VICTORIA PRIME SERVICES
PERSONAL PROPERTY MANAGEMENT
VACATION RENTALS
SHORT TERM FURNISHED RENTALS
WWW.VICTORIAPRIME.COM

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Subject:

FW: Email to Mayor and Council RE: Downtown Victoria condo owners ask for limits on vacation rentals

From: Brian & Elizabeth Elliott

Sent: Thursday, March 02, 2017 1:00 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Downtown Victoria condo owners ask for limits on vacation rentals

Further to the above noted article in the March 2/17 Victoria Times Colonist we would like to indicate our support for the City of Victoria to restrict short term vacation rentals within strata's throughout Victoria. Although some renters are respectful of their surroundings our experience as owners, within Dockside Green, indicates this is not true for the majority of renters. Further suites dedicated to short term vacation rentals could be more appropriately available for full time residents/owners thus improving Victoria's livability.

Thank you for listening.

Brian and Elizabeth Elliott – Victoria (owners and proud citizens)

Subject:

FW: Email to Mayor and Council RE: Against restrictive regulations for STVT's in Victoria

From: Gary Sundberg

Sent: Thursday, March 02, 2017 12:44 PM
To: Lisa Helps (Mayor) < mayor@victoria.ca >
Cc: Councillors < Councillors@victoria.ca >

Subject: Against restrictive regulations for STVT's in Victoria

Dear Mayor/Council,

Re: Short Term Vacation Rentals

We have been reading council minutes and particularly the Report on the Short-Term Vacation Rental Council Workshop on January 19, 2016.

We feel that the citizens of Victoria should have the right and freedom to rent the space in their homes how they choose.

There is all this talk about housing availability, affordability, and neighbourhood liveability and free-riding in relation to the hotel sector. Many Victoria citizens struggle with living in this expensive city. Why should they not have the opportunity to get higher rents and live better?

I don't believe citizens earning higher rents through STVR's have any objection to City Hall creating a Tax ID and tax collecting system for STVR rentals.

It seems that the citizens and hotel industry that are against STVR's argue that it has an impact on affordable living in the city core. We feel that as cities grow and become more prosperous, affordable living in certain areas of any city cease to exist. If the hotels are having problems with affordable housing and argue that there are too many STVR's, then why is Bosa building a new transient rental development and not building affordable housing for its employees? Why is it that only hotels can treat their properties as investments and citizens are expected to provide long-term affordable employee housing for the Hotel industry and others?

Some of the other arguments are that it is disruptive to neighborhoods; there is little evidence to show that short-term tenants are more disruptive than long-term tenants. People are people; there are no guarantees that a long-term tenant isn't going to cause a neighborhood a great deal of grief and they are hard to get rid of when they do.

Restricting short-term rental services isn't really about protecting neighborhoods from unwanted visitors and short-term renters. It's really about the money; money that hotels make from being the only game in town. If there was money in affordable housing, STVR's wouldn't be an issue.

Victoria is an expensive city. Citizens deserve every right to have the opportunity to create better lives for themselves. If they want higher paying rents, consider implementing a system that gives them the freedom to do so, pay the taxes, and have regulations to abide by.

Thank you.

Kind regards,

Gary & Helene Sundberg

N509 – 737 Humboldt St. Victoria, BC V8W 1B1

Subject:

FW: Email to Mayor and Council RE: Against restrictive regulations for STVT's in Victoria

From: Helene Sundberg

Sent: March 2, 2017 2:53 PM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Subject: Against restrictive regulations for STVT's in Victoria

Dear Mayor,

Re: Short Term Vacation Rentals

It is no secret that Victoria is an expensive city to live in and we, it's residents, do our best at making a living here. One can walk into any Victoria neighbourhood and see that Victoria neighbourhoods are riddled in non-legal rental units. Victoria citizens have learned to go underground with it's need or want to subsidize their living with rental income. Rental income is vital and helpful to many citizens. Through innovative technology platforms: Craigslist, Used Victoria, VRBO, AirBNB, etc. citizens have realized the opportunity for higher rents, a better return on investment & time. Why are residents needing/wanting rental income kept underground? Why can they not have regulation and an opportunity to register a Tax ID and pay taxes?

It is obvious that this city needs these underground rental spaces. Yet, law-abiding citizens, if given a choice, would love to have legal suites to rent, rather than own illegal suites, but the city makes it so difficult and hush-construction is created by the need of Victoria residences for liveability. It appears that this has all been quietly acceptable until innovative Internet platforms have created opportunity for higher rents. Now, citizens and Hotels are upset about affordable rents drying up.

Of course citizens relying on affordable housing and the Hotel industry are against STVR's and argue that it has an impact on affordable living in the city core. Are Victoria residents responsible to provide affordable housing for the Hotel employees and citizens not invested in the market? If the Hotels are having problems with affordable housing, perhaps they can invest in the solution. Why is Bosa building a new transient rental development and not building affordable housing for its employees? Why is it that only hotels can treat their properties as investments and Victorians are expected to provide long-term affordable employee housing for the Hotel industry and others?

This is about money. Victoria is an expensive city. Those that invested in Victoria property years ago, can offer affordable housing. But Victorians getting into the market now and needing rental income, the numbers don't work for providing affordable housing. If there was money in affordable housing, investors would be all over it. I don't see the line up to build affordable housing and Victorians deserve every right to have the opportunity to create better lives for themselves. If they want higher paying rents, consider implementing a system that gives them the freedom to do so, pay the taxes, and have regulations to abide by.

Some of the other arguments are that it is disruptive to neighborhoods; there is little evidence to show that short-term tenants are more disruptive than long-term tenants. People are people; there are no guarantees that a long-term tenant isn't going to cause a neighborhood a great deal of grief and they are hard to get rid of when they do.

Lastly, rather than create an environment that forces homeowners to create or own illegal suites or multi-suites; why not create some new building regulations for 'owner occupied' homeowners to build legal suites in

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Victoria City Council - 21 Sep 2017

Victoria? If a property is large enough, parking available, and the neighbourhood is riddled in multi-units already, why not give Victoria resident easier access to building legal and safe rental suites in their home. It is clear that Victorians need and want rental incomes. Also, with allowing homeowners rental suites in their home, it may create more affordable housing in the Victoria market as market environments change.

Thank you for your time & consideration in this matter.

Kind regards, Helene Sundberg



Huntingdon Manor 330 Quebec Street Victoria, B.C., V8V 1W3 250-381-3456

March 2, 2017

Dear Mayor Helps,

I am writing to urge City Council to alter the current zoning in Greater Victoria, particularly downtown and the Inner Harbour, to disallow Short Term Vacation Rentals. We strongly believe that STVRs are to the detriment of the hotel industry and residential rental industry in Victoria.

We are fortunate that Victoria is currently experiencing a strong tourism wave, however, peak season is only for a few months out of the year, and the economy may well shift in future years. Another challenge faced by the hotel and restaurant industry is the small labour pool in Victoria, which is often contributed to high rents and low rental vacancies, issues directly and negatively affected by STVRs.

I thank you for your consideration.

Yours Truly,

Authorized Signatory of 0972137 BC Ltd DBA Huntingdon Manor Hotel

Erin Cassels, General Manager

From: Victoria Mayor and Council
Sent: Thursday, March 02, 2017 3:08 PM

To:

Subject: Email to Mayor and Council RE: SRVT

Categories: Planning, Short Term Vacation Rentals, Housing

Dear John and Janet,

Thank you for your email sharing your input in regards to short term vacation rentals and housing in Victoria. At today's Committee of the Whole meeting, Council gave reconsideration to the matter of short term vacation rentals. A link to the Committee agenda is available here.

Council has recommended the following, for ratification at the Thursday, March 9 Council meeting:

Direct staff to provide advice on what tools are available to limit the number of short term vacation rentals where they are currently allowed, and that this report includes the option of an "opt-in" mechanism for a City initiated rezoning to prohibit transient accommodation as a permitted use, where a majority of owners of units in a residential multi-unit building (condominium) downtown indicate their preference for this rezoning.

A copy of the staff report considered by Council is available here (Item 12).

In addition to the regulation of short term rentals, the City is in the active implementation phase of the <u>Victoria Housing Strategy</u>, approved in June 2016. This strategy stemmed from the work of the <u>Mayor's Task Force on Housing Affordability</u> and contains a broad suite of actions that will work to improve affordability in this city. Please visit www.victoria.ca/housing for further information and updates.

Thank you for taking the time to write to Mayor and Council. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the <u>City's bi-weekly newsletter</u>, visit the <u>City of Victoria's</u> website, or download the <u>City's ConnectVictoria App.</u>

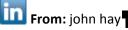
Sincerely,

Bridget Frewer
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6









Sent: Thursday, March 02, 2017 11:46 AM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Subject: SRVT

Dear Mayor and Councillors:

One further thought to add to our mail of yesterday:

Would it not be properly democratic to allow individual condominium strata councils to make their own decisions about short-term rentals, rather than imposing a blanket rule that may not be suitable for everyone? Let those condominiums that want to ban STVRs go ahead and do it but leave those that don't the freedom to make their own choices?

John and Janet Hay Astoria #808

Subject: FW: STVR

-----Original Message-----

From: Kathy Otton
Sent: Thursday, March 02, 2017 11:38 AM
To: Lisa Helps (Mayor) <mayor@victoria.ca>

Subject: STVR

I am writing in response to the article in todays Times Colonist regarding STVR (page A4).

I live at 737 Humboldt in the Aria condo building and I agree whole heartily with the comments made in that letter. My condo is my residence and I do not want to live in a hotel atmosphere with the problems and extra expenses associated with living with STVRs.

I live downtown, shop downtown and enjoy all the amenities of living downtown all year around. Right now the downtown is a live/work environment that attracts tourists with is wonderful. Keep the hotels, develop more hotels but leave the condo residences as just that - residences not hotels.

I want to be able to live downtown in my residence just as residence in other areas live in their homes and neighbourhood without STVR.

Thank you for you consideration on the STVR issue.

Kathy Otton S507, 737 Humboldt St. Victoria

Subject:

FW: Email to Mayor and Council RE: I am AGAINST transient zoning changes

From: Brian Cox

Sent: March 3, 2017 3:01 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: I am AGAINST transient zoning changes

Good afternoon,

I am the owner of a soon to be completed condo on Pandora Avenue in the Transient Zoned area of downtown. I purchased this condo to rent and eventually live in, but part of my decision to purchase this particular unit was the grandfathered Transient Zoning and the fact that it was one of the last new developments in downtown to have this Zoning.

I was very unhappy to read about the councils intent to possibly change zoning in existing downtown buildings. Owners purchased these properties in good faith with the expectation that city council would not make changes to the zoning. It seems the City of Victoria knows best and intends to change the rules and tell me how I should use my investment of \$450 000 before I can even spend a single night there.

As to the 1100 signature petition recently received, I would be curious to know how many of those 1100 signatures came from the confirmed owners of condos in the downtown transient zone. I would wager a fair number came from frustrated renters who feel they should have the opportunity to rent a cheap downtown penthouse. If all 1100 signatures ARE from downtown owners, what percentage does that make up of all units in the transient zone? Did the owners who support the zoning have a chance to sign their own petition? Why would they? The current zoning is in place and they would have no reason to suspect sweeping changes.

If new buyers of existing units in the transient zone did so with knowledge of the zoning and then decided it wasn't for them, then too bad. This reminds me of someone who buys a home under the flight path of an airport with full knowledge of what that entails, then decide to complain and petition the authorities to change the flight path when they get woken up at night.

There are several thousand dedicated rental and condo units downtown hitting the market in the next 18 months. This should alleviate some of the rental pressure without making changes that would impact current owners property values. Is the City prepared to defend itself in court from the inevitable lawsuits when owners of existing transient zoned units see their property values fall?

Another pressing issue, aside from rental vacancy rates, is hotel vacancy rates. There has been a continuous loss of hotel rooms in the city over the last few years, and this summer should mark the highest occupancy rates and also the highest average price per night in the city's history, as described in many local news articles recently. Short term vacation rentals help alleviate some of this pressure. What will the impact be to downtown businesses when tourists don't show up and spend money because they can't find a place to sleep at night?

Changing the zoning would be a big mistake. Let each building decide what is best for them. If AIRBNB creates an issue for most of the owners, they can vote to ban it. If the city of Victoria wants to experiment with social engineering, do it in NEW developments, where all parties involved enter the situation with eyes wide open and make their own choices with full awareness of what that means. I made my choice in good faith and with the expectation that the city would honor their previous decisions.

Thank you for your consideration,

Brian Cox. Owner, unit 104, 595 Pandora Avenue.

| Subject: | FW: Short Term Vacation Rentals |
|--|--|
| | |
| From: T&M | EG DIM |
| Sent: March 3, 2017 3: To: Lisa Helps (Mayor) | |
| Subject: Short Term Va | |
| I understand that you a into account my though | are considering the above subject and while this letter may be late, I would appreciate you taking hts on the subject. |
| Please consider the fol | lowing points: |
| | Foronto have experienced decreased long term rental availability due to STVRs and that will esituation in Victoria as well. |
| detriment both of the | ildings are generally a negative given that there is no control over the conduct of the renter to the property and the other long-term residents (LTRs) in terms of noise, disturbance, disregard of the lti-unit complex and the comfort of other residents, etc. |
| -STVRs also may make affecting LTRs access. | excessive use of the facilities of the condo building (especially pools, exercise rooms, saunas etc) |
| | nose with children, in all likelihood, will experience apprehension/insecurity with strangers having and areas where their children play. |
| In order not to preclud | e STVRs totally, I would suggest: |
| -All STVR properties be | e licensed (with a substantial licensing fee) and appropriately insured and taxed. |
| | accommodation (single homes and multi-plex complexes) ONLY where the LTR is in permanent venting/mitigating the loss of accommodation suitable for long term rental. |
| Mary F. Rickard | |
| Owner | |
| Aria South Condo | |



March 7, 2017

Mayor and Council City of Victoria 1 Centennial Square Victoria, BC V8W 1P6

Dear Mayor and Council,

Re: Short-term rentals

We are writing to support and confirm the position raised by both the local Hotel Association of Greater Victoria and the BC Hotel Association regarding the lack of available affordable housing in Victoria.

One of the main contributors to this rental accommodation shortage (currently down from Canada's lowest vacancy rate of 0.6% one year ago to its current rate of 0.5%) is the increase of short-term rentals in our area. A simple online search instantly shows the magnitude of this issue, and the difficulties many of our employees have encountered securing reasonably priced accommodation confirms the effect.

Recently, one of our employees requested time off work on two occasions in an effort to be the first to view a new rental listing, only to learn that it had been offered to someone else that had responded more quickly. This is not a rare situation and it is clear the difficult and competitive environment for securing rental accommodation adds additional pressure to the labour shortage concerns in our industry.

We support any steps Mayor and Council consider to stop the growth of STRs in downtown residential buildings.

Best Regards,

Brenda Ollis
General Manager
:bo
Cc Reid James – Hotel Association of Greater Victoria

Subject: FW: Emails to Mayor and Council RE: STVR "CONFLICT OF INTEREST"

Attachments: BIASED REPORTING/MISLEADING PETITION

-----Original Message-----

From: Kate Hanley

Sent: March 7, 2017 12:03 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: "CONFLICT OF INTEREST"

Re: SHORT TERM VACATION RENTALS

I fail to understand why three members of Victoria City Council, namely: Lisa Helps, Pam Madoff and Margaret Lucas find it necessary to excuse themselves from Committees of the Whole whilst short term vacation rentals are under discussion.

They cite "conflict of interest" - seemingly to avoid any appearance of BIAS they might bring to these deliberations. Lisa Helps because she lives in a house run by someone who runs an Airbnb; Pam Madoff because she has/had a B&B; and Margaret Lucas because she runs/owns a hotel. They should check the legalities of whether or not the firstly named two of them are truly in "conflict of interest". There does not appear to be a true conflict of interest in their case. These two would be valuable in presenting another viewpoint to committee having had experience in such, but excepting M. Lucas who is directly linked to the hotel industry and their lobbying.

But, what about the seemingly blatant BIAS displayed by all but one of the remaining six councillors: Geoff Young; Ben Isitt; Charlyne Thornton-Joe; Chris Coleman; and Jeremy Loveday who all speak in favour of imposing multiple restrictions on all STVR's in all areas - coincidentally(?) holding much the same views as lobbyists from the Hotel Association of Greater Victoria.

The exception is Marianne Alto who appears to be more open minded and wishes to receive further information for consideration.

There is no "level playing field" in this setup- where only half the council is deliberating upon the issue. And, is that not what the hotel association is seeking - a "level playing field"?

Kate Hanley, Victoria.

From: Kate Hanley
Sent: Tuesday, March 07, 2017 2:55 PM

To:

Cc: Victoria Mayor and Council

Subject: BIASED REPORTING/MISLEADING PETITION

Two recent articles of yours appearing in the Times Colonist dated March 1 and 3 refer to petitions drawn up by one, Victoria Adams, protesting against short-term vacation rentals and calling for their prohibition throughout the entire town. She recently has presented this petition to Victoria City Council.

Before attempting to write such a report, I would strongly recommend that you check the facts, as any fair journalist should, before disseminating them via the press to the public at large.

Namely: Has this woman presented the true facts to those she has asked to sign the petition? Who is she? Who does she represent?

It appears to me that she certainly has not presented the truth.

I was approached on the street recently by this woman who asked me to sign a petition. Upon asking what it concerned, she replied: "It's against Airbnb". Simplistic, indeed! When I questioned her further she maintained that Airbnb was responsible for the housing shortage in Victoria and went on and on about it. I finally told her that I, myself, ran a small Airbnb and that her accusations were unfounded and downright false - never mind personally offensive. She became very aggressive with me and shouted at me in front of other passersby that I was responsible for "half of Victoria being without affordable housing". I continued to stand around and noticed that she apparently aggressively confronted other people requesting them to sign her petition, but still misleading/misinforming them.

In hour article, you also make various references to her remarks regarding these rentals also being responsible for exceeding the room capacity of downtown hotels.

I really wonder who this woman is lobbying for??

Her other so-called statistics are most questionable - where are her sources? I ask, and where are yours emanating from too?

It seems clear that your report is entirely BIASED. You are reporting on one side of the equation only.



The Mayor and Council City of Victoria 1 Centennial square Victoria, BC V8W 1P6

March 7th, 2017

Dear Mayor and Council,

Re: Short Term Rentals

I felt compelled to write to you to express my ongoing concern with the shortage of housing for staff due to short term rentals.

The affordable rental housing availability has now got to dire levels. We at the Oswego hotel are being impacted by this as staff cannot be found as they cannot afford to live in Victoria or find any accommodation. This is seriously impacting our day to day operations. If we do find staff, they are constantly moving and cannot find a basic home for shelter. As a destination, we are struggling.

The Oswego hotel is also a Strata hotel and one of a few of us in Victoria. We have a rental pool agreement in place with our owners however, in the past few year's some owners have decided to make changes. They purchased units into this concept and are mandated to go into the rental pool however, they feel that they can rent out their own suite as a short-term rental and not comply to our legal rules and hotel concept. This in turn has caused issues for our guests and owners.

Yearly Taxation on our owners at the Oswego also is considerably higher than many people that are doing short term rentals as an income. Clearly a disconnect is happening.

I urge that you really look at this problem and change the zoning to stop the STR in downtown residential buildings. This is impacting us as a city far greater than you realise.

Kind regards

Suzanne Gatrell

kesident, Kingsbridge Management Limited/General Manager Oswego hotel



March 8, 2017

Mayor Lisa Helps City of Victoria 1 Centennial Square Victoria, BC V8W 1P6

Dear Mayor Helps;

Regarding STR (Short Term Rentals) in the City of Victoria

On behalf of our hotel operation, the Best Western Plus Inner Harbour, I wish to express my concerns about the very real lack of affordable housing in the City of Victoria.

I feel one of the main reasons for the housing shortage is the increasing number of STR's (Short Term Rentals) which are growing; with an estimated number of 900 units already. I understand that it is also estimated that 80% of these are strata properties.

Some of the impacts this has are:

-Potential staff the Tourism Industry requires cannot find affordable accommodation in which to live

resulting in several employers being short staffed in the busy high seasons.

-Short Term Rentals are basically operating like a hotel yet they are not required to charge or submit tax,

maintain safety and security standards, or have other hotel regulations applied to them.

-The market cannot react quickly enough to build new monthly rentals. This causes the remainder of

the monthly rental units to experience increasing rates – beyond normal CPI rates.

As a first step towards this problem, our Owner and I are encouraging the Mayor and Council to alter zoning to stop Short Term Rentals in downtown residential buildings.

Thank you kindly for your time.

Thaylin Parrish General Manager

Inner Harbour

"A Great Hotel in Victoria's Best Location"



412 Quebec Street, Victoria, BC Canada V8V 1W5 •

victoriabestwestern.com



146 Kingston Street, Victoria, BC V8V 1V4

March 8th, 2017

Mayor and Council City of Victoria 1 Centennial Square Victoria, BC V8W 1P6

Dear Mayor and Council,

Re: Short-Term Rentals

The availability of affordable housing for employees is an ongoing concern for us here at the Coast Victoria Hotel & Marina by APA, along with the hospitality sector in general within greater Victoria. This has been a consistent discussion point during our monthly Hotel Association of Greater Victoria meetings.

On a personal note, having spent ten years in the resort municipality of Whistler and seeing at first hand the impact this issue can have to the detriment of tourism business operations, I am concerned that Victoria is moving in the same direction.

A significant reason for the housing shortage both in Victoria and other similar tourism destinations is the increasing number of short-term rentals. The consequences of this increase in short-term rentals are:

- Reduced long term rental units for employees
- Market forces result in an increase in rental rates as supply drops.
- The Victoria tourism industry relies on seasonal / transient employees. These employees are struggling to find accommodation.
- Ultimately the tourism industry being under staffed and the City of Victoria visitor satisfaction score will suffer.

I understand there is a request to address council during tomorrows council meeting: "Better solutions for regulation short term vacation rentals". We would like to encourage Mayor and council to alter the zoning to stop STRs in downtown residential buildings as a first step to addressing this issue.

Warm Regards,

Daryl West Hotel Manager

Cc: Reid James, Chairperson Hotel Association of Greater Victoria

March 8, 2017

Mayor and City Council Members Victoria, BC

We are writing to express concern about short-term vacation rentals in condominiums in the downtown core of Victoria. At present we own a condo at 708 Burdett Avenue (a.k.a. The Falls), which is our only residence. Retired UVic professors, we decided to sell our heritage home in Oak Bay in 2015 so we could enjoy downtown Victoria. We selected The Falls, in part, because there are no age restrictions, thereby allowing a mixed-age environment.

However, the short-term vacation rentals in our building have surprised us in our new condo home. There are 155 units in our building, which is one block from the Empress Hotel. Of these 155 units, only 45 are primary residences. Our strata council states it does not know how many of the remaining 110 units are rented because there are no restrictions as to length of time for renting any condo in the building.

You may wonder why we did not inquire about the rental policy before we purchased our condo. But we did make such an inquiry. At the time of purchase in 2015 in our lawyer's office, we were provided with the Rental Disclosure Form (signed by the builder in 2006) stating that only the developer and original owners could offer their condos for rent. What was not revealed at the time of our purchase by the property management company was that the Rental Disclosure Form had been declared NOT enforceable in 2011 by the lawyer for the property management company. He stated that the builder had neither used the correct form nor specified the length of time for the rental restrictions. As a result, any owner beginning in 2012 is now allowed to rent his or her condo for any period of time. Investors moved in quickly to purchase condos for short term rentals making it unlikely than an in-house bylaw to limit rentals could be passed at present. So we have been first-hand observers of how unrestricted short-term vacation rentals affect a large condo building in Victoria's downtown core.

We strongly support arguments presented by the speakers at the Victoria City Council meeting on February 23. We have observed many of the effects they described: some renters cause damage to the building, leave unsorted garbage and forbidden items in the garbage room, and decrease our sense of safety and community in the building. Personal examples include water leakage into our condo from the short-term vacation renters in the condo directly above as they used a dysfunctional dishwasher not once but twice. We had to pay for water damages to our condo. Another incident occurred when someone from the floor above us, just before Christmas, leaned over the balcony and vomited onto our 10th floor walkway, leaving residue down the side of the building. Our next door neighbours were primarily affected, but they could not be contacted as they are absentee owners who rent out their condo short term, so we were left to manage the situation. Finally, our neighbours on the same floor had beer bottles thrown from the floor above and broken on their balcony because they complained about excessive noise. In general, short- term renters are usually gone by the time the Strata Council tries to deal with them.

Mounting concerns not mentioned at the Victoria Council meeting last week include safety concerns for children living in the building. Transient vacationers are not vetted for excessive use of alcohol or drugs or for pedophilia. Children playing or walking in the hallways could be at risk as they are not accompanied at all times by their parents.

On a positive note, seniors in the downtown core condos are also an important group. They promote civil behaviour on the streets and support many educational and cultural events. Their presence improves safety for families and others who visit the core.

We urge you to vote against short-term vacation rentals in condominium buildings of Victoria's downtown core.

Sincerely yours,

Nancy and Terry Sherwood

708 Burdett Avenue Victoria, BC V8W 0A8

Phone: E-mail:



March 9, 2017

Mayor and Council City of Victoria 1 Centennial Square Victoria, BC V8W 1P6

Dear Mayor and Council,

Re: Short Term Rentals

As I am certain that you are aware, affordable housing availability is a major concern for both the BC Hotel Association and the Hotel Association of Greater Victoria.

A major contributing factor to the affordable housing shortage is the increasing rise in Short Term Rentals. Currently, there are approximately 900 units in Victoria that classify as Short Term Rentals, and of those, 80% are strata properties.

The impact:

- Market forces are unable to react fast enough to build new monthly rental units
- The remainder of the rental units see rental rates increasing beyond normal CPI rates
- Potential or existing staff cannot find affordable accommodation
- Employers being short-staffed during peak season is becoming increasingly problematic
- Short Term Rentals are not subjected to the same requirements as hotels involving regulations, safety, taxation, and security

I encourage Mayor and Council to alter the zoning to stop Short Term Rentals in downtown residential buildings.

Thank you for your attention.

Warm Regards,

Kimberley Hughes General Manager

Delta Victoria Ocean Pointe Resort and Spa™

Subject:

FW: Email to Mayor and Council RE: Short Term Vacation Rentals

From: gordon clark

Sent: March 29, 2017 6:29 PM

To: jtinney@victoria.ca
Subject: Vacation Rentals

I understand Council is considering various options for regulation of short term rentals.

As an owner/manager of a five bedroom vacation property close to d/t victoria I would like to share my experience and thoughts re this issue.

Firstly let me address the issue of competition to the "hotel" industry. Based on my experience travellers who opt for short term vacation rental properties are simply not interested in the hotel experience. The vast majority of our guests are made up of family reunions, class mate reunions, wedding parties, alumni friends or simply groups of personal friends and business associates that gather for reconnecting, rest and recreation, or business meetings. They value the fact that they are all under one roof with full cooking and outdoor leisure facilities. Being close to d/t makes it easy for them to walk to nearby services, indeed most of our guests fly or sail into the city. If properties such as ours that can handle larger groups did not exist they simply would not choose Victoria as a destination. Based on the many positive testimonials we receive it is clear that our guests value the opportunity to be in home away from home and would not be meeting in victoria if our type of accomadation did not exist. (would be happy to provide web site address to anyone wanting to review our property and guest comments).

Having said that I would be more than happy to contribute to a tourism fund and/or purchase a business licsence to legitimize this burgeoning industry and would encourage City Hall to recognize that short term rentals can be an important part of Victoria's hospitality industry and indeed compliments offerings of "hotels" as opposed to competing with them.

Secondly there is the issue of short term rentals impacting on longer term rental stock, especially for the more affordable rent market. I'm sure there is some impact but we cant "throw out the baby with the bathwater".

The shared economy is here to stay because it addresses a large market demand and should be regarded as a service which is an important part of victoria's hospitality/tourism industry. Increasing rental stock for lower income earners

can best be addressed by government initiatives/subsidies other than severe restrictions on the short term sector. Case in point is my property. Prior to converting to short term I rented my property long term (which was fully furnished) for \$3500/ mo.

The cash flow with the two options is very similar, difference being much higher operating costs with short term including wages for management, maintenance/upkeep, and turn over cleaning costs. Short term allows

Victoria City Council - 21 Sep 2017

myself and family to use and constantly improve and care for the property when unoccupied. We constantly get compliments on how our property is presented and pride ourselves in being an important part of Victoria's tourism industry while at the same time being a good neighbor. In over four years of offering short term accomadation we have never had concerns expressed from neighbors and have a good relationship with them.

I can appreciate the fact that short term would not be suitable in certain residential neighborhoods however would encourage any restrictions to recognize areas compatible with vacation rental. In my case the property is actually the only single family house you will come across amidst proffessional offices and multi family residential.

I appreciate the opportunity to express my experience with short term rentals and hope that they are considered by Council. Please get back if you require any additional info. I would be happy to meet with any Council or staff member to discuss this issue.

Sincerely Gord Clark

From: webforms@victoria.ca

Sent: Wednesday, April 05, 2017 8:24 PM

To: Victoria Mayor and Council Subject: Mayor and Council email

Categories: Bridget In Progress

From: Allan Nichols

Email : Reference :

Daytime Phone :

Mayor and Council,

There are three issues that Victoria, along with many other municipalities are dealing with and I have come to believe all three of these issues are connected in ways that might not have been discussed before. The issues of lack of Low Cost Housing, Escalation of Property Values and the issue of unlicensed Vacation Rentals through sites like AirBnB I believe can be linked and addressing one of the issues may assist in remedying all three.

This morning, I did a random date search on AirBnB, only one of a host of platforms that individuals can rent their property, apartment, condominium, or vacant room. The search showed that there were 306 vacancies on just this single platform. I would hazard to guess that very few of the owners of these properties payed business taxes and almost certainly none of them contributed to the marketing efforts of the destination through Tourism Victoria, of which they are all direct benefactors of. This hardly seems fair to the many hotels, motels and registered B&Bs in the area. At the same time, these 306 properties are not on the market as long term rentals and because of the unregulated nature of the activity, virtually anyone can borrow incredible amounts of money to purchase homes and subsidise their mortgages with short term vacation rental income. This has the net affect of contributing to an overheated market.

While I am unfortunately not in a position to recommend, enforcement measures I would ask you to imagine a city in which these unregulated short term vacation rentals begin to be regulated.

Immediately, the hotel occupancy of the region would increase significantly.

Over a short period of time, a glut of rentals would come on the market forcing rents lower, assisting in controlling the Low Cost Housing issue, perhaps not erasing it, but most certainly assisting.

Over a bit longer time, the cost of housing in the region would come under control as the possibility of borrowing large amounts of money to purchase investment homes becomes less attractive as the opportunities for short term vacation rental income streams slow or comes to an end.

While I understand that some may say that I have oversimplified these issues, I honestly believe that by regulating a currently absolutely unregulated and untaxed industry would assist in helping bring things under control.

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 70.66.187.15

From: gordon clark

Sent: Saturday, April 08, 2017 11:12 AM

To: Victoria Mayor and Council Subject: Short Term Vacation Rentals

Categories: Lucas in progress

fyi

From: gordon clark

Sent: March 29, 2017 6:29 PM

To: jtinney@victoria.ca **Subject:** Vacation Rentals

I understand Council is considering various options for regulation of short term rentals.

As an owner/manager of a five bedroom vacation property close to d/t victoria I would like to share my experience and thoughts re this issue.

Firstly let me address the issue of competition to the "hotel" industry. Based on my experience travellers who opt for short term vacation rental properties are simply not interested in the hotel experience. The vast majority of our guests are made up of family reunions, class mate reunions, wedding parties, alumni friends or simply groups of personal friends and business associates that gather for reconnecting, rest and recreation, or business meetings. They value the fact that they are all under one roof with full cooking and outdoor leisure facilities. Being close to d/t makes it easy for them to walk to nearby services, indeed most of our guests fly or sail into the city. If properties such as ours that can handle larger groups did not exist they simply would not choose Victoria as a destination. Based on the many positive testimonials we receive it is clear that our guests value the opportunity to be in a home away from home and would not be meeting in victoria if our type of accomadation did not exist. (would be happy to provide web site address to anyone wanting to review our property and guest comments).

Having said that I would be more than happy to contribute to a tourism fund and/or purchase a business licsence to legitimize this burgeoning industry and would encourage City Hall to recognize that short term rentals can be an important part of Victoria's hospitality industry and indeed compliments offerings of "hotels" as opposed to competing with them.

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The shared economy is here to stay because it addresses a large market demand and should be regarded as a service which is an important part of victoria's hospitality/tourism industry. Increasing rental stock for lower income earners

Victoria City Council - 21 Sep 2017

can best be addressed by government initiatives/subsidies other than severe restrictions on the short term sector. Case in point is my property. Prior to converting to short term I rented my property long term (which was fully furnished) for \$3500/ mo.

The cash flow with the two options is very similar, difference being much higher operating costs with short term including wages for management, maintenance/upkeep, and turn over cleaning costs. Short term allows myself and family to use and constantly improve and care for the property when unoccupied. We constantly get compliments on how our property is presented and pride ourselves in being an important part of Victoria's tourism industry while at the same time being a good neighbor. In over four years of offering short term accomadation we have never had concerns expressed from neighbors and have a good relationship with them.

I can appreciate the fact that short term would not be suitable in certain residential neighborhoods however would encourage any restrictions to recognize areas compatible with vacation rental. In my case the property is actually the only single family house you will come across amidst proffessional offices and multi family residential.

I appreciate the opportunity to express my experience with short term rentals and hope that they are considered by Council. Please get back if you require any additional info. I would be happy to meet with any Council or staff member to discuss this issue.

Sincerely Gord Clark



April 11, 2017

Mayor and Council City of Victoria 1 Centennial Square Victoria BC V8W 1P6

To Mayor and Council:

Re: Short Term Vacation Rentals

UDI Capital Region is writing this letter to share some of our thoughts and concerns about the Short Term Vacation Rental (STVR) discussion that is currently taking place in Victoria. We feel this issue is complex, and that any regulation requires substantial research and careful thought before any actions are taken. An ill-considered approach could have detrimental effects on the economic and social vibrancy of the City.

The Official Community Plan and Downtown Area Plan have been instrumental in encouraging the development of downtown residential rental units, condos and office/commercial space. The development community responded positively to staff and council's goal of building a more vibrant downtown core. The development of new residential, office/commercial and retail spaces has created a renewed energy, which in return brings increased tax revenue, a more vital retail scene and a safer urban core with more eyes on the street.

The presence of STVR units in the City and the tourists that they attract undoubtedly have a positive economic impact on many local businesses.

AirBNB and STVR are a world-wide phenomenon, and their presence in a city may open up the tourism market to groups such as families and long-term business travellers who would be less likely to visit the area if such accommodation were unavailable. Rental accommodation in private residences provides a more personal experience to tourists and is more accommodating lodging for families, and its presence likely has a positive economic impact on the communities and local businesses in which they are located. Moreover, STVR tend to attract travellers in search of a more "authentic" experience and STVR disperse tourist dollars into more diverse neighbourhoods and locally owned businesses across the City.

Like many other parts of Canada, Victoria is also home to many "snow birds", who maintain a primary residence in the City, but spend a large portion of the year in warmer climates. Some of those seasonally vacant properties may in turn be rented out as STVR, greatly benefitting restaurants and retailers and improving the tourism and business market.

UDI Capital Region | 101 – 727 Fisgard Street, Victoria BC V8W 1R8 |

The relationship drawn between STVR and housing affordability is complex. Homeowners who rent rooms and basements suites as STVR use them as a flexible mechanism to supplement their incomes, improving housing affordability for the homeowners. It is uncertain whether these rooms and suites would return to the regular rental stock if STVR regulation was to change. Other homeowners rent out their home/condo in its entirety while on vacation, again as a method of supplementing their income. Although there has been a link drawn between STVR and housing affordability, data on the impact of regulation on housing affordability are lacking. The exact percentage of STVR in Victoria is unknown, and it is estimated that if they were put back in to the regular rental stock it may increase our very low vacancy rate slightly but would not have any significant impact on housing affordability, yet could be detrimental to the local economy.

UDI is aware council is looking for options for policy guidelines and regulations for STVR. It is our belief that the City and all involved would be best served if the regulations were left to the individual strata councils for multi-family dwellings. If the City were to implement bylaws that prohibit STVR then they would have the issue of dealing with non-conforming uses in areas where STVR are currently permitted. Regarding unfair STVR competition with purpose built transient accommodation, an alternative solutions could be to have Air BnB introduce a licencing fee or STVR pay the provincial hospitality tax.

Understanding the impact and finding the right regulations to implement for STVR is a complex issue. Further, the relationship between STVR and housing affordability is unclear. Housing affordability could be directly addressed by the City simply by making their process easier and creating incentives to build affordable housing. The development industry is ready and willing to do their part.

Policy on this issue requires a well thought out process to mitigate negative impacts on the City's social and economic fabric. UDI looks forward to further dialogue on this matter.

Kind Regards,

Kathy Hy

Kathy Hogan

(On Behalf of the Urban Development Institute – Capital Region Board of Directors)

Subject:

FW: Email to Mayor and Council RE: AirBNB Rental Registration Agreement

From: Don Cal

Sent: Monday, May 01, 2017 1:07 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: AirBNB Rental Registration Agreement

Good News on the battle to free up some housing stock for actual housing.

May 1, 2017 From Reuters Inc. on Legal Settlement in San Francisco

www.reuters.com

Airbnb Inc and the city of San Francisco have settled a year-long lawsuit over a local ordinance forbidding the home-rental company from taking bookings from hosts who have not properly registered their homes.

The settlement, which Airbnb announced during a call with reporters on Monday, marks the latest effort by the company to compromise with cities and improve its relationship with regulators globally as it eyes an initial public offering. Airbnb is an online marketplace for short-term lodging, with "hosts" who rent their homes in 65,000 cities.

City officials across the globe have sought to minimize Airbnb's impact on tight housing supplies and rental costs, sparking legal fights with the company, which has argued that, as an Internet platform, it is not responsible for the listings on its website.

As part of the settlement with San Francisco, where Airbnb is headquartered, the company will create a registration system requiring that anyone in the city who wants to rent room or house on Airbnb must first supply their name, address and zip code, said

Airbnb global policy chief Chris Lehane. Only after registering can hosts list their homes for rent.

"Every host on the Airbnb platform will be registered, which is what the city has said it will be looking for," Lehane said.

The company will turn over host registration information to city officials. The city last year enacted an ordinance, sparking the lawsuit, making it illegal for Airbnb to collect fees for providing booking services for rentals that had not been properly registered. Airbnb makes money by charging a service fee on bookings.

Airbnb's new registration system, expected to roll out in early 2018, will not prevent hosts that are not compliant with city laws from registering, meaning there could be a lag period during which illegal hosts can rent out homes before city officials identify them. San Francisco limits each host to one rental unit and caps the number of nights a unit can be rented.

Victoria City Council - 21 Sep 2017

Airbnb will also deactivate listings if there is an invalid registration, San Francisco City Attorney Dennis Herrera said in a statement. Currently, there are 2,100 registered short-term rental hosts in San Francisco, but Airbnb has more than 8,000 listings in the city.

Herrera called the settlement "a turning point when it comes to enforcement."

The settlement must still be approved by the San Francisco mayor and board of supervisors. Airbnb has similar registration systems in the works in Denver, New Orleans and Chicago.

In a statement, Mayor Ed Lee said the settlement "protects our rental housing stock while allowing residents who follow the rules to gain income to help make ends meet."

The settlement is the latest evidence that Airbnb has lessened its long-standing resistance to turning over data to city officials. In his remarks, Lehane also indicated that Airbnb has backtracked somewhat from its previous argument that any city rules to limit listings published on its website violated a broad federal law that protects internet companies from liability for content posted on their platforms.

"We fundamentally do believe that platforms need to take responsibility," Lehane said.

Airbnb still has ongoing litigation in Miami and Santa Monica, California.

1

May 1, 2017

Dear Mayor and City Council:

Re: Opposition to Short-term Vacation Rentals

I am writing this letter to encourage you to support the prohibition of short-term vacation rentals in the downtown area of the City of Victoria and including the rest of the City of Victoria. My opposition to short-term vacation rentals is described by the following five points that underline the harm and disruption that short-term vacation rentals cause in communities:

1) Commercialized short-term rentals artificially inflate rental costs.

Commercial short-term rental operators have figured out how to profit from evading city laws and converting long-term living spaces into short-term rentals. That means fewer homes on the market for long-term renters, and landlords that can expect a higher rent from tenants planning to operate a short-term rental.

2) Commercialized short-term rentals make it impossible for most families to live in their current neighbourhoods.

As long-term residents get priced out of our neighborhoods, who remains? Only those who already own a home (and don't rent it out short term). Goodbye new families. Goodbye young couples struggling to pay the rent. Goodbye students, artists, and anyone who can't afford to compete with vacationers' budgets. Goodbye neighbourhood diversity, goodbye affordable/workforce/rent-control housing.

3) Short-term rentals attract disruptive visitors.

The influx of out-of-town visitors upsets the peaceful enjoyment of long-standing residential neighbourhoods. Short-term renters have no stake in the community, and therefore no reason to care how the neighbourhood around them suffers from their vacation activities. Illegal short-term rentals ignore zoning restrictions and make virtually any residence into a hotel/party house.

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4) Commercialized short-term rentals are frequently operated without paying taxes that benefit the surrounding communities.

Illegal short-term rentals are unfair to the hotel industry and hotel workers: commercialized short-term rentals rarely follow fire and safety codes, provide worker benefits or pay transient occupancy fees.

5) Commercialized short-term rentals break city laws with impunity.

Airbnb did not become a multi-billion-dollar company by facilitating true home sharing. This false impression is part of a carefully calculated misinformation campaign. Short-term rental platforms make enormous profits from turning a blind eye to illegal, commercialized short-term rentals. Airbnb puts the responsibility to figure out the complicated maze of zoning codes and other municipal requirements squarely on the backs of the inexperienced and uninformed residents using its services. Airbnb is now 10th in total lobbyist spending for the lodging/tourism industry in the United States, and they fund organizations dedicated to limiting regulation of these destructive practices.

My hope is that the mayor and city council aggressively acts to limit short-term vacation rentals in the downtown neighbourhoods and the rest of the City of Victoria.

Regards,

William Rodger, PhD, S905 – 737 Humboldt Street, Victoria, BC V8W 1B1

Subject:

FW: Email to Mayor and Council RE: Action re Short-Term Vacation Rentals

From: Doug Boyd

Sent: May 3, 2017 10:26 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Action re Short-Term Vacation Rentals

Dear Mayor and Council

I attended a round-table meeting that was held at City Hall last week. It was impressive to see various interests - representatives of the hotel industry, hotel industry union, Tourism Victoria, TAPS, various Strata councils and others, expressing common concerns, and agreeing that the City needed to act to restrict STVRs.

Strata council representatives noted how influxes of STVRs in some Strata led to many owners moving out, due to the disruptions and also the loss of sense of community as the Strata became more of a hotel vs. a home. Strata fees also increased as a result of related costs - wear and tear caused by frequent move-ins and move-outs, etc. Hotel industry reps spoke to the increased difficulty of attracting workers due to scarce and highly priced rental accommodations. This is a concern of other industries as well. There is also the concern about unfair competition, due to lack of regulation of STVRs, licensing and taxation issues, etc. Tourism Victoria said it was not only the hotel industry that was suffering, but other tourism-related industries as well.

The impact on neighbourhoods was also a major concern of all attendees. Many commented on the negative impact of STVRs on the character of a neighbourhood.

I urge Council at the May 11 Council meeting to remove Transient Accommodation as a permitted use in residential districts and also undertake a process of zoning changes to existing residential buildings. It was noted at the meeting that those units that are currently used as STVRs could retain that status as there would be a process of "grandfathering" applied.

As a note, I am on the Council of a downtown Strata and about 2 years ago, our Council passed a bylaw restricting rentals to 6 months or more, as a result of issue that we had with STVR use in one of our units. That bylaw change has worked very well for us. However, the larger issue with bylaw changes is that 75% of owners need to vote in favour, and for many Stratas it is too late for that to happen because of the change of many units in these buildings to STVR status and the sale of units to investors, both foreign and Canadian, who purchased for this reason. The only solution for these Stratas to prevent further erosion of the community in these buildings is a process of zoning change for the building.

Regards Douglas Boyd 648 Herald Street

Subject:

FW: Email to Mayor and Council RE: short-term vacation rentals

From: am lohner

Sent: Friday, May 05, 2017 7:48 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: short-term vacation rentals

Please note I am opposed to short-term vacation rentals in Victoria.

Thank you for your time and consideration.

Sincerely, Ann Lohner Victoria, BC



Short Term Rentals

City of Victoria City Hall 1 Centennial Square V8W 1P6

Dear Councilors,

The Parkside Hotel & Spa is in full support of restricting or creating bylaws that have better control over short term rentals; allowing for more, affordable, accessible, living to our working community.

In my hotel I have numerous team members who are paying outrageous amounts for rent or who are living in far outreaching communities like Shawnigan Lake or Sooke.

As a community we need to be looking at the Happy Level and re-think how we work, live and play in our local community. Resulting in more positive social threads throughout and positive impacts on our environment.

As Charles Montgomery quoted in Happy City "with about half the worlds' population, cities are responsible for three-quarters of the energy consumption and 80 % of greenhouse gas emissions, and the dispersed city is the most wasteful of them all.

In closing we would like to see better management over short term rentals in our community.

Kind Regards,

Trina White General Manager

Subject:

FW: Email to Mayor and Council RE: Short-term rentals--limitations needed

From: Sally R

Sent: Friday, May 05, 2017 10:00 AM **To:** Councillors < <u>Councillors@victoria.ca</u>>

Cc: Eric Ney

Subject: Short-term rentals--limitations needed

Good morning,

I'm writing to support new limitations on short-term rentals in downtown Victoria.

The inclusion of "transient accommodation" as a permitted use did not anticipate Air BnB or the current housing shortage. It's time to update our bylaws to reflect the current reality.

I am currently a renter downtown and my landlord has recently decided to list my home. There are at least 21 Air BnB units in my building so far (including both my next-door "neighbours") and there is a very good chance the buyer of my home will want to use it exclusively for short-term rentals.

I have been warned by my landlord's realtor that the buyer may evict me by giving me one month's rent free (as required) plus a cheque for an additional two months rent (the penalty the Residential Tenancy Board imposes for evicting someone on false pretenses). My realtor informed me he has heard of buyers preempting the penalty this way.

In my case, that would mean a cheque for \$2,300. For a person dreaming of Air BnB with dollar signs in their eyes, this amount simply represents a license to do business--and there's really nothing I can do about it. I'll have to leave and attempt to find a new home, at a higher price because of the lack of supply. **Apparently, at least some buyers believe the income from short-term rentals is so great they will happily undermine the protections offered by the Residential Tenancies Act.** In other words, they see breaking the law as simply the cost of doing business. This is unacceptable.

The municipality has no control over the paltry penalty set by the Residential Tenancy Board. But you do have the power to limit Air BnBs so that this doesn't happen in the first place.

Some investors may be upset by a new limitation, but they shouldn't be surprised--any investment comes with risk, and new limitations to short-term rentals was by no means unforeseen. If they did their due diligence and were not completely oblivious to changes in other jurisdictions, they would have been fully aware new limitations might be established here in Victoria.

I personally would like to see a prohibition on individuals using **entire** units/home **exclusively** for short-term rentals. I am not necessarily opposed to residents renting an extra room (or their couch) on a short-term basis, or their entire home when they are away themselves. This type of use is what the "sharing economy" is about. Being evicted so your home can be converted to an unlicensed hotel room is NOT an expression of "sharing".

Thank you, Sally Reid

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Subject:

FW: Email to Mayor and Council RE: STVRs

-----Original Message-----

From: Miranda Jones

Sent: Saturday, May 06, 2017 11:03 AM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: STVRs

Dear Mayor Helps and Councillors,

I live in the downtown area of our wonderful city and a couple of years ago loved the fact that it appeared as though more people would be making Victoria their full time home - either renting long term or buying a condo as their primary residence.

I am VERY annoyed that there appear to be residentially zoned condo units being rented out short term.

This constitutes a business and businesses are not allowed to be run out of residential areas.

Please consider carefully how to HELP Victoria remain a COMMUNITY rather than a place for people to simply pass through.

Tourism is vital to our city, but we need FULL time residents here who contribute every day to the city's tax base, the local economy and the quality of the lifestyle we enjoy.

Thank you for your consideration.

Sincerely,

Miranda Jones South 1006 737 Humboldt Street Victoria, BC V8W 1B1

Sent from my iPhone

Subject:

FW: Email to Mayor and Council RE: Unlicensed Short Term Vacation Rentals

From: Cedric Nagy

Sent: May 7, 2017 4:02 PM

To: Councillors < Councillors@victoria.ca>

Subject: Unlicensed Short Term Vacation Rentals

Dear Council,

I understand council will again be discussing the issue of Short Term Vacation Rentals during your meeting on May 11th.

I would like to encourage Mayor and council to consider altering the zoning to stop short term rentals in Victoria until proper bylaws, which balance the interests of residents, existing regulated accommodation and the tourism industry can be implemented.

For the past year, I have lived in a "party house" – affecting my health, sleep & ability to provide the best possible service to Victoria visitors. I haven't been able to find affordable alternate suitable long term accommodation. It has been demonstrated in other tourism-reliant communities in BC – such as Tofino & Whistler – that short term rentals are aggravating an already saturated long term rental market.

Victoria residents must come first.

Thank you for your consideration.

Regards,

Cedric Nagy

Front Office Manager

Coast Victoria Hotel & Marina by APA

146 Kingston Street, Victoria, BC

V8V 1V4



refreshingly local.™ Each one of our hotels is as unique as the cities they're located in.

Subject:

FW: Email to Mayor and Council RE: STVR

From: Diane Chimich

Sent: May 9, 2017 4:13 PM

To: Councillors < ca

Subject: STVR

Right zone the downtown area to exclude transient accommodation in private residential housing. The impact on the community in the buildings that are being inundated with STVR is terrible. Seniors who have invested their savings to purchase a property in the downtown area so that they do not have to drive are being forced to life in a hotel atmosphere. The safety of the residents is jeopardized by this practice of using a residential property that was designed to provide long term housing as a business enterprise is unjust, unfair and putting our communities at risk.

I am sure that the City of Victoria will not benefit from the STVR on a long term basis as owners will choose to move to other municipalities rather than live in a hotel. That will not encourage a vibrant and alive downtown area where residents support the local economy year round. I

It is time to address this incorrect zoning by right zoning condominiums so that they are the residential homes that they were intended for. The investors who are trying to make a fast dollar by competing with the hotel industry are operating with an unfair advantage and at the expense of the owners who purchase these units as their homes.

Right zone the downtown area to eliminate transient accommodations. Correct this error NOW.

Sincerely
Diane and Peter Chimich
788 Humboldt St.
Victoria, B.C.

Subject:

FW: Email to Mayor and Council RE: Short Term Vacation Rentals - May 11, 2017

From: Peter Bonyun

Sent: May 9, 2017 8:41 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Short Term Vacation Rentals - May 11, 2017

May 9, 2017

Dear Mayor Helps and City Councillors,

I am writing to express my personal concern about the encouragement of short-term vacation rentals (STVR's) in downtown Victoria as is under consideration by city council. I am a resident and President of the ARIA condominium on Humboldt St and, due to prior commitments, am unable to attend the council meeting on May 11.

My concern is based on the value of downtown residents bring in a city, like Victoria, that depends to a large degree on tourists. Condominiums were designed to house local owners and renters who provide year round patronage to downtown businesses including those that depend on the tourist industry. These residents also personalize the Victoria experience for tourists.

Hotels were designed to house tourists while they are in town. It was not intended that private "hotel-like" establishments like STVR's would aggressively compete with hotels, or with condominiums, for accommodation of tourists. STVR's do not contribute to the economic fabric of the city to the same extent as hotels and residents. The profitability of STVR's encourages excessive investment in condominiums that would otherwise have provided housing at reasonable market levels for long-term residents. As a result, hotels may close and condominiums fill up with tourists. The cost to residents of their increasingly scarce lodging escalates while living conditions deteriorate from long-term resident standards to hotel standards. The reaction is that residents of the downtown retreat to suburbs and patronize the businesses in their new neighbourhoods instead.

To long-term residents STVR's are a cancer that destroys condominiums from within. I feel strongly that the city should not allow STVR's in condominiums anywhere in the city but especially in the downtown where alternative long-term accommodation is very limited.

In council's consideration of whether to use an opt in or opt out model for condominiums, I urge city council to adopt an opt-in model whereby condominium owners would be required to have a majority of owners vote to allow STVR's in their building. An investment in a STVR is much more easily transferable than an investment in a long-term residence.

This is a critical decision that will have a fundamental impact on the livability of downtown Victoria. It will be impossible to reverse if the wrong decision is made.

Yours truly,

Peter Bonyun



Marketing our favourite destination

10 May 2017

Mayor and Council, City of Victoria 1 Centennial Square Victoria, V8W 1P6

Dear Mayor and Council,

Re: Submission regarding the impacts of short-term vacation rentals on Victoria's communities and tourism and hospitality sector

Tourism Victoria and members of Victoria's tourism and hospitality sector are concerned about the increasing impacts of short-term vacation rentals within Victoria, not only for the future of sustainable tourism but also the wellbeing of Victoria's residents and communities.

The range of problems being caused by short-term vacation rentals includes a rapid decline in housing availability and affordability, adverse effects on community life, loss of employees and job opportunities, reduced business investment and industry resilience, and undermining of fair practices and good partnership.

I will be addressing Council after the Public Hearing session of the meeting on Thursday 11 May 2017 to present further information on these issues and seek action to address them. We are respectfully requesting Council to implement zoning, regulations, taxation, and enforcement to manage short-term vacation rentals equitably and effectively.

I am providing this written submission to support our position and hope this will be considered alongside my remarks on 11 May. This submission includes Terms of Reference developed by Tourism Victoria to facilitate a Victoria-wide summit and discussion groups to promote broad dialogue between stakeholders about the sharing economy. This is indicative of our inclusive and collaborative approach to developing solutions.

We are grateful for and value our established partnership with the City of Victoria, and are keen to work together in addressing the problems being caused by short-term vacation rentals.

Sincerely,

Starr McMichael

Stacette

First Vice Chair, Tourism Victoria Board of Directors Chair, Tourism Victoria Transportation and Destination Management Committee

Submission to City of Victoria Council 10 May 2017

Impacts of short-term vacation rentals on Victoria's communities and tourism and hospitality sector

Thank you for this opportunity to write to Mayor and Council.

There are more than 1,000 short-term vacation rentals in the City of Victoria and more than 1,700 across the Capital Regional District. They operate as unlicensed businesses, do not pay commercial taxes, and produce an array of social and economic problems.

I encourage Council to act now to stop the negative impacts these rentals are having, not only for the tourism and hospitality sector but also the residents and communities that make up our City. Although my remarks are on behalf of Tourism Victoria representing tourism-industry members, they are made foremost from Tourism Victoria as a collaborating partner with the City of Victoria. It is critical to act now to:

- Safeguard and promote sustainable carrying capacity for tourism in Victoria.
- Protect the interests of our members' businesses, which contribute jobs and taxes to Victoria.
- Address the negative impacts of short-term vacation rentals for residents and communities.

Airbnb is the major player in short-term vacation rentals and valued over \$30 billion – much larger than \$18 billion for Marriott, the world's largest hotel group. Other platforms are Vacation Rentals by Owner (VRBO), Home Away, and Flip Key. They all use the same business model.

Airbnb lobbies governments aggressively to protect its unfair competitive advantage by exploiting poor zoning, and avoiding regulation and taxation. See https://www.thetimes.co.uk/article/airbnb-fighting-rent-limit-with-lobby-group-66b8jpd0p and https://skift.com/2017/05/01/airbnb-tries-to-clear-away-political-and-legal-challenges-in-new-york-and-san-francisco. Airbnb does this because legitimate businesses, voters, and communities globally are calling on their governments to fix the problems short-term vacation rentals are causing.

In Victoria these problems are:

- 1. Rapidly declining housing availability and affordability.
- 2. Adverse social impacts on neighbourhoods and community life.
- 3. Loss of employees and job opportunities.
- 4. Reduced business investment and industry resilience.
- 5. Undermining fair practices, a level playing field, and being good partners.

Analysis of these issues and the urgent need to address short-term vacation rentals is presented in Victoria Adams' January 2017 report:

Home Truths: Implications of Short-Term Vacation Rentals on Victoria's Housing Market.

The paper can be accessed at: http://jamesbaynewhorizons.weebly.com/uploads/8/2/5/9/8259182/victoria stvr final paper.pdf

1 Housing availability and affordability – the need for effective regulations

Commercial accommodation and residential housing are fundamentally different. But short-term vacation rentals blur the distinction.

Commercial accommodation drives much of Victoria's economy through hotel taxes, commercial property taxes, facilities for tourism, and employment for City residents.

Housing is for residents. It defines their quality of life and homes must be available and affordable. Erosion of affordable housing has serious social and economic consequences – as seen in Whistler over recent years where businesses cannot get employees due to lack of housing, many employees live in vehicles or other sub-standard conditions, and social problems are on the rise. We are now seeing this in Victoria.

In Victoria short-term vacation rentals are directly reducing the availability of housing and driving up prices of the fewer remaining residential properties, beyond the reach of many who live and work here. There is ample evidence from many stakeholders, also submitting views to Council.

We see "Airbnb Entrepreneurs" operating up to 15 units. Real estate speculators make much more money from short-term vacation rentals than longer-term residential leases, and aren't constrained by tenancy Acts. Many new developments are expressly geared for short-term vacation rentals and target this to potential buyers. We see tourists using residential properties all over town — while at the same time we see residents and employees unable to find or afford homes.

Alarmingly, long-term tenants are increasingly being evicted from homes so landlords can market properties for more money as short-term vacation rentals:

- http://www.metronews.ca/news/toronto/2016/09/27/toronto-man-says-landlord-evicting-him-to-rent-on-airbnb.html
- http://money.cnn.com/2016/06/22/technology/airbnb-regulations
- https://skift.com/2016/12/27/evicted-tenants-fight-back-against-airbnb-with-detectives-and-lawyers

Victoria's growing rental crisis and serious shortage of affordable housing needs to be addressed urgently. Transient accommodation should not be a permitted use for residential properties that are not primary residences, and this needs to be reflected in zoning regulations.

2 Adverse social impacts on neighbourhoods and community life

Social problems arise when too many tourists stay in residential communities, and also when local residents cannot find housing or employment. "Over-tourism" and shortages of affordable housing due to uncontrolled short-term vacation rentals has led to residents being openly hostile towards tourists and tourism in many major destinations, particularly Barcelona, Amsterdam, and Iceland.

There are many reports of how short-term vacation rentals are changing community life in negative ways. For example:

- http://sandiegofreepress.org/2015/09/loss-of-community-is-greatest-threat-from-airbnb-and-short-term-vacation-rentals
- http://sydney.edu.au/news/architecture/274.html?newsstoryid=16309
- https://www.theguardian.com/cities/2016/oct/06/the-airbnb-effect-amsterdam-fairbnb-property-prices-communities
- https://hostcompliance.com/how-do-short-term-vacation-rentals-impact-communities

We do not want to see this happen in Victoria. Vibrant, safe, friendly neighbourhoods are the fabric of Victoria and make it very attractive as a place to live and destination to visit. The wellbeing of the residents within our communities is the foundation for successful tourism, a strong local economy, and good quality of life.

3 <u>Loss of employees and job opportunities</u>

Directly or indirectly the tourism and hospitality sector is a major source of employment in Victoria. The industry and those working in it contribute economically through taxes – many also volunteer, often to build experience and start careers.

The rental crisis and affordable housing shortage generated by short-term vacation rentals is now making it very difficult to recruit staff to Victoria, particularly downtown. Those we can recruit face many challenges finding housing. Without action, talented people and career prospects for young people will drift away, with huge negative consequences for businesses and the City.

4 Reduced business investment and industry resilience

Investment in commercial accommodation in Victoria is being driven down. Although it is normal to lose some hotel inventory over time, it is not being replaced. Occupancy rates are solid (above 72%) but institutional investors are reluctant to spend on new or upgraded accommodation while threats from untaxed and unregulated short-term vacation rentals persist. This undermines efforts to build sustainable tourism and jobs in the industry, and returns to the City from a vigorous tourism sector. Inability to attract investment makes us less competitive than other cities, perpetuating the impact.

Recent research (e.g. 2016 HLT Advisory / Ryerson University study in Vancouver, Calgary, Toronto, and Ottawa) found short-term vacation rentals directly caused a 6% bottom-line loss of revenue for commercial hotels. This loss exceeds sustainable average operating margins for many hotels, given their high capital costs, high marginal costs (labour, sales, advertising, services), and the high costs of maintaining safety and licensing standards. This reduces capacity to stay in business and eroded ROI removes incentives to re-invest.

While tourism in Victoria is currently doing well, our business is cyclical. Threats and weaknesses caused by short-term vacation rentals erode industry resilience and our ability to respond when macro-economic downturns or other disruptions occur.

There is wide evidence of how short-term vacation rentals impact the tourism industry:

- http://people.bu.edu/zg/publications/airbnb.pdf
- https://www.qtic.com.au/sites/default/files/140714 draft sharing economy paper.pdf
- www.europarl.europa.eu/RegData/etudes/BRIE/2015/568345/EPRS BRI(2015)568345 EN.pdf
- www.europarl.europa.eu/RegData/etudes/BRIE/2017/595897/EPRS BRI(2017)595897 EN.pdf
- www.europarl.europa.eu/RegData/etudes/STUD/2015/563411/IPOL STU(2015)563411 EN.pdf
- https://www.nswbusinesschamber.com.au/NSWBCWebsite/media/Policy/Tourism/Sharing-Economy-Issues-Impacts-and-Regulatory-Responses-COMBINED-POLICY-9-11-15.pdf

Short-term vacation rentals freely benefit from the tourism industry's efforts, expenditure, and expertise that bring visitors to destinations – but outrageously are allowed to work against the industry that feeds them.

5 <u>Undermining fair practices, a level playing field, and being good partners</u>

Commercial accommodation operators must be licensed and comply with regulations to protect consumers, employees, and the public. They pay taxes and destination marketing fees, facilitate tourist visits, employ numerous staff, and contribute widely to the City of Victoria's economy.

Short-term vacation rentals are not regulated to protect consumers, employees, or the public, they are not regulated for safety or insurance, and they do not pay taxes. They pay residential property taxes only, which are one-third of commercial property taxes. Short-term vacation rentals operate outside the laws that apply for other accommodation providers. They gain large cost advantages by avoiding compliance but fail to provide revenue for the City or communities they operate in. This is structurally unfair and unsustainable.

We are grateful partners of the City of Victoria in many ways:

• Through taxes at all levels of government, hotel customers pay the costs of destination sales and marketing, conference sales, and policy initiatives, with flow-on benefits across the City. Short-term vacation rentals do not contribute.

- In partnership with Tourism Victoria, the commercial accommodation sector is making a direct \$1 million contribution to important local infrastructure in the David Foster Harbour Pathway. Short-term vacation rentals are not doing this.
- Tourism Victoria partners with the Victoria Hotel Destination Marketing Association to invest over \$300,000 annually into festivals, events, and sports tourism, adding community vibrancy. Short-term vacation rentals do not do this.
- The City of Victoria, tourism industry, and Tourism Victoria are collaborative business partners in marketing the Victoria Conference Centre, which is working very well to date. Our revenue targets to deliver to the City of Victoria require a level operating field with fair rules.
- Tourism Victoria partners with its members and the City of Victoria to work constructively on diverse policy issues for the common good, such as Belleville Terminal. Our tourism-industry members pay for the expertise, skills, resources, and time to do this, and are happy to do so because this benefits Victoria on many levels. Short-term vacation rentals do not contribute.

Short-term vacation rentals benefit from everything the regulated and taxed tourism industry does to bring visitors to Victoria, deliver great visitor experiences, invest in services and infrastructure, and contribute to communities. They benefit from our strong destination marketing, facilities such as Belleville Terminal, high compression due to conference and event sales, and no further boycotts over sewage treatment issues. The tourism industry is collectively paying for this hard work, which is fine. But it's very unfair that short-term vacation rentals benefit at no cost, without contributing.

Level playing fields, fair business practices, and good business partnerships are critically important. These are foundations of healthy business environments and strong economies – there is no room or justification for unregulated, untaxed, and unfair competition.

The impacts of short-term vacation rentals – from housing shortages for employees to inequitable cost structures – are undermining our capacity to contribute as partners over the long term.

We value our collaboration with the City of Victoria. As mentioned above, we want to work in close partnership with the City to ensure growth in tourism, and the many benefits this brings to Victoria, is sustainable and within carrying capacity. Our members enable tourism, create jobs and pay taxes, and also want to promote collaboration. We must also collectively give priority to the best interests of residents and communities.

Recommendations for Action by Council

We respectfully ask Council to fix the inequities urgently. Employees and residents of Victoria need access to affordable housing as well as viable careers. Given the extensive nature of such problems there are many precedents to draw on. For example, regulatory action taken or being developed in jurisdictions such as New York, San Francisco, Los Angeles, Monterey, Anaheim, Chicago, Barcelona, Amsterdam, Dublin, Berlin, Toronto, Vancouver, Tofino, Ucluelet, and Richmond.

For examples of regulatory action see:

- http://www.cbc.ca/news/canada/british-columbia/it-is-illegal-city-tells-developer-to-stop-short-term-rentals-1.4048098
- https://www.thestar.com/business/2017/03/03/toronto-should-require-airbnb-permits-says-report.html
- http://ucluelet.ca/community/community-notices/333-press-release-ucluelet-pursuing-illegal-vacation-rentals
- http://www.cbc.ca/news/canada/british-columbia/richmond-rental-airbnb-1.4075478

On behalf of Tourism Victoria and the tourism industry, I ask City of Victoria Council to introduce regulations, re-zoning, and enforcement to remove transient accommodation as a permitted use for residential properties that are not primary residences. This addresses the rental crisis and lack of affordable housing by reclaiming and protecting residential space – properties designed to be homes in communities can no longer be operated as hotels.

Additionally, City or Municipal business licenses should be mandatory to make it clear short-term vacation rentals are revenue-generating businesses and have statutory obligations to consumers, employees, and the public.

Taxation levied by the City should be introduced to ensure short-term vacation rentals contribute financially and fairly to Victoria alongside other types of accommodation.

And these measures must be strictly enforced. It is easy to identify and monitor short-term vacation rentals using online aggregators to count listings on booking platforms. To fino does this very well. There must be large penalties for non-compliance.

Concluding remarks

Re-zoning, regulations, taxation, and strong enforcement are essential to fix the growing problems. They will not simply go away and cannot be ignored. Immediate action is needed – before negative impacts are irreparable and while solutions are readily achievable.

Although action is required by all three levels of government, local government can improve the situation significantly and quickly through re-zoning, business licences and fees, and marketing taxation or levies.

If the costs of ensuring compliance are a concern, industry can work with government to develop options and solutions.

We have collectively established Victoria as a strong global tourism brand, and we must now ensure Victoria continues to be a great place to live and visit. The tourism industry is here as a constructive partner, as always.

Some may say cynically that Tourism Victoria is adopting this position because its revenue could be affected by untaxed and unregulated competition. We assure you our concerns are much broader and deeper than that. This is about the legitimate tourism industry wanting to be good partners and neighbours. Tourism Victoria focuses on high-yield experiential tourism that is sustainable and fully respects our destination's carrying capacity. Unchecked short-term vacation rentals are an affront to that principle.

We want to work together with the City of Victoria to rectify the impacts of the grey economy. We are implementing stakeholder discussion groups to engage in broad dialogue about the sharing economy, understand all perspectives, and find effective collaborative solutions.

As tax-paying and job-creating partners we need to help stop erosion of lifestyle and wellbeing for citizens who purchased condos without knowing their buildings can be over-run by holiday makers. Appropriate zoning will go a long way towards this. We need to work on quelling unchecked real estate speculation that is making housing in Victoria unaffordable. Investors can still make a good return on investment from long-term rentals to residents – just not as much money as quickly.

Doing nothing would undermine creation of jobs, commercial tax-paying hotels, and other tourism businesses by supporting untaxed, unregulated predatory competition. Where is the wisdom and long-term vision of not acting?

Finally, in recent weeks some Councils such as Richmond, BC and Del Mar, California have banned short-term vacation rentals completely in support of public resistance. We are not asking for this. We are asking for robust, common-sense zoning regulations and taxation. This will be an ongoing issue to manage and we are here to assist.

Many thanks for your time,

Harette

Starr McMichael

On behalf of Tourism Victoria, and members of Victoria's tourism and hospitality sector



Summit and Discussion Groups on Impacts of the Sharing Economy

Terms of Reference 12 April 2017





Contents

| 1. | Background and Key Issues | 2 |
|----|--|---|
| 2. | Purpose, Objectives, and Goals of Summit and Discussion Groups | 3 |
| 3. | Timing of Summit and Outputs | 4 |
| 4. | Participation in Summit and Discussion Groups | 4 |
| 5. | Responsibilities of Participants | 6 |
| 6. | Methods | 6 |
| 7. | Deliverables | 7 |

Summit and Discussion Groups Terms of Reference: Page 1 of 7

1. Background and Key Issues

The sharing economy, also known as collaborative consumption or the peer economy, refers to a relatively recent, disruptive business model that uses network technologies to exchange, rent, or share products or services on an unprecedented scale. The economy is diverse, growing rapidly in the accommodation (e.g. Airbnb, VRBO), transportation (e.g. Uber, Turo), consumer goods (e.g. Simplist, Tradesy), entertainment (e.g. Spotify, SoundCloud), and services (e.g. TaskRabbit, Fiverr) sectors. Main impacts for the tourism industry relate to accommodation (particularly short-term vacation rentals), transport, and tours or experiences.

In addition to adverse direct economic impacts or inequities across the competitive landscape, the sharing economy may generate broader social or environmental concerns affecting communities and government. Core issues cited frequently around short-term vacation rentals are inadequate regulation, absence of taxation, erosion of profitability for commercial accommodation operators (undermining their capacity to invest in staff, services, facilities, or infrastructure), compromised safety or experience for customers or employees, reduced or minimal availability of longer-term housing and rental space in communities, and a greater number of transient visitors in stratas and neighbourhoods designed and zoned for residents. Similar issues, inequities, and adverse impacts, especially regarding licensing, taxation, safety, and security, are probable as the sharing economy moves into tours and experiences, led by Airbnb.

Although the Victoria-focused tourism industry may need to consider destination-specific factors in addressing impacts of the sharing economy, the approach should align with the position and policy recommendations of the Tourism Industry Association of BC (TIABC):

- Those benefitting from tourism promotion should contribute towards it.
- Hospitality workers need affordable accommodations.
- Guests and visitors deserve quality, safety, and consumer protection.
- Regulation needs to be warranted, reasonable, balanced, and enforceable.
- All short-term rental operators should be registered and licensed in each community.
- Local governments should identify short-term rental operators, compel them to comply with regulations, and prosecute offenders.
- Hotel tax and MRDT should be collected at source by the booking platform and remitted to the province.
- The booking platform should collect and disclose all short-term rental data required to monitor and govern these transactions effectively, including adherence to local by-laws and legislation.

A similar position is proposed by the British Columbia Hotel Association (BCHA). There is also a wide and growing range of literature (industry reports, white papers, news articles, and research papers) on many aspects of the sharing economy, which is indicative of its expansion and impact. A recent (January 2017) white paper by Victoria Adams, *Home Truths: Implications of Short-Term Vacation Rentals on Victoria's Housing Market*, highlights many issues of local concern.

Summit and Discussion Groups Terms of Reference: Page 2 of 7

Paul Nursey, Tourism Victoria's President & CEO, highlighted the need for strategic discussions on the impacts of the sharing economy in a memorandum dated 4 February 2017 to Tourism Victoria's Board of Directors and Transportation & Destination Management Committee (TDMC). The memo was prompted by continuing growth in short-term vacation rentals and associated problems, as well as Airbnb's increasing promotion of trips and experiences. The TDMC resolved at its meeting on 8 February 2017 to embark on a collaborative process of engaging in broad dialogue about the sharing economy, in order to better understand how it operates, identify and characterize impacts, and lay foundations for solutions. Dialogue will be the most appropriate and productive approach because it brings potentially-disparate perspectives together to find solutions.

Tourism Victoria will facilitate a summit in early July 2017 to bring stakeholders together to engage about the sharing economy. The summit will open with a core meeting of all stakeholders to discuss objectives, perspectives, and common experiences. Stakeholders will then form smaller discussion groups to address issues more specifically and propose solutions.

2. Purpose, Objectives, and Goals of Summit and Discussion Groups

- 2.1 The summit and discussion groups will be coordinated and managed by Tourism Victoria's Transportation & Destination Management Committee (TDMC), currently chaired by Starr McMichael.
- 2.2 The **purpose** of the summit and discussion groups is to facilitate broad stakeholder input on the characteristics, impacts, and current directions of the sharing economy. The summit is to be a collaborative platform for synthesizing knowledge and perspectives, and developing a coordinated response to the sharing economy's negative impacts.
- 2.3 The **objectives** of the summit and discussion groups are to:
 - a) Understand the nature and impacts of the sharing economy through input from diverse stakeholders, and build a comprehensive picture of how the sharing economy operates.
 - b) Collate information about social, economic, and environmental impacts of the sharing economy, and ensure that information is available to underpin response strategies.
 - c) Engage with agencies having capacity to address how the sharing economy operates.
 - d) Determine priorities for actions to address negative impacts.
 - e) Formulate recommendations and strategy to influence government and other decision makers for greater and more equitable regulation of the sharing economy, particularly major players such as Airbnb.
- 2.4 The **goals** of facilitating the summit and discussion groups are to:
 - a) Bring about sensible and fair regulation, taxation, and monitoring of sharing economy operators to require them to leave the grey economy.

Summit and Discussion Groups Terms of Reference: Page 3 of 7

- b) Ensure the safety, quality, and contributions to communities of visitors' experiences have paramount importance in policy and regulations.
- c) Safeguard tourism's position as a positive force in society by not risking overcrowding (as experienced in Barcelona and Amsterdam from Airbnb escalation), unsustainable practices, or erosion of benefits to local communities.
- 2.5 These Terms of Reference may be revised as appropriate at any time to reflect changes in responsibilities or methods, extension of activities, or additional deliverables.

3. Timing of Summit and Outputs

- 3.1 The summit is to occur during early July 2017 with timing and venue to suit the majority of stakeholders.
- 3.2 The target date for completing summit and discussion group outputs is 31 July 2017.

4. Participation in Summit and Discussion Groups

- 4.1 Invitations to participate in the summit and discussion groups will be managed by Tourism Victoria's Transportation & Destination Management Committee (TDMC).
- 4.2 Tourism Victoria's management and staff will assist the TDMC in coordinating the invitation process, including record-keeping and document distribution.
- 4.3 Participation will be open to organizations, community groups, or individuals with a current or future stakeholder interest in the social, economic, and/or environmental impacts of the sharing economy in BC's Capital Regional District (CRD). Organizations, community groups, or individuals having relevant interest or experience within other geographic areas may be invited to participate at the discretion of the Chair of the TDMC and/or President & CEO of Tourism Victoria.
- 4.4 Participation will be by invitation or application. Invitations can be made by the Chair of the TDMC, President & CEO of Tourism Victoria, or a majority of TDMC members. Applications to participate must be made in writing or by email to the TDMC, including applicant name and affiliation, applicant contact details, and reason(s) for requesting to participate.
- 4.5 The summit must collectively involve a comprehensive (i.e. broad, balanced, and informed) representation of stakeholder interests regarding the sharing economy. Participants are to be drawn widely and include representatives of:
 - Communities and neighbourhood associations
 - Housing advocacy groups

Summit and Discussion Groups Terms of Reference: Page 4 of 7

- Consumer protection groups and Consumer Protection BC
- Government departments including (where possible) transport, housing, employment, finance, community services, and emergency services
- Tourism policy analysts from the BC Ministry of Jobs, Tourism, and Skills Training
- Municipal leadership and regulators
- Real estate associations and developers
- Tourism accommodation providers
- Transportation, tour, sightseeing, and experience providers
- Tourism leadership
- 4.6 To minimize over-representation, organizations and community groups shall have no more than three (3) representatives at the summit, unless an exemption has been granted by the Chair of the TDMC or President & CEO of Tourism Victoria after consulting with the TDMC.
- 4.7 Each member of Tourism Victoria's Transportation & Destination Management Committee (TDMC) is expected to participate where possible. Current TDMC members are:

John Briant General Manager, Victoria Western Stevedoring

Ryan Burles President & COO, Black Ball Ferry Lines
David Cowen General Manager, The Butchart Gardens

Jim Douglas Regional General Manager, Coast Victoria Hotel & Marina by APA

Steve Earnshaw CEO, Experience Victoria

Suzanne Gatrell General Manager, The Oswego Hotel
David Gudgel Chief Operating Officer, Clipper Vacations
David Hendry Director of Strategic Planning, BC Ferries
Kyara Kahakauwila Vice President Operations, L.A. Limousines

Bill Lewis General Manager, Magnolia Hotel
Troy MacDonald Director of Sales, Helijet International

Starr McMichael President, Starrboard Enterprises and Chair of the TDMC

Cole Millen Director of Operations, The Fairmont Empress

Erinn Pinkerton Director Corporate and Strategic Planning, BC Transit

David Roberts General Manager, CVS Tours

Sonterra Ross COO, Greater Victoria Harbour Authority

Mike Smith Manager Victoria Operations, Harbour Air Seaplanes / West Coast Air

Brett Soberg Owner Operator, Eagle Wing Whale & Wildlife Tours

John Varga Sightseeing Manager, Wilson's Transportation
Leslie Ward Chief Administrative Officer, Victoria Harbour Ferry

John Wilson CEO, Wilson's Transportation

Travis Wilson Manager, CC Station and Scheduled Services, Wilson's Transportation

Fraser Work City of Victoria

4.8 Other core participants are Paul Nursey, President & CEO of Tourism Victoria, and any staff from Tourism Victoria assigned to the summit and/or discussion groups by Paul Nursey.

Summit and Discussion Groups Terms of Reference: Page 5 of 7

5. Responsibilities of Participants

- 5.1 Each participant is responsible for joining group activities, sharing information to the extent reasonably permitted, working collaboratively, and adhering to best practice at all times.
- 5.2 Participants are to focus on the objectives, goals, and deliverables specified in these Terms of Reference, work to remove any barriers to open discussion, and advise the TDMC Chair of any conflicts of interest that arise.
- 5.3 Each participant is to ensure all information, views, and data presented or discussed during the summit, or received or available to them as a participant, are treated as confidential at all times. Participants are not to disclose or disseminate summit information and/or records without permission from the TDMC Chair or President & CEO of Tourism Victoria.
- 5.4 Where necessary the TDMC may amend responsibilities or activities of participants in order to achieve objectives and deliverables.

6. Methods

- 6.1 The summit and discussion groups may utilize any methods of collaboration or information exchange deemed appropriate by the TDMC Chair to achieve objectives and deliverables.
- 6.2 Each discussion group is to be chaired by a TDMC member. As small group discussions, all participants are to be encouraged to provide input openly and comment candidly. Points of agreement and disagreement are considered equally informative and to be recorded along with issues for further discussion or exploration.
- 6.3 Records of discussions are to be prepared and available for distribution to all participants as soon as feasible after the summit. Documents, notes, data, and other materials to support or inform discussions are to be distributed in advance of the summit where feasible.
- 6.4 The Chair of the TDMC, with support from Tourism Victoria staff, will implement a means of exchanging documents and resources between participants (such as Dropbox, Google docs, or Google drive). The TDMC and Tourism Victoria will also maintain storage and back-up of all materials, resources, and records from the summit.
- 6.5 Reasonable expenditure incurred to convene the summit (for example, costs for the venue, equipment, stationery, materials, refreshments, or services) will be paid by Tourism Victoria and is subject to Tourism Victoria's standard accounting procedures.
- 6.6 Where necessary the TDMC may review and amend how the summit is to operate in order to achieve objectives and deliverables.

Summit and Discussion Groups Terms of Reference: Page 6 of 7

7. Deliverables

- 7.1 Deliverables for the summit and discussion groups are:
 - a) A dossier regarding the nature, operations, and impacts of the sharing economy, which may include reports, white papers, research publications, policy documents, position statements, regulations, and/or data along with summaries of discussions.
 - b) A prioritized list of actions and best practices towards addressing the inequities, social concerns, and related negative impacts of the sharing economy.
 - c) Identifying which players should (i) have a lead role, (ii) have a support role, and (iii) be engaged with in actions addressing the sharing economy.
 - d) A strategy (with timelines) and recommendations to influence government and other decision makers for greater and more equitable regulation of the sharing economy, including recommendations for best regulating specific activities such as tours or experiences as well as accommodation.

Summit and Discussion Groups Terms of Reference: Page 7 of 7

Subject:

FW: Email to Mayor and Council RE: Short Term Vacation Rentals

From: Jo Merth

Sent: May 11, 2017 12:48 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: Short Term Vacation Rentals

Dear Mayor and Council,

I write to you regarding the issue of short term vacation rentals in downtown Victoria.

As a strata owner in the downtown core, I can speak first hand to the negative effects that STVR's have had on my residential community. Not only are STVR business's not paying taxes but large amounts of units are being bought with the intention of business use. This takes a great many homes off of the market for those who rent, own, live, work and contribute full time to Victoria.

I live in The Union building on Pandora Ave. After a quick search on Airbnb, I found at least 21 units available online (that is not including units that are already rented out at the time of my search). I would estimate that 40-50% of my building is used for Short Term Vacation Rentals. The Strata is formed to reflect the interest of business owners in my building. This directly and negatively impacts those of us who live full time in the building.

What will it take for Victoria City Council to regulate Short Term Vacation Rentals? I want to see down-zoning of Short Term Vacation rentals in Victoria. There needs to be regulation and proper research done on the subject.

Thank you,

Johanna Merth

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Subject: FW: Email to Mayor and Council RE: Short Term Rentals

From: Monica Stevens

Sent: May 11, 2017 4:26 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: Short Term Rentals

We are opposed to any short term rentals in the Victoria core market. Our concerns are:

- 1 .safety and security from transient short term renters
- 2. loss of property values which should be respected as we are ultimately your property tax base
- 3. general lack of responsibility in keeping the condo units maintained
- 4. property owners in a condominium environment are faced with paying for common area damages as renters don't care they don't have anything invested in the building

Michael and Monica Stevens Belvedere

Subject:

FW: Email to Mayor and Council RE: Short Term Vacation Rentals

From: Robert Ollerenshaw

Sent: May 11, 2017 10:42 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Short Term Vacation Rentals

To Whom It May Concern:

I am opposed to any short term rentals in the Victoria core market.

My concerns are:

- 1 Safety and security from transient short term renters.
- 2. Loss of property values which should be respected as we are ultimately your property tax base.
- 3. General lack of responsibility in keeping the condo units maintained.
- 4. Property owners in a condominium environment are faced with paying for common area damages as renters don't care they don't have anything invested in the building.

Robert Ollerenshaw Suite owner in The Belvedere 788 Humboldt Street



Robert Ollerenshaw Executive Chairman

Section23 Developments 1717 Ninth Street SW Calgary, AB T2T 3C1



NOTICE OF CONFIDENTIALITY: This material is intended for the use of the individual to whom it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you have received this communication in error, please contact the sender immediately via e-mail and destroy this message accordingly. Thank you.

Subject:

FW: Email to Mayor and Council RE: Secondary Suites Abuse of Opportunity to Supply more Affordable Units to the Rental Market

From: Chuck Meagher

Sent: Tuesday, May 16, 2017 11:25 AM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: Secondary Suites Abuse of Opportunity to Supply more Affordable Units to the Rental Market

Secondary Suites in Single Family Home Zoning.

We applaud Mayor and Council for this creative zoning for homes in the City of Victoria to help create more rental suites and a variety of options that are not restricted to purpose built apartment buildings in our city. Unfortunately too often owners do not have the same intentions and quickly switch over these suites to "Vacation Rentals". Is there some stronger language that can be incorporated into the permit stage to fix this from happening? If so it should be put in place. As an example a property at 613 Merrifield in James Bay has undergone renovation to create a 750 Sq.Ft. 2 bedroom basement suite. The Final Inspection has just been completed, the occupancy Permit has not been issued, and the suite is currently advertised on Craigslist under Vacation Rentals, fully furnished for \$2700 a month. This is not affordable, nor does it meet the intent of the bylaw to add more long term rental suites to the market. I hope Mayor and Council will take steps to strengthen the bylaw so more long term rental suites are available to people living in Victoria.

Sincerely Chuck and Jacquie Meagher

Subject:

FW: Email to Mayor and Council RE: Short-term Vacation Rentals

-----Original Message-----

From: Edward Berry

Sent: May 22, 2017 1:34 PM

To: Councillors < Councillors @victoria.ca > Subject: Short-term Vacation Rentals

We ask that Council stop the commercialization of residential property and "right-zone" the downtown core by removing transient accommodation as a permitted use.

We would like this letter to be included as part of the June 8th agenda.

Thank you for your attention.

Edward and Margaret Berry 788 Humboldt Street (805)

From: Ellen Loretta Bell-Hardy

Sent: Tuesday, May 23, 2017 10:34 AM

To: Councillors

Subject: Short term vacation rentals in downtown Victoria

To Whom it may concern,

Short term vacation rentals in downtown Victoria need to be prohibited to maintain the friendly community flavour of this lovely city -This protects residents, the existing hotels and traditional B&B's.

E. L Bell-Hardy

Subject:

FW: Email to Mayor and Council RE: Short-term Vacation Rentals

-----Original Message-----

From: William Rodger

Sent: May 23, 2017 8:34 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: Short-term Vacation Rentals

Please consider this e-mail as my strong negative vote for STVRs to be allowed in the downtown Victoria Neighbourhoods. NO STVRs!

William Rodger, PhD S905 - 737 Humboldt Street Victoria, BC V8B 1W1

Subject:

FW: Email to Mayor and Council RE: Curb illegal Air BnB type rentals to ensure more long term rental housing

From: Judy Lightwater

Sent: Thursday, June 01, 2017 5:09 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: Curb illegal Air BnB type rentals to ensure more long term rental housing

Dear Mayor and Council,

Many residents are being asked to weigh in on new rental developments in Victoria. They may be uncomfortable with some of the density and heights in these proposals, but are wanting to encourage rental housing. The problem is that we are not seeing any enforcement regarding illegal vacation rentals. Shutting these down shouldn't be that difficult. Until there is some or better enforcement, home owners are not as willing to support new rental housing, as it is possible for it to simply be used for more vacation rentals rather than the long term rental housing we so desperately need. These new units must also be affordable, and unless evidence of this is provided, there will continue to be opposition to increasing density in our neighbourhoods.

Thank you.

Judy Lightwater 86 Howe St.

Victoria, BC V8V 4K3

"The possible must not be limited by the known." Wolgang Paalen

Subject:

FW: Email to Mayor RE: STVR on Council Agenda June 8

From: Hannah Rabinovitch

Sent: Tuesday, June 06, 2017 8:10 PM
To: Councillors < Councillors@victoria.ca > Subject: STVR on Council Agenda June 8

Dear City Councillors,

My name is Hannah Rabinovitch and I'm writing to you as a renter in Victoria, BC for the past 7 years.

Victoria is currently experiencing a rental crisis. Vacancy rates continue to persist below 1%. I've been living in a bachelor apartment with my boyfriend. We were trying to find a one bedroom. I emailed many places online and often had no response, despite working for the provincial government in a unionized job. Ignore affordability, there just aren't enough rental units in the market right now. Plus with supply and demand, landlords can charge high rents for practically closet sized one bedrooms and have no trouble filling them (I looked at one that was smaller than my bachelor but \$450 more a month).

If you look for a listing on airbnb > entire home, you can find many many entire suites available for rent. May 1st used to be the best time to move in Victoria. Uvic students gave notice and renters had their pick of the market. Now, it's the beginning of airbnb season.

Long-term airbnb, not operated by the principal residents of the space, withdraw much needed rental units from the supply. Especially with all the new development going up, it's more important than ever that rental units be filled with Victoria residents who work, live and play in this wonderful city. The city needs to enact regulations to prevent short term vacation rentals in rental suites. This won't solve the rental affordability problem, but it will add some much needed supply, which could at least increase the vacancy rate.

Thanks for your concern, Hannah

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To: Victoria Mayor and Council; JODY SIMPSON
Subject: RE: Email to Mayor and Council RE: Airbnbs

-----Original Message-----

From: JODY SIMPSON

Sent: Saturday, June 10, 2017 9:46 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Airbnbs

Hello,

I live in the Gonzales neighborhood very close to Gonzales beach. As you likely know the houses in this residential and family oriented community are very close together in many places. I live in one of those. One of our neighbors began an airbnb business 3 years ago. As our home and my bedroom basically back onto this we are very aware of the noise. As this home in a block from the beach (on Richmond Ave) we often get a lot of people on holiday and in the mood to celebrate. Over the years we have had people out talking loudly, drinking, smoking and playing loud music all through the night. At times up to 5am. This neighbor did not initially inform his neighbors that he planned on running this business in our family neighborhood. I contacted him about a year ago through the airbnb website As he did not pass along his contact information to the neighbors either. I am regularly impacted by this frequent turn over of new vacationers looking for a good time. I am kept up late many nights all year but more so in the summer months. He said he would put a "house rule" of a 10pm quite time on his airbnb page. He did initially but I looked again yesterday ,when I was up with people being loud until 1130 yet again, and it is no longer there.

I am extremely frustrated that this business is able to run in my neighborhood and am wondering what our rights are. We pay good taxes to live where we do and did not choose to buy a home in a holiday party community. It is incredibly disruptive to have a new group of people every few days wanting to party.

I have yet to call the police for these noise violations as I feel this is a poor use of their resources but I admit am getting closer to doing so as my frustration increases. I shouldn't have to put a fan on every night so I can drown out the noise to get some sleep so I can function at work.

So, what can be done? What are our rights?

Are the expected to have a business license to run a hotel like business like this is a residential family? Is this even legal?

What is currently being done to manage this issue as I have huge concerns about more of these short term rentals coming in this neighborhood?

I feel I have tolerated this long enough.

I look forward to hearing from you. Jody Simpson

Sent from my iPhone

MAYOR'S OFFICE

JUN 1 3 2017

VICTORIA, B.C.

1137 May St. Victoria,B.C. V8V 2S6

June 11, 2017

To: Mayor Lisa Helps and Council

Re: Committee of the Whole agenda June 15

Dear Mayor and Council:

We understand Council will discuss the issues of Short Term Rentals (STRs) at the June 15 meeting. As residents of Fairfield we are completely opposed to the existence of STRs used as businesses in residential areas.

Last summer a house two lots east of our house was sold. The property was purchased by people who already own a house on Heywood Ave. which is used exclusively for short term rentals. Additionally, they live on Sutlej St. in a house which also has short term rental suites. Clearly they are operating a business in an area zoned for residential use.

We have lost neighbours in our block with the use of this house for short term vacation rentals. I want to know the people who live on my block and in the general area.

STRs represent a loss of long term rentals to any neighbourhood, and in Victoria the need for rental accommodation is severe. Additionally, merely awarding a business licence is a violation of zoning ordinances; indeed, it amounts to spot rezoning. Currently, regulations prohibit use of entire homes for STRs. These regulations should be enforced, along with the regulatory directions approved by council January 19 of this year.

Yours truly,

Winston and Claire Jackson

Winston Jackson .

Subject:

FW: Email to Mayor and Council RE: Short Term Rentals

From: Don Cal

Sent: Tuesday, June 13, 2017 11:00 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Short Term Rentals

Dear Mayor and Council

Kudos on trying to regulate the short-term rentals in Victoria. It is having a negative effect on the housing market and increasing the price of housing.

Airbnb and others are under pressure worldwide to bring short term rentals out into the open for the same reasons. The arguments of other cities may help you in your task.

Here are two articles from <u>reuters.com</u> about this issue: The links are highlighted; or you can read the enclosed text.

Best regards,

Don Cal 1059 Pentrelew

https://www.reuters.com/article/us-airbnb-regulation-insight-idUSKCN12L0DY

Airbnb, the online lodging service that investors now believe is worth \$30 billion, faces a reckoning.

In eight years of torrid growth, the company has often clashed with local public officials seeking to minimize the impact of short-term rentals on neighborhoods and urban housing markets. Now, those simmering tensions are starting to boil.

New York Governor Andrew Cuomo on Friday signed legislation that Airbnb says could seriously damage its business in New York City, the company's largest U.S. market; the company immediately filed a lawsuit in federal court seeking to overturn the law. The German capital of Berlin recently passed a law banning most short-term rentals, and Barcelona and Amsterdam are imposing steep fines for listings that violate laws there.

Airbnb is also engaged in a pitched battle in its home of San Francisco, where the company has also sued to block a new requirement that it reject booking fees from property owners who have not registered with the city.

The New York and San Francisco legal fights are a crucial test of Airbnb's business model. The company argues it cannot legally be held responsible for how landlords use its platform. If it is required to enforce local laws on short-term rentals, that could drastically reduce listings - and revenue - in some of its biggest markets.

Other cities looking to rein in Airbnb are watching the San Francisco proceedings and looking to the city's law as a potential model, said James Emery, deputy city attorney of San Francisco.

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"Throughout the country, people representing cities have called me to ask what's going on with the litigation," he said.

Airbnb's legal argument in both the San Francisco and New York cases rely on a 20-year-old statute designed to protect free speech online, known as Section 230 of the Communications Decency Act. In the San Francisco lawsuit, the company asserts that the city "impermissibly treats Airbnb as the publisher or speaker of third-party content" when it is merely a platform for communications between property owners and guests.

Other online marketplaces - such as Amazon (AMZN.O), eBay (EBAY.O), and Craigslist – have cited the same law to shield themselves from liability for any improper transactions among users of their services.

In San Francisco, U.S. District Judge James Donato said at an Oct. 6 hearing he wasn't "seeing the link" between free speech protections and San Francisco's short-term rental regulations. Donato is expected to issue a ruling soon.

Airbnb has also sued the Southern California city of Anaheim, home to the Disneyland theme park, and the nearby beach city of Santa Monica, over regulations that the company contends are illegal.

'ILLEGAL' BUSINESS MODEL

Airbnb takes a cut of the revenue when a room or a home is booked and charges a service fee to guests. The company says it helps communities by enabling middle-class families to make extra money.

It also points to agreements with officials in nearly 200 locales around the world, mostly for tax collection and in some cases for broader short-term rental regulation.

Critics counter that, in popular tourist destinations, Airbnb takes affordable housing off the market, drives up home prices and disrupts neighborhoods with streams of transient visitors.

As regulatory threats loom, Airbnb on Wednesday announced it would create an online registration system for property owners and automate the enforcement of Airbnb's existing rules in New York and San Francisco, which limit operators to a single listing of an entire residence.

New York Assemblywoman Linda Rosenthal, sponsor of the New York legislation, was unimpressed by Airbnb's announcement.

"It's preposterous. Maybe half their listings are illegal" in New York City, she said. "It's part-and-parcel of the business model."

Existing New York state law bars most urban apartment-dwellers from renting out their units for less than 30 days if they are not present.

The law signed by Cuomo on Friday bars even advertising a rental that violates that existing law, which could help regulators crack down on Airbnb itself in addition to the users of its service. In its court challenge, Airbnb said the statute penalizes the company over content posted by users, which is prohibited by federal law.

Airbnb has also said it has taken down nearly 3,000 illegal listings in New York City over the past year, and reports 44,622 total listings in the city as of Sept. 1.

BATTLE IN BERLIN

In Berlin, Airbnb is fighting a city demand that it turn over information to help enforce a new law imposing fines of up \$110,000 on people renting out more than 50 percent of their homes for less than two months - among the strictest regulations worldwide.

Airbnb is "confident it would find a favorable agreement" with the city," said Peter Huntingford, Airbnb head of public affairs for Europe.

But with the city intent on collecting data and Airbnb intent on refusing, another legal battle looms.

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"If Airbnb intends to risk a trial, we are prepared to walk down that path," said Martin Pallgen, a Berlin Senate spokesman.

In Barcelona, Airbnb's third-largest market in Europe, the city is imposing fines that exceed \$65,000 for listings without proper licenses. Amsterdam city officials in April started scraping data from Airbnb and other short-term rental websites to root out illegal hosts because Airbnb will not turn over details on violators.

In its Wednesday announcement, Airbnb put forward what the company's head of global policy and public affairs, Chris Lehane, called a "comprehensive regulatory strategy" targeted at "rooting out bad actors."

But the new proposals stopped short of any commitments to share information or enforce bans on short-term rental operators, which many cities say is crucial for effective regulation.

RISING RISKS

Critics contend that a large portion of Airbnb listings are offered by commercial operators with multiple properties who are essentially running illegal hotels. The company, they argue, has effectively turned many residential neighborhoods into tourist zones.

In Los Angeles, a study by the pro-labor Los Angeles Alliance for a New Economy found that property owners with two or more listings generated 44 percent of all Airbnb revenue in Los Angeles.

Airbnb, in a statement, disputed that conclusion and called the group's analysis "misleading."

In New York City, the state Attorney General found that, between 2010 and 2014, more than 300,000 Airbnb reservations violated the law, representing about \$304 million in booking revenue, with about \$40 million of that going to Airbnb.

Public officials need to prioritize the rights of full-time residents over landlords and visitors, said Rosenthal, the New York Assemblywoman.

"I represent New Yorkers," she said. "I don't represent tourists, and my responsibility is not to protect their cheap deal at the expense of New Yorkers."

(Reporting by Heather Somerville in San Fancisco and Tina Bellon in Berlin. Additional reporting by Dan Levine; editing by Jonathan Weber and Brian Thevenot)

http://ca.reuters.com/article/businessNews/idCAKBN17E14R-OCABS?sp=true

Airbnb signs dozens more tax agreements in the U.S., France

Wed Apr 12, 2017 6:09am EDT

Full Size

By Heather Somerville

SAN FRANCISCO (Reuters) - Airbnb has reached new deals with dozens of jurisdictions in the United States and France to collect and pay taxes, doubling down on its effort to improve its image with local policymakers even as it face regulatory challenges around the world.

Airbnb, the short-term rental service that offers a website where homeowners can rent out a room or their entire property, has collected \$240 million in hotel and occupancy taxes since it was founded in 2008, remitting them to the jurisdictions where the company has agreements, Airbnb spokesman Nick Papas told Reuters.

The most recent tax agreements, formally announced by the company Tuesday, came in eight U.S. cities and counties, the state of Texas and 31 cities in France, making for a total of 275 agreements, Papas said. The taxes, which Airbnb says are at the same rate paid by hotels, will be collected beginning May 1 for the newest agreements. More than half of Airbnb's U.S. listings are in communities where we the company collects and remits taxes, Papas said.

Chris Bryan, a spokesman for the Texas comptroller, said Airbnb approached Texas with the offer to pay taxes.

"The state saw this as the most efficient way of bringing these people into tax compliance rather than going after thousands and thousands of homeowners," he said.

Texas is the 20th U.S. state with which Airbnb has a deal. Seeking agreements with more states allows the company to avoid the thorny local politics in cities where it faces opposition.

It is still unclear how successful Airbnb will be in collecting and remitting all the taxes it had pledged because many of these agreements are less than a year old. Critics of the deals have questioned how local officials could have enough data on Airbnb hosts to verify how much tax the company ought to pay.

4

Airbnb's push to address taxes has helped to weaken one of the arguments made by the hotel industry against the company's growing presence in major cities.

But the tax agreements have not quieted critics' concerns that Airbnb, valued at \$31 billion, has exacerbated housing shortages and brought unwanted traffic into neighborhoods.

In April, Airbnb reached an agreement with Miami-Dade County in Florida to collect taxes but the mayor of the city of Miami Beach, part of Miami-Dade County, remains a vocal opponent to Airbnb. The city allows Airbnb in areas that are zoned for short-term rentals but not in residential neighborhoods, said Mayor Philip Levine.

"When you bought a house you didn't bargain on having a nightclub next to you," he said. "You relied on having the zoning of the city protect you."

Airbnb said last year it collected \$19 million in taxes in San Francisco, \$7 million in San Diego and \$3 million in Chicago.

Several cities declined to confirm how much tax Airbnb had paid, citing taxpayer confidentiality rules.

(Reporting by Heather Somerville; Editing by Jonathan Weber and Bill Trott)

5

Pamela Martin

Subject:

FW: Email to Mayor and Council RE: RTA issues/STVRs

From: Dr. Daniel Milkovich, M.D.

Sent: Tuesday, June 13, 2017 12:07 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: RTA issues/STVRs

Dear Council,

In light of the recent news that council is considering limiting styrs in the city to improve residential rentals, I would offer the following for consideration.

I have owned numerous properties over the years with "long term" rental units rented to individuals, couples, and families. I gave up on that several years ago after repeated issues with damage and abuse. The fact is that the Residential Tenancy Act is far too empowering for renters who abuse, damage, and overall disrespect owners' properties. Limited damage deposits, limits to inspections, limits to rent increases, etc – renters often leave having done damage measured in the 10's of thousands (flooring, drywall, plumbing, etc). The RTA disadvantages property owners and leaves them "holding the bag". I'm sure this comes as little surprise to council, but the fact is property owners choose to Airbnb their properties because their **property is safer and more respected by those who are accountable** because of their online profile and rating (i.e. Airbnb patrons and the like).

Instead of treating the property owners as the problem, I would like to see council **lobby for significant change to the RTA** so that property owners will actually choose on their own free will to rent to long term tenants. It would be a much more popular decision if council were to support property owners and recognize why they don't want to rent long term. Stvrs should remain an option to any property owner.

Sincerely,

Daniel Milkovich

Dr. Daniel Milkovich, M.D. | Medical Director



#201 - 1910 Sooke Rd @ Colwood Corners | Victoria BC V9B 1V7



Become a Facebook Fan of MD ESTHETICS

Winner of the Vancouver Island Business Excellence Award - Small Business of the Year, Under 50 Employees

Pamela Martin

Subject:

FW: Email to Mayor RE: Air BnBs/Short Term Vacation Rentals

From: Lauren Heppell

Sent: Tuesday, June 13, 2017 6:00 PM
To: Councillors < Councillors@victoria.ca >
Subject: Air BnBs/Short Term Vacation Rentals

Hi Victoria City Councillors,

Just sending this message to let you know how much in favour I am of the city starting to regulate and/or ban STVRs. Over the last six years, I've watched the availability of rental units decrease and the rents increase to the point where it's gotten completely ridiculous for the average person or family with an average income to find a place to live. Even more difficult if that family has children or a pet. A quick search on Padmapper shows more than a 50% reduction in available units at affordable prices when the STVR option is turned off and that's pretty unacceptable to me when we've got employed people living in tents and cars.

So thanks for putting the residents of our city first.

- Lauren Heppell

1

Pamela Martin

Subject:

FW: Email to Mayor and Council RE: Regarding short-term vacation rentals

From: Tracey Purvis

Sent: Tuesday, June 13, 2017 6:57 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Regarding short-term vacation rentals

Hello,

I am so glad that you're taking action on this! I've been meaning to email regarding this situation which as far as I'm concerned has just gotten way out of control. A couple of days ago I looked on Airbnb just to get an idea of the short term vacation rentals in my neighbourhood in Fernwood. Within a 2 block radius of my house there were 18 whole home or suite rentals. That is 18 homes that could be rented out long term. And that is just one site.

Last August my neighbour two doors down sold her house to move to Vancouver. We were looking forward to meeting our new neighbours, a couple from Alberta. Oh no, they were not moving here. They bought it (\$775,000) to run as an Airbnb charging \$250 a night or \$3500 a month! So we now have a hotel on our block. It absolutely takes away the sense of community, as others have said. We have a very friendly neighbourhood, talk to each other all the time, watch out for neighbour's children and homes, it's great. Now we have strangers coming and going regularly. We don't get to know them or form a relationship with them. The house isn't taken care of. Garbage cans are left out on the street when nobody is staying there. Normally I put away neighbours' cans when they are away but these aren't my neighbours. When we had the snow storms the sidewalks went unshovelled. It's very frustrating.

Two other stories. A doctor just bought a bungalow on Gladstone. He evicted the tenants and no doubt said he's renovating because his plan is do Airbnb. A historical fourplex 4 doors down from me just sold. The long-term, very nice, responsible tenants were all given their eviction notices being told the new owner was going to be moving in. Really? Or is it more likely they are going to live or pretend to live there for the 6 month requirement and then turn around and jack up all the rents because of the crisis here, or perhaps was thinking of vacation rentals. Such a drag.

People are kidding themselves who think renting out their suites as vacation rentals isn't contributing to the rental crisis here. All they really care about is how much money they are making, which is a lot. Are they paying taxes on this income? Somehow I doubt it. The more people who change from renting their suites long term to vacation rentals, the less places for rent and therefore the increase in rents. Last year a small house two blocks from me sold for just over \$700,000. It was immediately put up as a two suite rental charging \$1850 for the main floor and \$1495 for the basement. Craziness. Great that it's creating two suites for renters but unfortunate that because of the market they can charge so much.

As far as people saying that we won't get as many tourists without these short-term rentals, oh please.

I don't know how normal, middle-class people can get ahead here, let alone lower income. It seems to me that Victoria is becoming somewhere that only the rich are going to be able to live.

| Thanks for taking such a hard line on this. I'm sure it will help the situation here. I look forward to Victoria |
|--|
| getting back to where people can actually find a place to live at a reasonable price. Also, more homes |
| available to buy if people aren't going to be able to use them as short term rentals. It's crazy how many places |
| downtown have been bought just for this reason. |

Sincerely,

Tracey Purvis



Marketing our favourite destination

13 June 2017

Mayor and Council, City of Victoria 1 Centennial Square Victoria, V8W 1P6

Dear Mayor and Council,

Re: Submission regarding the impacts of short-term vacation rentals in Victoria

Thank you for this opportunity to present my concerns about the increasing negative impacts of short-term vacation rentals in Victoria, not only for the future of sustainable tourism but also the wellbeing of Victoria's residents and communities.

As highlighted previously, the numerous problems caused by short-term vacation rentals include declining housing availability and affordability, loss of employees and job opportunities, erosion of quality of community life, reduced business investment, compromised industry resilience, and undermining fair practices and good partnership.

Here I provide further evidence of the adverse impacts of short-term vacation rentals, which are indicative of those being experienced in Victoria and also on the horizon. I request that Council consider this information at the meeting of the Committee of the Whole on 15 June 2017 as well as the subsequent Council meeting on 22 June 2017.

Research continues to demonstrate the direct link between short-term vacation rentals flooding the market for tourist accommodation, and how this creates significant shortages in affordable housing for local residents. The <u>attached article</u> from *Harvard Business Review* (also available at https://hbr.org/2016/07/airbnb-is-facing-an-existential-expansion-problem) describes how Airbnb has undermined housing availability in Paris, Lisbon, Reykjavik, Joshua Tree, and San Francisco, leading to persistent socio-economic problems.

Although platforms such as Airbnb may claim they do not impact housing availability, an email by Alex Dagg (Airbnb's Canada Director of Public Policy) to the BC Chamber of Commerce explicitly confirms they have a core goal of increasing tourism while disintermediating hotels and licensed bed & breakfasts. Please see a copy of Alex Dagg's statement attached, which was in response to Policy Resolution #12 by the BC Chamber of Commerce at its AGM in May 2017 (copy attached). The Chamber's resolution calls for greater regulation and taxation of short-term vacation rentals, along with support for effective enforcement, specifically to address housing availability. Notably, Airbnb continues to vigorously oppose the resolution.

Similarly, research by Skift (the largest travel industry insights platform) confirms Airbnb has not only generated a serious over-tourism problem in Amsterdam but also fueled an array of social problems within communities, compromising quality of life for local residents; see article attached (also available at https://skift.com/2017/06/01/amsterdam-airbnb-and-the-very-real-problem-of-overtourism). It should also be noted that the negative impacts of short-term vacation rentals come without a fair contribution to local or regional economies.

Airbnb and other short-term vacation rental platforms falsely claim to be geared to hosts renting out a spare room in their house. This is increasingly not the case and they are being 'wolves in sheep's clothing'. The hosts?utm_term=.swv7nyNwa7#.ymE1m6RQA1) about Airbnb's Mega Hosts confirms how Airbnb is working strategically to become a large-scale travel booking platform akin to Expedia or Booking.com.

Airbnb and its Mega Hosts are collaborating to a very high degree to ensure they align closely and build commercial opportunities. Mega Hosts benefit from Airbnb's unfair competitive advantage arising from lack of regulation and taxation. Airbnb has dedicated teams working with property managers to bring commercial-scale hosts to the platform. Airbnb offers management tools to help the hosts coordinate and rent large numbers of properties while synchronizing with Airbnb's systems. Airbnb provides coaching and management support for large hosts. Whereas 10% of property managers in the United States were using Airbnb in 2012, currently more than 50% of property managers are using the platform and the proportion continues to grow.

To quote a representative of Phocuswright Travel, Tourism and Hospitality Research:

"There's a message they're trying to convey — home sharing, travelling like a local, experience local culture, stay in a private home — but actually a growing percent of [Airbnb] listings are not really someone's home. It's a condo that is one of 1,000 others that look the same and are run by a hotel-like property management company with a front desk check-in."

To date analysts have identified more than 100 hosts on Airbnb's site who each have more than 100 listings, including 39 hosts with more than 200 listings each. This is Airbnb's direction, which other platforms (e.g. TurnKey) are following. In Victoria some hosts have 20 to 30 short-term rentals, which is equivalent to many of Victoria's mid-size hotels. For example, Abigail's Hotel has 23 rooms. It will be easy for 'Mega Hosts' to increase in Victoria if transient accommodation is allowed to continue as a permitted use, making it essential to include re-zoning when addressing short-term vacation rentals.

April 2017 figures from Chemistry Consulting are showing an alarming trend. Arrivals at Victoria International Airport increased by 13% compared to 2016 and by 8% year to date. Similarly, BC Ferries reported a 10% increase in passengers and Victoria Conference Centre delegate days are up considerably. However, occupancy of hotel accommodation has decreased by 6%. Growth in visitors but declining occupancy is a direct reflection of the adverse impacts short-term vacation rentals are having in Victoria. The situation is especially serious when the economic contributions of the hotel sector (via taxes, marketing fees, jobs, and infrastructure) are viewed alongside the lack of contribution by short-term vacation rentals.

In a previous submission by Starr McMichael for the Council meeting on 11 May 2017 we outlined the action being taken in many jurisdictions to regulate short-term vacation rentals and address the numerous inequities and problems they are generating. Whistler can now be added to the list (see http://www.cbc.ca/news/canada/british-columbia/whistler-rentals-airbnb-housing-1.4149027). City of Toronto staff and councillors are proposing regulations to limit short-term vacation rentals to the property hosts live in, to reduce adverse impacts and disruption to neighbourhoods while addressing chronic housing shortages and a lack of affordable housing; see article attached (also <a href="http://www.cbc.ca/news/canada/toronto/city-hall-air-bnb-rules-1.4155938).

Victoria is experiencing the same problems as each of these jurisdictions and it is imperative that comprehensive, sustainable, long-term solutions be developed. It is insufficient and inappropriate to rely on business licensing and taxes to address short-term vacation rentals; effective regulation must include re-zoning and enforcement to remove transient accommodation as a permitted use for residential properties that are not primary residences. Otherwise inequities will persist and the future direction of major platforms such as Airbnb will go unchecked, to the detriment of tourism and Victoria's communities.

It is very clear that, despite well-crafted public relations and advocacy efforts, platforms such as Airbnb and VRBO need to continuously attract, enable, and support new hosts in order to grow. This inherently moves them further and further from their original premise of facilitating rental of spare rooms in residences, and towards supporting hosts who are commercial-scale operators. This comes at high cost to society, legitimate businesses, and residents, with lasting damage. Soft measures such as licensing will not deter commercial-scale hosts, nor address the social issues.

Difficult decisions must be made by Council to enact effective regulations, and it is important that these be made very soon to prevent further impacts and set a fair and sustainable course. As a good partner and neighbour the tourism industry supports the needs of Victoria's residents and communities.

I will be addressing Council at the meeting on Thursday 22 June 2017 to reiterate these concerns and seek effective actions to address them. I respectfully request Council to implement zoning, regulations, taxation, and enforcement to manage short-term vacation rentals equitably. I am providing this written submission to support our position and hope it will be considered with my remarks on 22 June. For reference this submission includes the abovementioned submission by Starr McMichael on behalf of Tourism Victoria and Victoria's tourism industry, detailing problems being generated by short-term vacation rentals and confirming we wish to work collaboratively towards solutions.

We value our established partnership with the City of Victoria and are here to assist as always.

Sincerely,

Paul Nursey

President and CEO Tourism Victoria



REGULATION

Airbnb Is Facing an Existential Expansion Problem

by Tom Slee

JULY 11, 2016



HBR STAFF

Surprisingly, the new Airbnb ad campaign exhorts you not to be a tourist: "Don't go to Paris, don't tour Paris, and please don't do Paris." But then the punchline: "Live in Paris...even if it's just for a night." Airbnb executive Jonathan Mildenhall told Adweek that the campaign reflects a growing "demand for experiences that are not like the typical tourist experiences, that actually more reflect what it's like to live in local places."

But how many travelers can "live there" before Airbnb accepts that it **ViasdiecGityeCovehicl@f@epa2937** tourism, and that its users are tourists, no more and no less? Like other parts of the tourist industry, Airbnb has become a double-edged sword. Visitors get new experiences and bring in money, but as their numbers grow, they erode the very atmosphere in which they bask and threaten the livability of the city for residents.

Two years ago, there were 20,000 Airbnb listings in Paris. A year later the number had climbed to 40,000 and a housing inspector told The Wall Street Journal, "The center of our city is becoming deserted. More and more, it's just tourists." Since then, yet another 20,000 listings have appeared, so it's no surprise that the company with the tagline "Belong Anywhere" has experienced a frosty welcome from city governments around the world struggling to deal with this explosion of tourist accommodations.

Airbnb continues to present its business as low-impact, made up of everyday hosts occasionally renting out their own home. A recent Airbnb report on its business in Lisbon shows that "many listings on Airbnb in Lisbon are local residents' homes," reassuring readers that "72 percent of hosts in Airbnb in Lisbon have only one listing." But this is being economical with the truth: My independently collected data set shows that the 28% of hosts with more than one listing (who can be considered "commercial" hosts) account for two-thirds of the company's business in Lisbon. And while Airbnb claims that "70 percent of Airbnb guests in Lisbon stay outside the typical tourist hotspots," my data shows that the majority of visits take place inside the two central districts of Misericórdia and Santa Maria Maior, an area of only about six square kilometers. With the number of listings in this small city of half a million people growing from 5,500 in May 2015 to over 10,000 today, a significant impact is inevitable. João Seixas, a geography professor at the New University of Lisbon, and his colleagues are "very much concerned with what is rapidly happening to the historical center of our beautiful city. Our estimate is that in the last three years, around one-quarter or even one-third of the housing stock has changed function, mainly toward financial investments and short rentals."

What is the endgame for cities where Airbnb continues to expand? Some cities say they don't want to be "the next Venice," turning into a theme park for tourists, with locals pushed out. It's not an unreasonable concern. Kristen V. Brown of Fusion visited Reykjavik (yes, as a tourist). It's a small city, with a population of only 120,000 people and a flood of tourists. Drawing on data I supplied,

Brown wrote, "The city's only apartment rental website, leigulistinn. Michielle City Council 21 Sept 2917 for rent in downtown Reykjavik. There were 22 in the entire city.... In Reykjavik there are roughly 50,000 apartments; 2,551 of them, or 5 percent, are Airbnb units."

Even smaller communities are experiencing problems of scale when it comes to Airbnb. Joshua Tree is a tiny town of 7,000 people on the edge of the Joshua Tree National Park in California. It has over 200 available Airbnb rentals. Resident Christine Pfranger observes that "locals are having difficulty finding homes to rent, and are being pushed out of their homes to make way for more vacation rentals." Another resident adds, "Airbnb and vacation rentals are changing our community....House prices are going up because people now buy houses to rent out as vacation rentals, making it close to impossible for people working in the area to buy a house."

Airbnb professes to be open to partnering with cities, but it has shown little interest in these problems; the company forcefully opposes any measures that would limit the scale of its business.

Airbnb's rocky relationship with its hometown of San Francisco recently took a turn for the worse. In February 2015 a new rule required Airbnb hosts to register with the city, but over a year later only about a fifth have done so. Now the city is holding Airbnb responsible for its hosts and will impose a fine on the company of \$1,000 per day for each unregistered listing that the city can discover. It's a new level of seriousness, following similar actions in New York state and Chicago.

Airbnb's response is to take San Francisco to federal court, arguing that the city is violating three laws. Section 230 of the 1996 Communications Decency Act (CDA) provides that website owners are not responsible for (by virtue of not being the publishers of) content provided by users on their sites. It's a law that protects bloggers, newspapers, and social media sites like Craigslist, Yelp, and YouTube. The 1986 Stored Communications Act (SCA) says that governments must have a specific subpoena before they are entitled to information about users of a web service. And finally, Airbnb is claiming protection under the First Amendment, arguing that the new rule is a "content-based restriction."

Airbnb presents its business as a matter of speech. Much as it promotes the idea of "living like a local" in the cities where it makes its money, the company says it ultimately has no responsibility for what happens on the ground, just like a website with comments.

Page 408 of 855

If Airbnb is successful, and some experts believe it has a good chance **Yttle CDAity in Corne it has 2 2017** company of responsibility for the impact of its business, and the SCA will prevent cities from finding hosts, and thus Airbnb, responsible. City governments throughout the U.S. would be helpless to curb the number of Airbnb listings or the intensity of the tourist business that they bring. It's a potent mix of bad incentives.

But all would not be smooth sailing for Airbnb. The majority of its business is now in Europe, where Berlin, Barcelona, and, to a lesser extent, Paris are finding a new assertiveness in dealing with the explosion of vacation rentals. Meanwhile, the mayors of 10 major markets around the globe are starting a task force to construct a common response to the problems that Airbnb brings. Such developments are timely. Without them, authentic tourist experiences may be bought at the price of those who matter most: actual residents.

Tom Slee has a PhD in theoretical chemistry and a long career in the software industry. He is a frequently-quoted critic of the sharing economy and the author of *What's Yours is Mine: Against the Sharing Economy* (OR Books, 2015).

This article is about REGULATION

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POST

Subject: Policy Resolution #12 & Airbnb

From: Alex Dagg

Sent: Wednesday, May 10, 2017 7:41 AM

Subject: Policy Resolution at BC Chamber AGM

Dear,

My name is Alex Dagg and I am the Public Policy Manager for Airbnb in Canada. It was with great interest that I read the policy resolution you sponsored for the upcoming BC Chamber of Commerce AGM. In advance of the conference, I thought it was important I reach out to you to ensure you have accurate and fulsome information about our platform and our host and guest community in Cranbrook.

Airbnb has a community of more than 60,000 responsible hosts throughout Canada—in fact, approximately 20 hosts call Cranbrook home. These hosts have come to depend on our platform as an affordability solution that helps them supplement their income and make ends meet.

Through our local public policy teams, we've worked with cities across Canada and the world, including cities like Vancouver, Chicago and Paris, on sensible home sharing regulations. We want to make a positive impact on the communities where we operate. We have consistently asked to be regulated and want to pay our fair share in taxes.

Airbnb has a consistent record of working closely with local community stakeholders. As part of our commitment to social responsibility, we collect and share data on our listings with regulatory bodies, our hosts and other key stakeholders so everyone can make an informed opinion about our impact. We want to ensure that our operations contribute to the community we operate within. Cranbrook is no different.

Many communities in British Columbia face a hotel shortage that threatens to discourage visitors who contribute to the local economy. Airbnb can play an important role to help keep British Columbia an attractive destination for tourists. Unfortunately, the entrenched hotel industry wants to stall competitiveness by keeping Airbnb out and prices high.

At Airbnb, we believe we have a responsibility to actively earn social license in all the communities where we operate. That is part of the reason we ourselves became members of the BC Chamber of Commerce.

I welcome the opportunity to speak further about the data we have, the steps we are taking to address some of the concerns we've heard, and our work to develop fair, sensible regulations that work for everyone.

1



Alex Dagg Public Policy Canada

#WeAccept

Resolution of BC Chamber of Commerce – AGM May 2017

12. REGULATE AND MANAGE THE EMERGING SHORT-TERM RENTAL BUSINESS ENTERPRISE

Opening Statement

Affordable monthly rental housing is a major factor in creating vibrant, livable and sustainable communities. Reasonable access to monthly rental housing is important to the business community both as an economic driver in its own right, and also as a competitive advantage in securing a stable workforce and community growth. Over the past several years there has been a rapid loss of affordable monthly rental housing in many communities throughout BC due to the ease with which landlords have changed their unit's usage. Internet platforms have provided landlords with opportunities to easily switch the usage of their monthly rental housing to nightly rentals.

This has indirectly contributed to rent increases, reduced availability of affordable housing for families and workers, and made it difficult for many communities (e.g., Kelowna, Sun Peaks Resort, Fernie) to attract and house skilled workers, particularly during high demand visitor periods. A number of initiatives and projects to build more affordable monthly rental housing are underway in many of these communities however in the majority of cases it will be years before they are available. There is an immediate short term need to secure back many of the over 15,000 housing units lost¹ as well as stabilize this new business enterprise.

Background

The primary responsibility to address this issue lies with BC's Local Governments because they have the legislative authority to control and manage housing in their communities through the use of zoning, bylaws and regulations. Some communities have implemented processes and procedures however many more are just starting. The magnitude of the challenge is very daunting to many communities particularly the smaller ones as they lack the robust monitoring and enforcement resources required. Many of the smaller resort communities are the ones hardest hit and have limited resources due to their size. In some of these communities close to 10% of their affordable monthly rental housing stock has been lost, displacing 100's of workers. Taking an example from Vancouver, sharing economy properties account for 1.2 per cent of all rental units including condos, basement suits, laneways, and apartment. Putting these units into long-term rental housing could raise the vacancy rate from 0.8 to 2 %². Further, the operators of many short-term rentals are commercial operators avoiding taxes such as Municipal Regional District Tax because of the anonymity provided by the site³.

What is emerging very quickly from a Local Government perspective is that the magnitude of the task of enforcement is overwhelming; in many cases Local Governments do nothing. This in turn, signals landlords that defying zoning, bylaws and regulations has no consequences, and thus, the loss continues unchecked.

¹ Karen Sawatzky, Simon Fraser University, http://summit.sfu.ca/item/16841#310 and available online information from Airbnb, VRBO, Turnkey, and AirDNA.com

² https://www.ubyssey.ca/news/ubc-student-airbnb/

³ http://www.theglobeandmail.com/news/british-columbia/vancouvers-top-airbnb-earners-are-commercial-hosts-research/article30324477/

There is a significant role for the Provincial Government to assist Local Governments with this critically integral enforcement process. Currently *Provincial Sales Tax Act* – Provincial Sales Tax Exemption and Refund Regulation⁴, tax Regulation 78(1)b enables operators of less than 4 rooms to avoid collecting the 8% Provincial Hotel Room Sales Tax and the 2% or 3% Municipal & Regional District Tax if applicable. The 5% GST is also avoided as many Landlords would claim they have annual sales of less than \$30,000 on their one unit.

Recommendations

Rescinding Tax Regulation 78(1)b would require all operators of one room or more to register and collect the applicable sales taxes associated with their daily sales activity. This Provincial statutory requirement would enhance the Local Government's enforcement regime in 2 very meaningful ways:

#1 – Non-compliant Landlords will now also be at risk of enforcement activity from the Ministry of Finance for non-collection of sales taxes. It is anticipated that this new requirement combined with the Local Government processes and guidelines will cause many Landlords to revert back to renting their units on a monthly basis or comply with both levels of Governments requirements to avoid the risk of more rigorous enforcement activity. Many landlords will not qualify with new Local Government criteria and structure, this is where enforcement of both levels of Government will be critical to gaining back lost affordable monthly rental housing!

#2 – the data regarding registration and tax collection will augment the Local Government's management processes and ensure ongoing compliance. The information will be cross checked with the Local Government registry ensuring stability and assisting with future planning.

THE CHAMBER RECOMMENDS

That the Provincial Government:

- 1. Work with affected stakeholders, including Destination Marketing Organization BC and Tourism Industry Association of BC, to clearly articulate related issues and explore resolution options; and
- 2. Rescind Tax Regulation 78(1)b; and
- 3. Implement a timely reporting process and structure, so that upon request, a Local Government can access a complete list of properties registered to collect the Hotel Room PST and the MRDT.

Submitted by the Fernie and Kamloops Chambers of Commerce

Supported by the Whistler Chamber of Commerce, the Cranbrook Chamber of Commerce, the Kimberley and District Chamber of Commerce, the Nelson and District Chamber of Commerce, the Kicking Horse Country Chamber of Commerce, the Tofino-Long Beach Chamber of Commerce, the Ucluelet Chamber of Commerce, Castlegar and District Chamber of Commerce, the Greater Nanaimo Chamber of Commerce, Cowichan Lake District Chamber of Commerce, and the Greater Victoria Chamber of Commerce

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Newsletter

Amsterdam, Airbnb and thed Very Real Probleming (http://ww of Overtourism

Patrick Whyte, Skift - Jun 01, 2017 2:00 am



Take

ities across Europe are wising up to the potential problem of too many tourists. Those tasked with marketing an "at risk" destination are going to have to work harder to spread tourism over a wider area in order to dilute the potential negative impact.

- Patrick Whyte

SHARE



Tweet



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Post



Spend any time walking the streets of Amsterdam and you'll quickly understand why it has a tourism problem. Trams, bicycles and pedestrians all vie for space on the narrow streets, presenting a daunting task for the millions of visitors that come to the city each year.

Amsterdam is blessed by many features that make it highly attractive as a destination. It's compact enough to get around on foot and English is widely spoken. Low-cost airlines offer hundreds of flights a day into Schipol airport with tourists drawn to its liberal policies on sex and drugs as well as its many museums.

In 2015, the city welcomed 17 million visitors (http://amsterdammarketing.instantmagazine.com/kerncijfers-2016/boma-2016english#!/economische-impact-in-amsterdam-copy), representing an increase of 15 percent since 2011 and in the same time period the number of visitor days almost doubled to 139 million.

future of travel, subscribe.



Tourists are going to keep coming and that presents a big problem for Amsterdam.

"I think the city and its residents are very actively thinking about the impact that tourism is having on their city, and how they want this impact to play out," said Wouter Geerts, senior travel analyst at Euromonitor International. "Banning or capping tourists is not the way forward. Instead what is needed is a dialogue with all stakeholders to come to a mutually beneficial solution. This is what Amsterdam is trying to achieve."

EXPANDING THE CITY

Frans van der Avert's office overlooks the IJ waterway that bisects the city. Throughout the day, the chief executive of Amsterdam Marketing spends his time looking out towards Amsterdam Noord, the once-unfashionable

(http://www.nytimes.com/2012/04/13/greathomesanddestinations/once-unfashionable-noord-district-of-amsterdam-gains-cachet.html) district, which in recent times has been growing in popularity thanks to plenty of open space and an eye-catching new museum.

With more tourists coming, Van der Avert's job has moved from marketing the city to managing it, and one of the biggest challenges is getting repeat visitors out of the center to places like Amsterdam Noord.

"When you look at the foreign visitors, half of them are here for the first time. I don't bother them with these new neighborhoods because we know that they want to see the Van Gogh and the canals and they go to the Anne Frank House, but when you are here for the second or the third or the fourth or the fifth time, you think "Oh." he told Skift.

Van der Avert has an interest in spreading things around. He isn't just responsible for visitors (he doesn't like the word tourist) but also locals and businesses.

This gives him a very difficult balancing act and, as has been the case in other cities across Europe, a tourism backlash has started to develop.

"It started here three years ago, and it became 'the' topic in the city. It's not only our problem. It's a problem which you see happening in smaller historical cities with trading tradition, so no kings, no popes, no big lanes, no big boulevards, but small cities, merchant cities: Barcelona, Prague, Bruges, Dubrovnik, Amsterdam, Venice. People always talk about Venice, but... I always see Venice as... not a living city anymore," he said.

Van der Avert's profile was lifted by a speech he made earlier this

Amsterdam, Airbnb and the Very Real Problem of Overtourism Victoria City Council - 21 Sep 2017 month at the World Tourism Forum in the Swiss city of Lucerne in which he issued a warning on the problem of overtourism.

"That is a challenge because we strongly believe that these three target groups—by accident are our target groups, so visitors, inhabitants, and companies—they form the DNA of the city. They make the city. They are the soul of the city because you have to have a city where you can work, where you can love, where you can eat, where you can visit, where you go to school. That is why people like visiting a city because it's a lively city. It's a livable city. So you have to keep the balance," he said.

Van der Avert doesn't want to attract any more visitors to the city, and t's mainly because he doesn't have to. Demographics are going to do that for him anyway. As the middle classes grow in places like China and India, there will be people interested in traveling abroad. There's also the continued success of low-cost carriers, which makes flying between say London and Amsterdam very, very cheap.

There's another factor making cities like Amsterdam so popular with visitors: Airbnb.

SHARING ISN'T CARING

The number of people staying in hotels continues to grow steadily and in 2015 the city welcomed 6.8 million guests, an increase of 2 percent compared with 2014. Provisional figures for the first nine months of last year show an even greater growth of 7 percent.

Traditional hotels are clearly still doing well and on top of this you now have home-sharing platforms like Airbnb, which didn't exist a decade ago and have only relatively recently achieved sufficient scale to challenge the hotel industry. What started off as a sociable way to share your home has now turned into a big business.

In Amsterdam, the company has had to jump through a number of regulatory hoops to keep city hall happy (https://thenextweb.com/insider/2013/02/02/airbnb-may-be-banned-from-amsterdam-local-authorities-are-now-hunting-for-illegal-hotels/), including collecting tax and imposing a limit on the amount of time hosts can share their homes.

"Airbnb has a very decentralized development; it's different in every city," said Jeroen Oskam, director of the Research Centre at Hotelschool The Hague. "What London and Amsterdam have in common is both are very expensive hotel cities, which means that they're expensive Airbnb cities and it means investors who want to open up an Airbnb as a commercial venture, so to say, have a very strong incentive to do so.

"In those two cities it's far more profitable to have an Airbnb, for instance, than a savings account, which leads to the commercialization of Airbnb.

While Amsterdam is — like most other European cities — very popular with users of Airbnb, there is some disagreement on the overall figures.

Airbnb put the number of nights booked at 770,000 for 2016, whereas Hotelschool The Hague puts it at 1.1 million.

Oskam said that both parties had similar figures for 2015 but were more than 300,000 nights booked apart for the following year.

(For the record, Airbnb disputes Hotelschool The Hague's 2016 figure, saying it is "incorrect and highly misrepresents our community.")

"They [Airbnb] have a financial interest in not disclosing the numbers because they pay tourist taxes," Oskam said.

In 2014, Amsterdam became the first European city to agree a

Amsterdam, Airbnb and the Very Real Problem of Overtourism Victoria City Council - 21 Sep 2017

partnership with Airbnb. Among other stipulations, the deal also led to the home-sharing platform agreeing to "collect and remit tourist tax on behalf of hosts."

(https://www.airbnb.co.uk/press/news/amsterdam-and-airbnb-signagreement-on-home-sharing-and-tourist-tax)

Another deal was at the end of last year (https://www.ft.com/content/fafd8d58-b7bd-11e6-ba85-95d1533d9a62) requires Airbnb to limit the amount of time hosts could rent-out their properties to 60 days per year. Interestingly, the signed document also commits both parties to "inform one another about their external communications."

"If you present numbers that nobody can check, it's not paying taxes. It's just making a donation," Oskam said.

WORKING IT OUT

Amsterdam isn't a unique case and there have been major backlashes against tourism in places such as Barcelona, where locals feel they are not being listened to.

The problem is now so acute that Van der Avert and his European colleagues have taken to meeting to discuss ways of dealing with it.

"In every city the rules are different, but sometimes problems are the same," he said.

Tourism in cities such as Amsterdam is only going to grow and those in charge with managing it are going to come up with more creative ways to strike a better balance.

> Tags: airbnb (https://skift.com/tag/airbnb), amsterdam (https://skift.com/tag/amsterdam), overtourism (https://skift.com/tag/overtourism)



Photo Credit: The Vondelpark in Amsterdam. The city is trying to cope with increasing numbers of visitors. Vondelpark / I Amsterdam

BuzzFeednews / REPORTING

BUSINESS

Airbnb's Mega Hosts Are Turning It Into Just Another Travel Booking Site

With hundreds of listings and major corporate backers, a new breed of Airbnb host is changing the fundamentals of the service.

Posted on June 8, 2017, at 12:16 p.m.

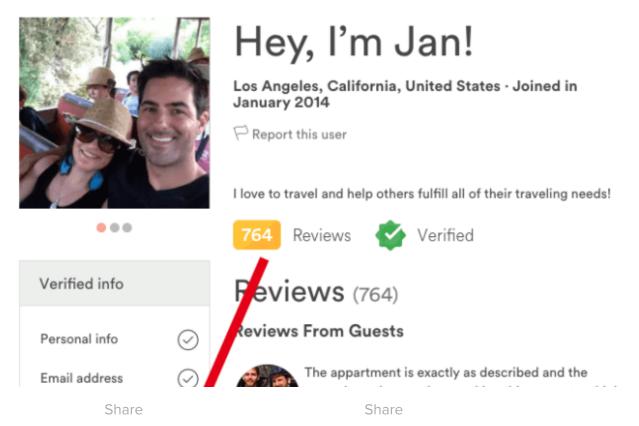


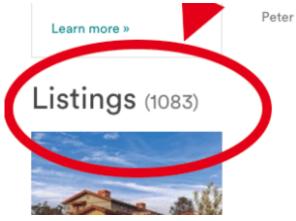
Of Airbnb's many hosts, Jan stands out.

Jan's profile photo shows a man with dark hair and a woman in sunglasses — and it's not clear which one is Jan, or even if either of them is Jan.

"Jan confirmed my request within 10 minutes. She set me up in an amazing studio," wrote one reviewer of a property in the US Virgin Islans. "Jan was communicative and helpful, his place is great," went another in Montana.

Jan is a busy man, or woman. The Airbnb host has 1,083 properties listed on the site, from Fiji to the Ozarks. More than 760 reviews have been written about the properties, and they're generally very positive.





spacious and comfortable, the kitchen was fully equipped, the property has one of the best pools in Denarau, the food was good - plus there is a convenience store on site, and it is close to many points of interest, with an in house travel group making excursions a breeze. I highly recommend this property for your Fiji mainland stay!

From Toronto, Canada · May 2017 · ┌─ 🏠 Fiji, 1 Bedroom #1

Airbnb / Via airbnb.com

It suggests Jan is more than just your typical host, renting out a spare room or second home for extra cash. And there are many more like him. Or her. They're the faces of a changing Airbnb — one that's moving away from its home-sharing roots and embracing the commercial hospitality industry.

Take Kara, who has 854 listings, or Mike who has 339. Inside Airbnb, an activist-run analytics tool, identified more than 100 hosts on the site who each have more than 100 listings. Among them were 39 hosts with more than 200 each.

These mega hosts are part of a broad change in the way Airbnb works. While the company still likes to describe itself as a marketplace for tourists to get cozy in real people's homes — "Don't go there. Live there," it urges starry-eyed travelers — it is working hard behind the scenes to bring commercial-scale hosts onto the platform. Last fall, it began offering bulk management tools to help such hosts handle large numbers of properties, and allowed them to sync their own databases with Airbnb's systems.

The tools are now being used by hotel companies, property managers, and a new breed of entrepreneurs to market their available properties, just like they do on sites like Expedia, Booking.com, and TripAdvisor.

The results speak for themselves. Just 10% of property managers in the US used Airbnb in 2012, estimates Douglas Quinby, a senior vice president at travel researcher Phocuswright. That rate is now closer to 50%, he believes.

"It does raise an interesting question for Airbnb as a brand," Quinby told BuzzFeed News. "There's a message they're trying to convey — home sharing, traveling like a local, experience local culture, stay in a private home — but actually a growing percent of listings are not really someone's home. It's a condo that is one of 1,000 others that look the same and are run by a hotel-like property management company with a front desk check-in."

Many of Jan's properties fit that description. Clues lie in the reviews, where some of Jan's guests identify the places they stayed at as being run by Wyndham, a publicly traded operator of resorts, timeshares, and hotel brands like Howard Johnson, Super 8 and Ramada. Reverse searches of the images used in many of Jan's listings found the photos being used on the websites of Wyndham hotels and resorts.

A series of exchanges with Wyndham representatives eventually led to Wyndham Vacation Ownership — "the world's largest timeshare organization," which operates 219 vacation ownership resorts in North America, the Caribbean and the South Pacific.

Jan's listings "are in fact managed by one of our owners," a company spokeswoman told BuzzFeed News, referring to the timeshare owners whose investments entitle them to a given number of nights at the company's properties each year. "We have noticed owners opting to utilize their ownership to pursue speculative listings/advertisements," the spokeswoman said.

Here's how that likely works: Wyndham's timeshare investors can reserve at any property in the company's network. So people like Jan list a large selection of rooms from across its many resorts, and if someone actually books one of them, Jan then reserves it.

Wyndham does not currently work directly with Airbnb to market its rooms.



The Wyndham Grand hotel, in Pittsburgh. *Keith Srakocic / AP*

Jan's guests seem happy to participate in the mirage of the friendly Airbnb host, even if they're really just checking in at a resort via the front desk. "Jan's place is wonderful value in a lovely green resort setting," one reviewer said, describing a Wyndham resort on Denarau Island in Fiji.

Jan declined to be interviewed for this story, and it's not clear if they are working alone or as part of a group. "Thank you for contacting me. Please explain benefits of this?" they replied to one request to speak. "I guess you cannot explain how this benefits me," they said in a follow up.

Resort settings and hotel rooms are not the home-sharing that Airbnb's identity is built on, but this professionally managed corner of its ecosystem is quickly expanding as the company — which expects to make \$2.8 billion in revenue this year — stretches far beyond its crash-in-a-spare-bedroom persona.

According to Airbnb spokesman Nick Papas, vacation rental companies, corporate housing providers and even some hotels are now using Airbnb to market their rooms. But "the overwhelming majority of hosts have one listing and occasionally share their space," he said. In some cities, Airbnb also has a policy prohibiting hosts from sharing listings at more than one address.

Quinby, from Phocuswright, has heard a variety of stories of commercial approaches to Airbnb hosting. "There are many hotels, lots of experimentation by the individual properties of some chains, and enterprising folks who take out long-term leases on multiple units and rent them out on Airbnb (which crosses into a very grey legal area)," he wrote in an email.



Hey, I'm Kara!

US · Joined in March 2015

Report this user

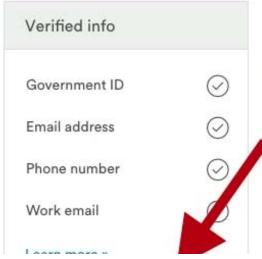


Reviews



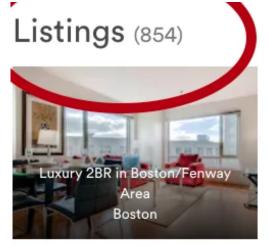
Verified

Wish Lists (1)





Guidebooks (2)







Airbnb / Via airbnb.com

Reviews (675)

The world of the Airbnb mega-hosts is familiar territory to John Banczak.

In 2012 he founded TurnKey Vacation Rentals, an online property management company that lists rooms across more than 25 travel booking sites, including TripAdvisor and HomeAway. Until recently, it operated on Airbnb as "Julie" and "Erica," the company's first guest managers. At some point, Banczak recalled, one of the accounts had more than 1,000 listings.

"For a long time you had to list yourself as an actual person," he said. "You'd see listings under one profile, and that would be the property manager."

It wasn't until Airbnb launched its tools for professionals last year that TurnKey was able to relaunch on the service under an official company profile.

"Airbnb had a change. They created a team a few years ago to deal with property managers," Banczak said, in an effort to increase the supply of entire-home rentals, especially in vacation destinations like resorts and ski towns. "This is the next big thing in this space," he said.

TurnKey has raised to \$41 million from investors since 2013, according to Crunchbase.





A protester in 2014, demonstrating outside a San Francisco apartment building that allegedly evicted its tenants to make way for AirBnb rentals.

Justin Sullivan / Getty Images

The professionalization of Airbnb and the rise of its mega-hosts worries housing advocates, who say it further enables investors to turn scarce inner-city apartment buildings into virtual hotels.

Those concerns have been pounced on by Airbnb's many opponents. "They've made it easier to commercialize the operation, which makes it good for Airbnb but harmful for cities with acute housing shortages," said Austin Shafran, a spokesman for anti-Airbnb group Share Better, which is funded by a New York-based hotel workers union.

Troy Flanagan, the head of state and local government affairs for the American Hotel and Lodging Association, said Airbnb has long enabled a grey area in between private room rental and commercial hotels. This new class of mega-hosts, he said "are a function of the gray area, a player in it, and enabling it."

It also concerns some of the company's old-school hosts — regular people trying to make some cash from their spare bedroom. As Airbnb transforms, some worry they'll be left behind.

"If your first experience is a resort, and the next is my home, it's not the same," said Alice Hershberger, who rents out a bedroom in her North Carolina home. She also worries it could affect her all-important guest reviews. "How is a guest supposed to score a hands-off management company with a full staff of labor, each trained to do a specific job perfectly the same way as a host who has to assume all those roles themselves?

Venessa Wong is a business reporter for BuzzFeed News and is based in New York. Wong covers the food industry. Contact Venessa Wong at venessa.wong@buzzfeed.com.

Got a confidential tip? Submit it here.

3 Comments Sort by Top

New Toronto Airbnb rules would require hosts to live at property they're listing

Critics seek crackdown on those with multiple listings, while Airbnb says it's open to 'sensible' rules

By John Rieti, CBC News Posted: Jun 12, 2017 5:00 AM ET Last Updated: Jun 12, 2017 3:19 PM ET

Torontonians will only be able to list short-term rentals for the property they live in, if city hall approves new recommendations released Monday.

The city's municipal licensing and standards division released a series of new proposals Monday following months of consultation. The new rules aren't in place yet, but staff are recommending:

- Banning people from listing units where they don't live.
- Amending zoning bylaws to create a separate category called "short-term rental."
- · Licensing companies like Airbnb and others.
- Starting a registry of anyone operating a short-term rental unit.

Critics, like the Fairbnb coalition, accuse investors of snapping up multiple properties and running them like "ghost hotels," further reducing the amount of affordable rental housing in the city. Airbnb — the largest player in the short-term rental sector — says it supports "sensible regulations," but maintains its service is benefiting more than 9,900 hosts while generating hundreds of millions in tourism revenue for Toronto.

Mayor John Tory says he wants online home-sharing services to continue, saying there's no point in trying to "turn back the hands of time," but the city needs to stop people from buying up units with the sole intention of running them as short-term rentals.

"This is extremely disruptive to neighbourhoods," he told reporters.

"It is taking housing off the market that might otherwise be available for long-term permanent renters as it were — and that's a problem for us."

Coun. Joe Cressy, whose ward has hundreds of Airbnb units, says he's optimistic that city council will approve the rules.

Like Tory, Cressy says he wants "true home-sharing" to continue, but says the city has to crack down on those snapping up affordable housing to offer up to tourists.

"Neighbourhoods like Kensington Market have been deeply affected ... today's regulations will stop that," he said.

Cressy says council's biggest task will be ensuring the regulations have enough "teeth" when it comes to enforcement.

Fairbnb coalition supports city's plan

Fairbnb researcher Thorben Wieditz praised the city's proposed new measures, which match several his group recently suggested, and says he's confident they'll be approved by council. However, he's also concerned about enforcement.

"I think my greatest concern would be to have super nice regulations in place ... but then no one is actually obeying the new regulations," he told reporters.

Tory said the city would rely mostly on neighbours reporting issues with short-term rentals.

"I think if you have a very disruptive Airbnb unit next door, you'll be very quick to get in touch with the city," Wieditz said.

Airbnb reviewing recommendations

Alex Dagg, Airbnb's public policy manager in Canada, said the company welcomes the move toward regulating home-sharing. Dagg said that the short-term rental industry has helped people cover their housing costs in a hot market.

"The vast majority of Airbnb hosts in Toronto use home-sharing to help pay the bills and afford to stay in their homes," she said in a statement.

Airbnb says in 2016, the average host rented out their place for about 50 nights per year, taking in just under \$5,000.

More than 450,000 people visiting Toronto stayed in Airbnb units last year — bringing with them an estimated \$417 million in spending, the company estimates.

Tory's executive committee will be debating the new measures at its meeting next Monday and the city will be holding more consultation sessions about the proposed changes.

City council will get the final say.

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Submission to City of Victoria Council 10 May 2017

Impacts of short-term vacation rentals on Victoria's communities and tourism and hospitality sector

Thank you for this opportunity to write to Mayor and Council.

There are more than 1,000 short-term vacation rentals in the City of Victoria and more than 1,700 across the Capital Regional District. They operate as unlicensed businesses, do not pay commercial taxes, and produce an array of social and economic problems.

I encourage Council to act now to stop the negative impacts these rentals are having, not only for the tourism and hospitality sector but also the residents and communities that make up our City. Although my remarks are on behalf of Tourism Victoria representing tourism-industry members, they are made foremost from Tourism Victoria as a collaborating partner with the City of Victoria. It is critical to act now to:

- Safeguard and promote sustainable carrying capacity for tourism in Victoria.
- Protect the interests of our members' businesses, which contribute jobs and taxes to Victoria.
- Address the negative impacts of short-term vacation rentals for residents and communities.

Airbnb is the major player in short-term vacation rentals and valued over \$30 billion – much larger than \$18 billion for Marriott, the world's largest hotel group. Other platforms are Vacation Rentals by Owner (VRBO), Home Away, and Flip Key. They all use the same business model.

Airbnb lobbies governments aggressively to protect its unfair competitive advantage by exploiting poor zoning, and avoiding regulation and taxation. See https://www.thetimes.co.uk/article/airbnb-fighting-rent-limit-with-lobby-group-66b8jpd0p and https://skift.com/2017/05/01/airbnb-tries-to-clear-away-political-and-legal-challenges-in-new-york-and-san-francisco. Airbnb does this because legitimate businesses, voters, and communities globally are calling on their governments to fix the problems short-term vacation rentals are causing.

In Victoria these problems are:

- 1. Rapidly declining housing availability and affordability.
- 2. Adverse social impacts on neighbourhoods and community life.
- 3. Loss of employees and job opportunities.
- 4. Reduced business investment and industry resilience.
- 5. Undermining fair practices, a level playing field, and being good partners.

Analysis of these issues and the urgent need to address short-term vacation rentals is presented in Victoria Adams' January 2017 report:

Home Truths: Implications of Short-Term Vacation Rentals on Victoria's Housing Market.

The paper can be accessed at: http://jamesbaynewhorizons.weebly.com/uploads/8/2/5/9/8259182/victoria stvr final paper.pdf

1 Housing availability and affordability – the need for effective regulations

Commercial accommodation and residential housing are fundamentally different. But short-term vacation rentals blur the distinction.

Commercial accommodation drives much of Victoria's economy through hotel taxes, commercial property taxes, facilities for tourism, and employment for City residents.

Housing is for residents. It defines their quality of life and homes must be available and affordable. Erosion of affordable housing has serious social and economic consequences – as seen in Whistler over recent years where businesses cannot get employees due to lack of housing, many employees live in vehicles or other sub-standard conditions, and social problems are on the rise. We are now seeing this in Victoria.

In Victoria short-term vacation rentals are directly reducing the availability of housing and driving up prices of the fewer remaining residential properties, beyond the reach of many who live and work here. There is ample evidence from many stakeholders, also submitting views to Council.

We see "Airbnb Entrepreneurs" operating up to 15 units. Real estate speculators make much more money from short-term vacation rentals than longer-term residential leases, and aren't constrained by tenancy Acts. Many new developments are expressly geared for short-term vacation rentals and target this to potential buyers. We see tourists using residential properties all over town — while at the same time we see residents and employees unable to find or afford homes.

Alarmingly, long-term tenants are increasingly being evicted from homes so landlords can market properties for more money as short-term vacation rentals:

- http://www.metronews.ca/news/toronto/2016/09/27/toronto-man-says-landlord-evicting-him-to-rent-on-airbnb.html
- http://money.cnn.com/2016/06/22/technology/airbnb-regulations
- https://skift.com/2016/12/27/evicted-tenants-fight-back-against-airbnb-with-detectives-and-lawyers

Victoria's growing rental crisis and serious shortage of affordable housing needs to be addressed urgently. Transient accommodation should not be a permitted use for residential properties that are not primary residences, and this needs to be reflected in zoning regulations.

2 Adverse social impacts on neighbourhoods and community life

Social problems arise when too many tourists stay in residential communities, and also when local residents cannot find housing or employment. "Over-tourism" and shortages of affordable housing due to uncontrolled short-term vacation rentals has led to residents being openly hostile towards tourists and tourism in many major destinations, particularly Barcelona, Amsterdam, and Iceland.

There are many reports of how short-term vacation rentals are changing community life in negative ways. For example:

- http://sandiegofreepress.org/2015/09/loss-of-community-is-greatest-threat-from-airbnb-and-short-term-vacation-rentals
- http://sydney.edu.au/news/architecture/274.html?newsstoryid=16309
- https://www.theguardian.com/cities/2016/oct/06/the-airbnb-effect-amsterdam-fairbnb-property-prices-communities
- https://hostcompliance.com/how-do-short-term-vacation-rentals-impact-communities

We do not want to see this happen in Victoria. Vibrant, safe, friendly neighbourhoods are the fabric of Victoria and make it very attractive as a place to live and destination to visit. The wellbeing of the residents within our communities is the foundation for successful tourism, a strong local economy, and good quality of life.

3 <u>Loss of employees and job opportunities</u>

Directly or indirectly the tourism and hospitality sector is a major source of employment in Victoria. The industry and those working in it contribute economically through taxes – many also volunteer, often to build experience and start careers.

The rental crisis and affordable housing shortage generated by short-term vacation rentals is now making it very difficult to recruit staff to Victoria, particularly downtown. Those we can recruit face many challenges finding housing. Without action, talented people and career prospects for young people will drift away, with huge negative consequences for businesses and the City.

4 Reduced business investment and industry resilience

Investment in commercial accommodation in Victoria is being driven down. Although it is normal to lose some hotel inventory over time, it is not being replaced. Occupancy rates are solid (above 72%) but institutional investors are reluctant to spend on new or upgraded accommodation while threats from untaxed and unregulated short-term vacation rentals persist. This undermines efforts to build sustainable tourism and jobs in the industry, and returns to the City from a vigorous tourism sector. Inability to attract investment makes us less competitive than other cities, perpetuating the impact.

Recent research (e.g. 2016 HLT Advisory / Ryerson University study in Vancouver, Calgary, Toronto, and Ottawa) found short-term vacation rentals directly caused a 6% bottom-line loss of revenue for commercial hotels. This loss exceeds sustainable average operating margins for many hotels, given their high capital costs, high marginal costs (labour, sales, advertising, services), and the high costs of maintaining safety and licensing standards. This reduces capacity to stay in business and eroded ROI removes incentives to re-invest.

While tourism in Victoria is currently doing well, our business is cyclical. Threats and weaknesses caused by short-term vacation rentals erode industry resilience and our ability to respond when macro-economic downturns or other disruptions occur.

There is wide evidence of how short-term vacation rentals impact the tourism industry:

- http://people.bu.edu/zg/publications/airbnb.pdf
- https://www.qtic.com.au/sites/default/files/140714 draft sharing economy paper.pdf
- www.europarl.europa.eu/RegData/etudes/BRIE/2015/568345/EPRS BRI(2015)568345 EN.pdf
- www.europarl.europa.eu/RegData/etudes/BRIE/2017/595897/EPRS BRI(2017)595897 EN.pdf
- www.europarl.europa.eu/RegData/etudes/STUD/2015/563411/IPOL STU(2015)563411 EN.pdf
- https://www.nswbusinesschamber.com.au/NSWBCWebsite/media/Policy/Tourism/Sharing-Economy-Issues-Impacts-and-Regulatory-Responses-COMBINED-POLICY-9-11-15.pdf

Short-term vacation rentals freely benefit from the tourism industry's efforts, expenditure, and expertise that bring visitors to destinations – but outrageously are allowed to work against the industry that feeds them.

5 <u>Undermining fair practices, a level playing field, and being good partners</u>

Commercial accommodation operators must be licensed and comply with regulations to protect consumers, employees, and the public. They pay taxes and destination marketing fees, facilitate tourist visits, employ numerous staff, and contribute widely to the City of Victoria's economy.

Short-term vacation rentals are not regulated to protect consumers, employees, or the public, they are not regulated for safety or insurance, and they do not pay taxes. They pay residential property taxes only, which are one-third of commercial property taxes. Short-term vacation rentals operate outside the laws that apply for other accommodation providers. They gain large cost advantages by avoiding compliance but fail to provide revenue for the City or communities they operate in. This is structurally unfair and unsustainable.

We are grateful partners of the City of Victoria in many ways:

 Through taxes at all levels of government, hotel customers pay the costs of destination sales and marketing, conference sales, and policy initiatives, with flow-on benefits across the City. <u>Short-term vacation rentals do not contribute</u>.

- In partnership with Tourism Victoria, the commercial accommodation sector is making a direct \$1 million contribution to important local infrastructure in the David Foster Harbour Pathway. Short-term vacation rentals are not doing this.
- Tourism Victoria partners with the Victoria Hotel Destination Marketing Association to invest over \$300,000 annually into festivals, events, and sports tourism, adding community vibrancy. Short-term vacation rentals do not do this.
- The City of Victoria, tourism industry, and Tourism Victoria are collaborative business partners in marketing the Victoria Conference Centre, which is working very well to date. Our revenue targets to deliver to the City of Victoria require a level operating field with fair rules.
- Tourism Victoria partners with its members and the City of Victoria to work constructively on diverse policy issues for the common good, such as Belleville Terminal. Our tourism-industry members pay for the expertise, skills, resources, and time to do this, and are happy to do so because this benefits Victoria on many levels. Short-term vacation rentals do not contribute.

Short-term vacation rentals benefit from everything the regulated and taxed tourism industry does to bring visitors to Victoria, deliver great visitor experiences, invest in services and infrastructure, and contribute to communities. They benefit from our strong destination marketing, facilities such as Belleville Terminal, high compression due to conference and event sales, and no further boycotts over sewage treatment issues. The tourism industry is collectively paying for this hard work, which is fine. But it's very unfair that short-term vacation rentals benefit at no cost, without contributing.

Level playing fields, fair business practices, and good business partnerships are critically important. These are foundations of healthy business environments and strong economies – there is no room or justification for unregulated, untaxed, and unfair competition.

The impacts of short-term vacation rentals – from housing shortages for employees to inequitable cost structures – are undermining our capacity to contribute as partners over the long term.

We value our collaboration with the City of Victoria. As mentioned above, we want to work in close partnership with the City to ensure growth in tourism, and the many benefits this brings to Victoria, is sustainable and within carrying capacity. Our members enable tourism, create jobs and pay taxes, and also want to promote collaboration. We must also collectively give priority to the best interests of residents and communities.

Recommendations for Action by Council

We respectfully ask Council to fix the inequities urgently. Employees and residents of Victoria need access to affordable housing as well as viable careers. Given the extensive nature of such problems there are many precedents to draw on. For example, regulatory action taken or being developed in jurisdictions such as New York, San Francisco, Los Angeles, Monterey, Anaheim, Chicago, Barcelona, Amsterdam, Dublin, Berlin, Toronto, Vancouver, Tofino, Ucluelet, and Richmond.

For examples of regulatory action see:

- http://www.cbc.ca/news/canada/british-columbia/it-is-illegal-city-tells-developer-to-stop-short-term-rentals-1.4048098
- https://www.thestar.com/business/2017/03/03/toronto-should-require-airbnb-permits-says-report.html
- http://ucluelet.ca/community/community-notices/333-press-release-ucluelet-pursuing-illegal-vacation-rentals
- http://www.cbc.ca/news/canada/british-columbia/richmond-rental-airbnb-1.4075478

On behalf of Tourism Victoria and the tourism industry, I ask City of Victoria Council to introduce regulations, re-zoning, and enforcement to remove transient accommodation as a permitted use for residential properties that are not primary residences. This addresses the rental crisis and lack of affordable housing by reclaiming and protecting residential space – properties designed to be homes in communities can no longer be operated as hotels.

Additionally, City or Municipal business licenses should be mandatory to make it clear short-term vacation rentals are revenue-generating businesses and have statutory obligations to consumers, employees, and the public.

Taxation levied by the City should be introduced to ensure short-term vacation rentals contribute financially and fairly to Victoria alongside other types of accommodation.

And these measures must be strictly enforced. It is easy to identify and monitor short-term vacation rentals using online aggregators to count listings on booking platforms. To fino does this very well. There must be large penalties for non-compliance.

Concluding remarks

Re-zoning, regulations, taxation, and strong enforcement are essential to fix the growing problems. They will not simply go away and cannot be ignored. Immediate action is needed – before negative impacts are irreparable and while solutions are readily achievable.

Although action is required by all three levels of government, local government can improve the situation significantly and quickly through re-zoning, business licences and fees, and marketing taxation or levies.

If the costs of ensuring compliance are a concern, industry can work with government to develop options and solutions.

We have collectively established Victoria as a strong global tourism brand, and we must now ensure Victoria continues to be a great place to live and visit. The tourism industry is here as a constructive partner, as always.

Some may say cynically that Tourism Victoria is adopting this position because its revenue could be affected by untaxed and unregulated competition. We assure you our concerns are much broader and deeper than that. This is about the legitimate tourism industry wanting to be good partners and neighbours. Tourism Victoria focuses on high-yield experiential tourism that is sustainable and fully respects our destination's carrying capacity. Unchecked short-term vacation rentals are an affront to that principle.

We want to work together with the City of Victoria to rectify the impacts of the grey economy. We are implementing stakeholder discussion groups to engage in broad dialogue about the sharing economy, understand all perspectives, and find effective collaborative solutions.

As tax-paying and job-creating partners we need to help stop erosion of lifestyle and wellbeing for citizens who purchased condos without knowing their buildings can be over-run by holiday makers. Appropriate zoning will go a long way towards this. We need to work on quelling unchecked real estate speculation that is making housing in Victoria unaffordable. Investors can still make a good return on investment from long-term rentals to residents – just not as much money as quickly.

Doing nothing would undermine creation of jobs, commercial tax-paying hotels, and other tourism businesses by supporting untaxed, unregulated predatory competition. Where is the wisdom and long-term vision of not acting?

Finally, in recent weeks some Councils such as Richmond, BC and Del Mar, California have banned short-term vacation rentals completely in support of public resistance. We are not asking for this. We are asking for robust, common-sense zoning regulations and taxation. This will be an ongoing issue to manage and we are here to assist.

Many thanks for your time,

Harette

Starr McMichael

On behalf of Tourism Victoria, and members of Victoria's tourism and hospitality sector

Subject: FW: Email to Mayor and Council RE: STVRs

From: Anonymous

Sent: June 14, 2017 5:04 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Cc: Lindsay Milburn < milburn@victoria.ca>

Subject: STVRs

I wish to remain anonymous.

- 1. I can't see why the concerns of STVRs "up to 1% point of total vacancy rate" is outweighing the benefits of STVRs to this City and its tax-paying residents
- 2. Where are your statistics to support removing STVRs?
- 3. Why does your latest report that is tabled to go to City council not include a detailed assessment of 'Pros' that were identified back in January? How do you justify not bringing forward a detailed review of the City wide benefits and the direct benefits operators? Despite the fact that some City councilors may be personally opposed to STVRs do you not feel that it is your responsibility as City staff working for the residents of Victoria to provide a complete and holistic review of STVRs?

Subject:

FW: Email to Mayor and Council RE: Short Term Vacation Rentals

From: Brooke Klassen

Sent: Wednesday, June 14, 2017 10:40 AM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: Short Term Vacation Rentals

Dear Mayor Helps and Council,

I am writing this email to state my opinion on upcoming recommendations for Short Term Rentals. I want to ensure you have also considered home owners who would like to rent out their entire home and primary residence when they are away (during the weekend, when on holidays). These types of STRs are:

- 1. Not taking a home or apartment out of the rental market
- 2. Bringing tourists and visitors into different neighbourhoods of Victoria to explore which may otherwise not happen
- 3. Helping home owners pay their mortgage along with other increasing costs of living

I would like to further add that while i support business licencing should this be a way to manage STRs, i do think that a business licence should be different for a home or condo that is used full time as a vacation rental vs. a home or condo that is used as a STR less than 20% of the year. Essentially licensing and requirements should be different for secondary vs. primary residences.

Regards,

Brooke

Subject:

FW: Email to Mayor and Council RE: Concerns regarding STVR shutdown

-----Original Message-----

From: Cindy Finley

Sent: June 14, 2017 5:54 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Cc: Lindsay Milburn < lmilburn@victoria.ca > Subject: Concerns regarding STVR shutdown

To whom it may concern,

I just want to voice my concerns for the City's initiative to limit ALL Short Term Vacation Rentals to the greatest extent possible in Victoria. How is this actually benefiting the housing shortfall and our communities when it was outlined in the January report that up to 1% of total vacancy rate may be affected and that the cost to roll this out and enforce it would be a "significant investment". These points really outweigh the benefits of SVTRs to the city and it's tax paying citizens? STVRs support a multi million dollar tourism industry not only by supporting local businesses, but by providing affordable and adequate (kitchens for family use etc) accommodation for visitors who would not choose this city if those options weren't available to them. STVRs encourage more visitors, visitors to stay longer, and to spend money saved on local business promoted by SVTR hosts. AIRBNB is nothing new, thousands of cities have them globally, and they work, for every party involved, for obvious reasons. You're taking away a homeowners right to choose how they want to use their home to support themselves in a city with a very high cost of living (including some of the highest property tax rates in Canada) and lowest wages. We work very hard to live in this city, I think it's time homeowners and STVR owners are considered in this decision, rather than blatantly disregarded.

Sincerely,

A concerned taxpaying citizen of Victoria

Subject: FW: Email to Mayor and Council RE: STVR support

From: John Doe

Sent: June 14, 2017 3:16 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Cc: Lindsay Milburn < lmilburn@victoria.ca>

Subject: STVR support

I wish to remain anonymous because I fear reprisal if there is increased enforcement of STVRs.

I am disappointed to find out that City council in Victoria is pushing forward on policy to reduce, if not ban, short term vacation rentals. This is despite City staff recommendations. City staff have reported that based on a third party analysis commissioned to review STVRs in Victoria, that "it is not possible to argue that there is a significant and persistent negative impact of STVR on rental housing stock" and banning STVRs "would not likely improve affordability" (October, 2016).

I would like the City to make available to me, and to provide at the next council hearings on this matter (scheduled for June 15), the detailed report on whatever information and sources council is using to direct policy. I expect this data must be contrary to the specific information that I have provided in quotes above and I assume that it has been made available to council after the October 7, 2016. This new data must be made available to the public.

I would also like to receive the report on the financial implications of removing STVRs from the City of Victoria's revenue stream. Using information in City reports, the estimated 300 units based on 60% occupancy may generate in excess of \$15,000,000. Furthermore, enforcement options are estimated to be significantly costly. Removing this much revenue from the City is financially irresponsible; however, I assume that the councilors would not make policy decisions regarding STVRs without a full financial analysis. Please make this available as personal opinions are not appropriate.

Hotel reports (that do not want the added competition) and reports from opponents of STVRs are not acceptable sources based on the obvious bias.

It has come to my attention that there have not been very many people to come forward at council meetings in support of STVRs though there has been a small group of the same people who regularly attend to protest. Operators of STVRs cannot come forward at these meetings for fear of reprisal by a City council which includes individuals who have often affirmed their personal beliefs that STVRs should be banned. Personally I feel that those councilors should not be included in any decision making on the matter because personal beliefs acted upon without supporting data (and in this case in contradiction to City staff recommendations) show an obvious conflict in interests and that those councilors should be recused. If it was possible for supporters to STVRs to come forward I'm sure they would, but consider this, if there are 300 units in the City there are 300 supporters, and anyone who has stayed in an Airbnb or VRBO would be hypocritical to not support them.

We can speak specifically to the use of a small secondary suite in our primary residence. Here are some of the positive benefits we experience:

• Increased income - We find it very challenging to afford to own our house in this city given the very high property taxes and other expenses. We have invested in a small, self-contained suite because of the potential income offered by using it as a STVR. This suite is now also used to house my aging parents

Victoria City Council - 21 Sep 2017

- when they come into Victoria to visit their grand children. Much of our added income from our unit is fed directly back into the community and our house.
- Greater investment in our community and neighbourhood To succeed at the STVR system we have to provide an excellent experience for our guests. As such, we are now more committed than ever in ensuring our community, house, and neighbourhood reflects all the best that Victoria has to offer.
- Social capital We truly enjoy meeting visiting families from around the world. We are also keen ambassadors for our city promoting local business and attractions.

Operating a STVR certainly requires work; however, we feel that there are many benefits, more than I have outlined above, and that these come in the form of both financial and social benefits. We also provide a different type of housing, one that isn't serviced by the hotel system. Our housing supports visiting families (about 65%) and longer term vacationers or people who are visiting Victoria to stay near to friends and family (about 30%). Only about 5 to 10% are individuals or couples that may stay in a downtown hotel if our place was not available (though I would argue that they may find that cost prohibitive).

Finally, any steps you take to reduce or ban STVRs should be taken very carefully. People book their vacations months in advance. If you cancel those vacations you will seriously tarnish the reputation of Victoria as a welcoming tourist destination.

Please reply to my email and the questions I have provided. I will also read through the council meeting minutes to ensure that my questions have been addressed.

Thank you

Subject: FW: Email to Mayor and Council RE: Air B&B's

From: JANE A MILLER

Sent: Wednesday, June 14, 2017 11:58 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Air B&B's

Mayor & Councillors

As you are about to vote on the issue of short term rentals, I would like to express my observations & concerns for your consideration.

In recent months I have been attending open houses and real estate appointments with a friend who has been buying condos for investment rentals. (but not Air B&B's specifically). I've been shocked by how many realtors have stressed the monetary advantage/investment of owning Air B&B's in their sales pitch. For example: at two open houses at the Janion Bldg, (with different realtors) the comments were made within a few minutes of each person walking through the door. The realtors were quoting what the going rate was for one night...and how much money can be made in a month. And that was before a single person even asked about rentals! The same thing happened at The Vogue bldg on Pandora. And the Palladian on Quadra st. In fact this morning, an Ad showed the following reference to potential Air B&B use in the Palladian. More and more real estate ads are now hyping Air B&B use...such as this one I scanned this morning:

Description

Listed by Ron Neal & The Neal Estate Team. 250-386-8181. Open house Sat May 27 11-1 London-Chic stylish condo in the award winning heritage conversion building "The Palladian". Unique and full of character two bedroom loft with vaulted ceilings, exposed brick, wood joists and beams. Common rooftop patio to host your own private parties with city and mountain views. Walk to shops and everything that downtown Victoria has to offer. Air B&B here with no zoning or rental restrictions. No pet restrictions or age restrictions. Truly a one of a kind unit.

Some buildings were given a tax break by the city, and contained micro units for 'affordable housing'. Instead, they were bought up by investors, often multiple units at a time. That defeats the whole purpose of providing affordable housing. I was in a building, where one investor owned 12 suites--which he is using for Air B&B's. Although he is gradually selling off suites, now that the ten year tax break is over. I don't understand why the transient designation was approved by the city in the first place, but I do understand why the city allowed micro-units for affordable housing. Unfortunately, buildings such as the Janion--has over 50% Air B&B's. And the owners don't even need to visit the suites, because they have numbered door locks to let in the guests. One Fri evening I was in Chinatown for dinner, so I walked over to the Janion bldg and couldn't believe the number of suitcases going into that building. Only a brothel could have been busier!

Victoria City Council - 21 Sep 2017

If the city's true concern is for lack of affordable long-range rental housing--I would urge a halt to 'transient' designation. And trust you follow through on the proposals suggested for treating Air B&B's as a *business*, which indeed they are.

Thank you for your attention to this matter

Jane Miller (retired, interior designer) 6-1770 Rockland Ave

Subject:

FW: Email to Mayor and Council RE: STVR issue

From: L-E-O-N

Sent: Wednesday, June 14, 2017 10:01 AM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: STVR issue

hello

as a victoria resident i wanted to re-state my opinion to mayor and council that i think there should be some facility for me to rent my house out, which is my permanent residence, when/if i go away on a weekend or on holiday. i am hoping any measures that the city proceeds with to address STVR provides allowance for a property owner or occupant to rent out their primary residence whilst they are away.

regards,

Leon

Subject:

FW: Email to Mayor and Council RE: Short Term Rentals

From: Peter Bonyun

Sent: Wednesday, June 14, 2017 11:01 AM

To: Victoria Mayor and Council < <u>mayorandcouncil@victoria.ca</u>>

Subject: Short Term Rentals

Dear Mayor Helps and Councilors,

I was disappointed to read the staff's document Short-Term Rentals – Regulatory Options dated June 8, 2017. Staff started from the presumption that a previous decision, in this case allowing transient accommodation in certain parts of the city, is irreversible. It is reversible if the city is prepared to choose that route.

In my opinion, no matter how the city decides to deal with the issue, it is choosing to grant one group of owners priority over another. The original problem was created when the city could not foresee effects of their decision would be greatly changed by the success of short-term rental websites. Owners who had bought their units for the purpose of long-term rentals suddenly found that they had access to another market with a much greater rate of return. Certainly, now there are owners who have purchased strata units on the expectation of this super return.

Fundamentally, short-term rentals are inconsistent with long-term rentals and owner occupied strata units. The inconsistency of short-term renters and long-term residents living in the same building has been well documented by others. Where short-term rentals are allowed, the super rate of return ultimately pushes out the other two types of residents by force of its economic power. Whether the city likes it or not, it is now choosing which group of residents it will support.

When the city does this, I hope it recognizes that the effect of their decision is much greater on long-term residents than it is on short-term rental investors. As an owner-occupier, I hope the city will see that long-term residents contribute a great deal more to the city than short-term renters who can easily find alternate accommodation in hotels that employ local citizens. The owners of short-term rental units may lose their super returns but have the alternative of renting to long-term residents at a rate that many investors still find attractive, particularly when vacancy rates of rental units are about 0.5%. Some of them may choose to sell their units instead and many of those will have realized a substantial capital gain. I realize that some accommodations will likely be necessary for these investors in terms of notice periods and, potentially, grandfathering but the upset to them is less than the upset to long-term residents being pushed out.

When owner-occupiers sell their units, they do not realize a capital gain because they will normally re-invest in another unit in a more welcoming jurisdiction. Most importantly, they need to find a more suitable home (rather than investment) and go through the hassle of moving. By comparison, the owner of a short-term rental unit, will simply need to find another tenant, which is not difficult in this market, or call their broker to make a new investment.

I believe the alternative proposed by staff of proactively enforcing current regulations is not practical – there are simply too many units to monitor and few ways of identifying those violating these regulations.

I urge council to restrict transient zoning throughout the entire city.

I

Peter Bonyun 737 Humboldt St, Unit S707 Victoria, BC

Subject:

FW: Email to Mayor and Council RE: Short term rental prohibition

From: Sebastian Berry

Sent: Friday, June 16, 2017 4:46 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: Short term rental prohibition

Good afternoon Mayor and Council,

I'd like to express my disappointment in the handling of the matter of short term rentals (Air BnB, VRBO, etc...).

The condo I own in the City of Victoria is my primary residence. As such, it never will be part of the rental pool, especially the "affordable" rental pool. Why is it that council feels that prohibiting me from listing it occasionally on Air BnB while I travel for work or other purposes will in any way have a positive impact on the affordable rental situation? The only thing it does is give visitors less choice, which in turn hurts the tourism sector.

I'm really tired of the dictatorial approach Council continues to take with respect to the freedoms of homeowners in this city. Please reconsider your approach to this matter.

Thank you,

Sebastian

Subject:

FW: Email to Mayor and Council RE: Proposed Actions Re: Short Term Rentals

From: Steve and Trish Young

Sent: June 16, 2017 1:02 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: Proposed Actions Re: Short Term Rentals

While we are in favour of licensing requirements, we have many more concerns regarding the proposal to regulate short-term rentals in the City of Victoria.

The basis of this action seems to be, primarily, due to a shortage of rental accommodations for people coming to, or currently living in, our city.

Our questions are:

Why does the city allow "slum property owners" to allow otherwise habitable houses, to languish, in disrepair for years and years and years, without being penalized in any way. One of those individuals being Kimpton, who has several large houses in proximity to downtown, all of which are totally abandoned and boarded up and have been that way for ages. Why is this not taken into consideration when providing rental accommodations? Why is he not the recipient of some punitive rules and regulations, such as are proposed for short-term rentals?

How can you arbitrarily re-zone buildings from transient zoning to other zoning when many of us purchased our condos in those buildings BECAUSE they were zoned transient? Our expectations, when we first purchased our downtown condo, was that we would run it as a short-term rental (permitted by the zoning and by the rules of the strata council) in order to offset the costs of our mortgage and that, eventually, we would be able to sell it at a reasonable profit as a "going concern". How can you reconcile our livelihood and your proposals with anything that is so discriminatory and goes against the grain of free-enterprise in our city?

Your proposals are, by and large, "discriminatory" and, as such, could be (and may be)challenged in the courts by many property owners. For example, why are so many other businesses allowed to operate in homes and condominiums throughout the city, without being threatened with the prospect of having their property taxes be raised to the level of business taxes? Hair salons, realtors, on-line merchants....the list goes on.

Why has the City removed so many motels and hotels from the registry, in order to build or renovate them for low-rental accommodations, or have them changed into condominium buildings? Another reason for the decreasing numbers of rental units.

Why is it "our responsibility" to provide long-term rental accommodations for these people? We pay taxes to many levels of government in order to deal with these situations. We resent being targeted in this way....we are squeezed from the top by ever increasing taxes and restrictions on our free-market enterprises and we are squeezed from the bottom by having a few sources of income available to us that enable us to pay our mortgages and other expenses.

How is it that, on a recent talk show on CFAX-1070, the manager of the Grand Pacific Hotel clearly stated that the "vacation rentals" had little or no impact on their business and also that, in fact, the local hotel industry is bursting at the seams with the huge volume of tourists coming to visit our city? Yet, in the face of this you're eliminating hundreds of accommodations options for visitors to Victoria (tourism being one of our biggest industries) especially for those who cannot afford, nor wish to stay in hotels. People with families who like to

Victoria City Council - 21 Sep 2017

have their own kitchen and laundry facilities and do not have to pay extra for services such as tipping, parking, meals etc. etc.

We feel that Mayor and Council are being extremely myopic in trying to impose these restrictions and will, eventually face huge "blow-back" from disgruntled short-term rental owners, visitors and others in our city.

Please consider these points before moving too much more forward with your proposals.

Thank you,

Stephen and Patricia Young Victoria, BC

--

The Young's and The Restless

Subject:

FW: Email to Mayor RE: Short term vacation rentals

From: Brett Gaylor

Sent: Sunday, June 18, 2017 11:44 AM **To:** Councillors < <u>Councillors@victoria.ca</u>> **Subject:** Short term vacation rentals

Dear councillors:

I watched the last council meeting while at work via the streaming platform to witness discussion around regulation of short term vacation rentals. Anything that gets people tuned in to local politics is a good thing! The housing crisis in our city affects us all, and I'm certainly supportive of measures to ameliorate the situation. It's clear that regulation of short term vacation rentals is needed, but I have some concern about whether the current approach is nuanced enough.

I own a house in Victoria, and I'm a documentary filmmaker raising a family in Fernwood. I know that working artists, entrepreneurs, and anyone who has decided to take a path less followed are being priced out of our city and don't have a lot of reason to move here. Despite Victoria's quality of life, we don't yet have the talent pools, access to markets, or density of opportunity that other cities can provide. As such, we need to hustle, and renting out a basement suite is one of the ways in which we can diversify our income and continue to contribute to Victoria's cultural community. I don't currently do this, but it was part of a long term plan I was making to ensure I could stay in this city - I'd priced out a pretty expensive renovation to build a space to allow my mother to age in place, and had planned to offer it on AirBnB until that was necessary. It would require a hefty loan, but I felt the flexibility of AirBnB would allow me to make it work.

I also use AirBnB quite a bit when I travel and have been doing so since 2011. I've stayed in AirBnBs in Berlin, Copenhagen, Austin, Paris, Toronto, Vancouver, San Francisco, Amsterdam, New York, London and Montreal. The places I enjoy most are homes where people have carved out a unique private space for us renters, and I can tell that they are interesting folks that live in an interesting place. I feel like a local and I enjoy the fact that I'm contributing to someone's livelihood. Bonus points if I get to meet them and they've tried to make my stay feel special - it gives me a positive experience of their city. Hotels usually can't offer something this unique or affordable. The places I like the least are those that DO feel like a hotel - the host is absent and it's a soulless and transient space with non-descript ikea furnishings.

While the staff report was of high quality, I did felt it lacked some of the data that was present in the city of Vancouver's similar report [1]. In Vancouver's case, they had contacted AirBnB, had hired Host Compliance LLC to do an audit of the current state of STVRs in the city, and had compared policy options other cities had taken and placed these approaches along a spectrum. Additionally, the city of Vancouver had polled residents. I'm particularly surprised that this council has not taken this last step, given how committed they have been in the past to consultation and community involvement. It doesn't feel great as an engaged citizen to have our only option for feedback be a dissenting opinion to a decision that seems already taken.

Without this data, I do worry that decisions are being made based on anecdotal evidence and lobbying. I would like to know whether a policy decision, for example, to end transient occupation on condos in the downtown core wouldn't accomplish the lions share of these policy goals. What percentage are basement suites actually contributing? How many "units" of housing stock would be returned to the long term rental market with the proposed measure? I don't feel confident that this can be answered.

Victoria City Council - 21 Sep 2017

Lastly, this seems to be a fairly sharp stick to poke at homeowners to stimulate the rental market. Where is the carrot? What is this council proposing to do to incentivize home owners to rent long term? Are current tax incentives or rebates doing enough to increase the amount of rental housing in the city? I found the tenor of the last meeting a bit tin-eared to the reality of being a Victoria homeowner - maybe because of the recusal of councillors who felt they actually had some personal experience with the matter.

I hope you'll consider leaving basement suites as an option when they are part of the same property that makes a home owner's primary residence.

Thanks for your commitment to the city and thoughtful work.

Brett Gaylor

[1] http://council.vancouver.ca/20161005/documents/pspc1c.pdf

Subject:

FW: Email to Mayor and Council RE: Angered by Airbnb regulation: Victoria not set up to handle prosperity & growth

From: Dr. Daniel Milkovich, M.D.

Sent: June 19, 2017 11:06 AM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: Angered by Airbnb regulation: Victoria not set up to handle prosperity & growth

The recent focus of Victoria city council on regulating short vacation rentals as a means of dealing with a housing shortage for low income people illuminates how unprepared Victoria is to deal with prosperity and growth. What a shame.

I've been confounded by the complaints that low income people cannot afford to live in the central Victoria area. As a seasoned world traveller. I can tell you that prosperous westernized cities DO NOT provide low income housing in their central/downtown areas - rather they invest in rapid transit so that lower income earners can live in affordable perimeter communities and commute into the city to work. What we are seeing in Victoria is a failure of the plethora of municipalities to collectively provide the necessary infrastructure, such as a rapid transit rail system out to expanding communities like the Westshore area. It's especially shameful considering the rail line already exists. In a city where 7 million dollars has been earmarked for bike lanes, and the Johnson street bridge project has run some 50 million over budget (and possibly more), council should assume some responsibility for it's neglect in providing rapid mass transit to expanding communities rather than punishing local property owners by "criminalizing" airbnb's. Airbnb's are in demand by world travellers and local property owners proudly welcome these travellers to Victoria. To think that pulling airbnb's off the market is somehow going to translate into affordable housing in Victoria is misguided. Property owners are fed up with dead-beat renters destroying their properties and an RTA which is largely unsupportive of landlords. Frankly, this proposed regulation of airbnb's is embarrassing – it sends the message that Victoria is a secondrate destination and it reeks of being a band-aid response to a much larger infrastructure deficiency. "Unaffordable" housing in the Victoria core is not a "problem", it's a sign of prosperity. The problem is that greater Victoria has not prepared itself to handle prosperity. I for one am strongly opposed to the regulation of short term rentals.

Daniel Milkovich

Dr. Daniel Milkovich, M.D.

Medical Director



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Winner of the Vancouver Island Business Excellence Award – Small Business of the Year, Under 50 Employees

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Subject: FW: Email to Mayor and Council RE: Air BnB

From: John and Pat

Sent: June 19, 2017 8:36 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: FW: Air BnB

Hello everyone:

Just one more thought on this topic. I personally wouldn't want to be living in an apartment building when other owners/tenants are renting out their apartments to strangers. They would be handing over their keys to people they don't really know who might decide to copy those keys. Also, you wouldn't know what kind of people they are and who else they will bring into the apartment building during their stay. I think it makes the whole living situation in that apartment building unsafe.

If you're a house owner, well, that would be different because it's only affecting you but an apartment building situation affects too many other people. I do think there needs to be more controls in that kind of a situation. We can't have apartments being used as hotels.

Thanks, Pat

Subject:

FW: Email to Mayor and Council RE: STVR support

From: Lindsay Milburn
Sent: June 20, 2017 4:15 PM

Subject: RE: Email to Mayor and Council RE: STVR support

Hello,

As noted, an economic opinion was procured by City staff on the impact of short term rentals on the availability and affordability of long-term rental housing in Victoria; however Council has not directed staff to proceed with a deeper analysis of the financial benefit of short term rentals to the City of Victoria, and instead due to the existing shortage of long-term rental housing in the City, has directed staff to focus on ensuring that units developed for residential accommodation be used for the primary purpose of housing to the greatest extent possible.

At this time, the City is not proposing a ban on short term rental, but rather proactive enforcement of current zoning regulations that prohibit STR in areas that are not zoned for transient accommodation, including in single family dwellings (except as a home occupation, meaning up to two bedrooms within a single family home), secondary suites, garden suites, and multi-unit developments with no transient zoning rights. Council has proposed further changes including extending the home occupation bylaw to multi-unit dwellings to permit more residents to list up to two bedrooms in their home as STR, rezoning the downtown to remove transient accommodation as a permitted use, and to explore ways to permit residents to rent out their principal dwelling units for occasional use as STR. Essentially, Council has directed staff to permit STR where it will not have an impact on the long term rental market in order to provide homeowners and renters a means to offset the high cost of housing, but to restrict it as much as possible where STR may be taking units out of the rental pool.

Other regulations including a new STR business regulation system and pro-active enforcement strategy are also under development.

Your comments below have been shared with Mayor and Council and will also be made publically available and circulated on the agenda as part of the correspondence on this matter when any zoning changes go forward. However if you would like your comments publicly heard at the next Council meeting you (or a representative) will need to request to address Council. Instructions for how to do this are available here: http://www.victoria.ca/EN/main/city/mayor-council-committees/request-to-address-council.html.

Please do not hesitate to contact me should you have further comments or concerns.

Regards,

Lindsay Milburn
Senior Planner – Housing Policy
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250-361-0351 F 250-361-0557









I

From: John Doe [

Sent: June 20, 2017 3:01 PM

To: Ben Isitt (Councillor) < BIsitt@victoria.ca; Geoff Young (Councillor) < gyoung@victoria.ca; Charlayne Thornton-Joe (Councillor) < gyoung@victoria.ca; Councillor)

<<u>mlucas@victoria.ca</u>>; Chris Coleman (Councillor) <<u>ccoleman@victoria.ca</u>>; Marianne Alto (Councillor)

< MAlto@victoria.ca>; Victoria Mayor and Council < mayorandcouncil@victoria.ca>; bcleverley@timescolonist.com

Subject: Re: Email to Mayor and Council RE: STVR support

I am disappointed you didn't answer my questions. In fact, your response is the exact same one that you sent me when I emailed about a non-related concern months ago.

I would like you to read this out at the council meeting on Thursday, June 22.

My questions are related to the direction the Victoria City council is taking regarding short term vacation rentals. It is apparent, based on recent council meetings and local news interviews, that members of the council are pushing to severely limit if not completely ban short term rentals from within the City of Victoria.

- 1) How has the Victoria council assessed the financial implications of losing millions of dollars of yearly revenue that flows into the City from short term vacation rental tourism? I cannot find any financial assessments related to this concern. Short term vacation rentals have expanded the City's tourism base to include visitors who are not serviced by the hotel industry or by other accommodation options. This includes families, people visiting friends and family, visitors who want to visit Victoria for longer stays, and other visitors who are not interested in staying in large hotels. This represents millions of dollars per year that go directly to Victoria residents and small business.
- 2) Good governance does not include making decisions based on conjecture, personal beliefs, and speculation. City staff and a third party consulting company reported in October 2016 that short term rentals have a negligible impact on rental housing and no impact on affordability. Since that report was presented to City council, the council has directed City staff to look into how short term rentals can be severely limited and/or shut down. This is contrary to City staff recommendations. I would like to know what new reports the councillors have in their possession to go against City staff recommendations and in a direction that is contrary to the information provided in the October 2016 report?
- 3) If you move forward to banning short term rentals in this City, how do you respond to concerns from home owners like us on affordability? We have a small secondary suite/in-law suite in our residential home. We use this for my aging parents so that they can stay in town to visit their grandchildren. This suite is vacant approximately 80% of the time. Short term vacation rentals provide

us with a rare opportunity to offset some of the very high costs of home ownership we face in this City including very high property taxes, municipal utilities, gas, hydro, insurance, etc. I have seen councillors argue about improving affordability for Victoria residents. What about affordability for home owners?

In my opinion, short term rentals provide many benefits to the City of Victoria. Aside from the obvious financial benefits that are realized by Victoria residents and small business, they also provide an opportunity for homeowners to afford the high costs of living here and owning a home here.

While we feel that hosting short term visitors has been a lot of work, we also feel that it has been a very positive and we can attest to the value that short term rentals bring to our neighbourhood and the community around us, for example:

- 1) We are the most invested in ensuring our neighbourhood is clean and safe and that our house is well maintained because we get rated by our guests on the space that we provide. This benefits our whole neighbourhood.
- 2) We are ambassadors for our City and we promote local business, amenities, and attractions that many tourists would not be aware off. This benefits the region as a whole.

I look forward to your response.

On 16 June 2017 at 18:34, Ben Isitt (Councillor) <BIsitt@victoria.ca> wrote:

Thank you for writing and sharing your concerns.

Ben

Ben Isitt

Victoria City Councillor and CRD Director

Email. bisitt@victoria.ca

Tel.

From: Victoria Mayor and Council Sent: June 15, 2017 10:09 AM

To: John Doe

Subject: Email to Mayor and Council RE: STVR support

Good Morning,

Thank you for your email and attached letter regarding short term vacation rentals in Victoria. Your email and letter has been shared with Mayor and Council.

As you may know, the City of Victoria is actively developing regulations regarding short term rentals and Council has directed staff to develop an enforcement strategy which is expected to come before Council during

the Committee of the Whole meeting that is in progress. You can watch the Committee meeting in progress on the City of Victoria's websitehttp://victoria.ca.granicus.com/MediaPlayer.php?view id=2&event id=770>.

Further discussion and vote on this topic will occur at the Council meeting set for Thursday, June 22 at 6:30 p.m.

Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. Input from our citizens helps ensure that we are balancing the views and needs of the community on important decisions. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's bi-weekly newsletterhttp://www.victoria.ca/EN/main/residents/communications/e-newsletter.html, visit the City of Victoria's websitehttp://www.victoria.ca/EN/index.html, or download the City's ConnectVictoria App<http://www.victoria.ca/EN/meta/news/news-archives/2016-archive/connectvictoria-app-available-fordownload-now.html>. Mayor Helps also holds regular Community Drop In sessionshttp://www.victoria.ca/EN/main/city/mayor-council-committees/mayor-lisa-helps/mayors- community-drop-in.html> which are open to all members of the public.

Sincerely,

Lacey Maxwell Correspondence Coordinator Mayor / City Manager's Office City of Victoria 1 Centennial Square, Victoria BC V8W 1P6

[Description: Description: cid:image001.gif@01CF3C88.FC1AFE40]http://www.victoria.ca/

[Description: Description:

cid:image003.gif@01CF3C88.FC1AFE40]https://www.facebook.com/CityofVictoriaPage

[Description: Description: cid:image004.gif@01CF3C88.FC1AFE40]https://twitter.com/cityofvictoria

[Description: Description:

cid:image005.gif@01CF3C88.FC1AFE40]http://www.linkedin.com/company/city-of-victoria-bc?trk=biz-

companies-cym>

From: John Doe [mailto:

Sent: June 14, 2017 3:16 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Cc: Lindsay Milburn < lmilburn@victoria.ca>

Subject: STVR support

I wish to remain anonymous because I fear reprisal if there is increased enforcement of STVRs.

I am disappointed to find out that City council in Victoria is pushing forward on policy to reduce, if not ban, short term vacation rentals. This is despite City staff recommendations. City staff have reported that based on a third party analysis commissioned to review STVRs in Victoria, that "it is not possible to argue that there is a significant and persistent negative impact of STVR on rental housing stock" and banning STVRs "would not likely improve affordability" (October, 2016).

I would like the City to make available to me, and to provide at the next council hearings on this matter (scheduled for June 15), the detailed report on whatever information and sources council is using to direct policy. I expect this data must be contrary to the specific information that I have provided in quotes above and I assume that it has been made available to council after the October 7, 2016. This new data must be made available to the public.

I would also like to receive the report on the financial implications of removing STVRs from the City of Victoria's revenue stream. Using information in City reports, the estimated 300 units based on 60% occupancy may generate in excess of \$15,000,000. Furthermore, enforcement options are estimated to be significantly costly. Removing this much revenue from the City is financially irresponsible; however, I assume that the councilors would not make policy decisions regarding STVRs without a full financial analysis. Please make this available as personal opinions are not appropriate.

Hotel reports (that do not want the added competition) and reports from opponents of STVRs are not acceptable sources based on the obvious bias.

It has come to my attention that there have not been very many people to come forward at council meetings in support of STVRs though there has been a small group of the same people who regularly attend to protest. Operators of STVRs cannot come forward at these meetings for fear of reprisal by a City council which includes individuals who have often affirmed their personal beliefs that STVRs should be banned. Personally I feel that those councilors should not be included in any decision making on the matter because personal beliefs acted upon without supporting data (and in this case in contradiction to City staff recommendations) show an obvious conflict in interests and that those councilors should be recused. If it was possible for supporters to STVRs to come forward I'm sure they would, but consider this, if there are 300 units in the City there are 300 supporters, and anyone who has stayed in an Airbnb or VRBO would be hypocritical to not support them.

We can speak specifically to the use of a small secondary suite in our primary residence. Here are some of the positive benefits we experience:

- * Increased income We find it very challenging to afford to own our house in this city given the very high property taxes and other expenses. We have invested in a small, self-contained suite because of the potential income offered by using it as a STVR. This suite is now also used to house my aging parents when they come into Victoria to visit their grand children. Much of our added income from our unit is fed directly back into the community and our house.
- * Greater investment in our community and neighbourhood To succeed at the STVR system we have to provide an excellent experience for our guests. As such, we are now more committed than ever in ensuring our community, house, and neighbourhood reflects all the best that Victoria has to offer.
- * Social capital We truly enjoy meeting visiting families from around the world. We are also keen ambassadors for our city promoting local business and attractions.

Operating a STVR certainly requires work; however, we feel that there are many benefits, more than I have outlined above, and that these come in the form of both financial and social benefits. We also provide a different type of housing, one that isn't serviced by the hotel system. Our housing supports visiting families (about 65%) and longer term vacationers or people who are visiting Victoria to stay near to friends and family (about 30%). Only about 5 to 10% are individuals or couples that may stay in a downtown hotel if our place

was not available (though I would argue that they may find that cost prohibitive).

Finally, any steps you take to reduce or ban STVRs should be taken very carefully. People book their vacations months in advance. If you cancel those vacations you will seriously tarnish the reputation of Victoria as a welcoming tourist destination.

Please reply to my email and the questions I have provided. I will also read through the council meeting minutes to ensure that my questions have been addressed.

Thank you

Subject: FW: Email to Mayor and Council RE: AirBnB

From: RAYMOND ST ARNAUD Sent: June 20, 2017 5:28 PM

To: Victoria Mayor and Council < <u>mayorandcouncil@victoria.ca</u>>

Subject: AirBnB

To Mayor and Council.

I appreciate that Victoria's city council is finally addressing regulation of AirBnB. From what I read, cities across North America are moving to or have established regulation. licensing and taxes on AirBnB hosts. I would direct your attention to a recent article in the New York Times titled "Airbnb Tries to Behave More Like a Hotel - Less chatting on the couch; fewer idiosyncratic toiletries in the bath. Promoting growth, the company promotes consistency among its millions of hosts."

https://www.nytimes.com/2017/06/17/technology/airbnbs-hosts-professional-hotels.html?_r=0

The article focuses on how the Corporation is pushing its hosts to become more like hotels. The users of the AirBnB service now want a hotel experience, with **minimal contact with the hosts.** This is no longer a sharing economy. AirBnB is now a multi - billion dollar corporation with aspirations to becoming a full featured travel agency. It has evolved a long way from its roots of an air mattress on the living room floor.

AirBnB has evolved into a disruptor of the social fabric of communities, be it residential neighborhoods or condominium and rental buildings. Residents now find they have to live with the disruption of living near mini hotels, that exist primarily for the profit of investors, with little regard for the social fabric or the original intent of neighborhoods. Rental accommodation is being re-purposed to serve tourists at the expense of local residents in a city where the vacancy rate hovers around .5%

If we are to allow AirBnB to exist, it should be restricted to rooms in an owner's principal residence. I personally would add that the "guest" must also have 24 hour access to the same kitchen used by the host.

Just on our street there are three AirBnbs of different flavours. One is rooms in an owner-occupied house that meets the criteria cited above, the second is the main suite in a house that is Airbnb'ed through the summer months with the owner relocating during rental periods and the third is a totally separated secondary suite that until recently was rented out to long-term tenants.

I realize that AirBnB, as a Corporation, has taken root very quickly, faster than civic governments are normally able to act and regulate. In spite of this, regulation and restrictions are required to maintain the integrity of neighborhoods and multi unit dwellings, and the need for long term rental accommodation.

Raymond St. Arnaud/Liz Hoar

1752 Davie Street

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Subject:

FW: Email to Mayor and Council RE: STVR

From: Bill Barnes

Sent: June 21, 2017 7:12 PM

To:

Cc: Charlayne Thornton-Joe (Councillor) <cthornton-joe@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; Pam <ccoleman@victoria.ca>; Victoria Mayor and Council <mayorandcouncil@victoria.ca>; Geoff Young (Councillor) <gyoung@victoria.ca>; Margaret Lucas (Councillor) <mlucas@victoria.ca>

Subject: STVR

I wish to remain anonymous.

I would like you to read this out at the council meeting on Thursday, June 22.

Hello Victory City Council,

I've been following the conversation on short term vacation rentals and feel that I must voice my thoughts and opinions.

I moved to Victoria 15 years ago to attend The University of Victoria. I became a Registered Nurse working in Victoria Hospitals. My husband and I were fortunate enough to squeak into the increasingly unaffordable Victoria housing market. We have 2 children that attend a great school, in a great neighborhood, that we are proud to be part of. We have a sense of community and belonging.

We've recently found out that we were pregnant with not one, but two more children. I'm currently retraining to work from home, as the cost of daycare for 4 children is astronomical (we both work 12+ hour days). Our pregnancy has had many complications thus far and we have had to rely on the help of my parents who are not local. Lucky for us, our house is equipped with a living area that my parents can stay in when they are helping us. This area has not been used as long-term rental at any time.

When my parents are not living with us, we plan to use this space as a short-term vacation rental. This is a great option, and a needed option, as it offsets my lost wages, helps support us through my schooling and allows us to continue to be homeowners in Victoria. I feel that offering our home to tourists is also great for the Victoria economy as the tourists hosted are investing in many local businesses. It benefits us and it benefits the city.

I also feel that the plan of recourse for short term vacation rental owners in punitive and archaic. I feel that the city is asking homeowners to solve a rental crisis even though a third-party analysis found that STVRs did not have an impact on rental housing stock and that removing them would not have an impact on rental affordability (is this not a city development issue?). Any plan of action outlined and "enforced" should be based on positive reinforcement e.g. an increase in homeowner tax credit.

I look forward to hearing your reply and hope you, as City Council Members, have a holistic approach that is progressive. I would appreciate a personal response from one of the council members. No form letters please.

Thank you.

| Subject: | FW: Email to Mayor and Council RE: Input Short-term Rentals in Victoria |
|---|---|
| From: Danelius Nk Sent: June 21, 2017 11:35 AM To: Victoria Mayor and Council < mayorandcouncil@victoria.ca > Subject: Input Short-term Rentals in Victoria Dear Mayor and City Council, | |
| Dear Wayor and City Council | . , |
| I'm writing to you in regards to t | he most recent discussions in regards to short-term rentals in Victoria. |
| My wife and I own a vacation re- | ntal in Victoria (the building is zoned for transient use and the strata allows short-term rentals as well) |
| We just wanted to give you some input as to why we think vacation rentals are great for Victoria and its residents that may help in your discussion rounds: | |
| | |
| rentals didn't exist, they would n | per than those of surrounding hotels. The feedback of our guests (mostly families) suggest that if Airbnb/VRBO to consider coming to Victoria, because hotel prices are just not affordable for them. Removing short-term rentals extent possible' as stated would only escalate hotel prices and reduce tourism in Victoria. |
| 2. The boost in tourism in Victoria over the last few years goes hand in hand with the increase in popularity of short-term rentals and is also a result of it. It caters to a group of people (lower income people and families) that would otherwise not come to our beautiful city. With only hotels in our city, we would limit yourself to mainly higher-income visitors, while families and other groups opt for other vacation destinations. | |
| 3. Homes that are transient zoned possess an increased value. People that buy and own in these areas/buildings, own or buy exactly for that reason. Taking away that value would significantly impact the value of homes and therefore also jeopardize people's investments. | |
| Instead, we think, should try and | evitably become a major part of the global economy and by significantly restricting it we would not move with times. create a level-playing field for hotels and those owner that want to keep their vacation rentals, while making sure for residential use remain residential. |
| 5. Lastly, our vacation home as | well as many other places of home owner's would go unused if we weren't able to open it up to vistors. |
| I hope this helps. Please let us kr | now if you require any further input from us. |
| Sincerely, | |
| Danelius and Anita | |

Subject:

FW: Email to Mayor and Council RE: Amendment to downzone downtown strata units

From: Debra Sheets

Sent: June 21, 2017 3:24 AM

To: Victoria Mayor and Council < <u>mayorandcouncil@victoria.ca</u>> **Subject:** Amendment to downzone downtown strata units

Dear Mayor Helps and Councillors,

I am writing to address the request for amendments to downzone existing strata apartment units. To provide a little context for my concern, I am an Associate Professor of Nursing at the University of Victoria and am 60 years old. I live in co-op housing in James Bay and have no real savings. On April 21, 2017 I bought a micro-loft suite at the Janion (1610 Store St) as an investment that would bring in a little extra income when I retire in a few years. The transient zoning was appealing as a way to supplement my income in retirement. I considered the risks of the investment such as a downturn in the economy as well as recent international political changes. But downzoning poses a new and imminent threat that will have a catastrophic effect on my retirement planning. Below I summarize 3 key issues concerning downzoning

1. Transient occupancy units are rare in downtown and fill an important niche for visitors to Victoria

- Transient occupancy units meet a niche market. Hotels cannot match the low costs and homelike comforts (e.g., kitchen, laundry, bbq).
- Most Janion owners are individuals who bought a single unit as a major life investment. We are committed to maintaining the quality of our building and our investment. The micro-size of the units makes it unlikely that "parties" will happen onsite.
- Units sold at a higher value than they might otherwise because of the transient occupancy zoning.
- Most owners purchased units aware that transient rental rates would be high and that it would not be a building filled with full-time residents.

2. Downzoning will not alleviate the housing shortage in Victoria

- The Janion units were not designed for full-time living. Who is willing to live in micro-lofts? Certainly not families, and likely not even couples. The building is most likely to appeal to visitors or single adults who cannot afford a larger space.
- Only about 7 buildings in downtown are zoned for transient occupancy—they are rare.
- 3. It is not justifiable to downzone to shift benefits to other groups. Once zoning rules are made, downzoning should only occur when there are far greater benefits as a result or because it is needed to promote fairness and justice. In this case, there is no clear public benefit to downzoning in downtown Victoria
 - Hotels will disproportionately benefit from a change that harms individuals who invested in property zoned for transient occupancy.
 - Single young adults will benefit from the availability of more micro-lofts which tend to be more affordable at that point in their lifespan. They are likely to move onto larger units within 5 years as their resources increase
 - Downzoning may benefit single family homeowners-- and may have the unanticipated consequence of creating more demand for STVR in single family homes which could paradoxically increase the housing shortage.
 - Downzoning will have a significant and devastating personal economic impact on homeowners of units zoned for transient occupancy because it will reduce the value of their property on resale.

Please do not downzone existing transient occupancy strata units. I have summarized my key points but welcome the opportunity to talk further. Thank you for your consideration.

Sincerely,

Debra J Sheets

Debra Sheets, Ph.D., MSN, RN, FAAN

cell:

"To look life in the face, always to look life in the face, and to know what it is, to love it for what it is. At last to know it. To love it for what it is. And then to put it away."-- Virginia Woolf

Debra Sheets, Ph.D., MSN, RN, FAAN Associate Professor University of Victoria, School of Nursing P.O. Box 1700 Victoria, BC V8W 2Y2 Canada



School of Nursing Programs... Informed by Science - Compelled by Caring

Subject:

FW: Email to Mayor and Council RE: Restricting entrepreneurship in Victoria BC

From: Gordon

Sent: Wednesday, June 21, 2017 1:02 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Cc:

Subject: Restricting entrepreneurship in Victoria BC

Dear City Leaders,

I read with dismay the considerations you are currently contemplating to discourage entrepreneurship by restricting or forbidding short term lets in Victoria, BC.

http://victoriabuzz.com/2017/06/victoria-city-council-crack-short-term-rentals/

http://www.cbc.ca/news/canada/british-columbia/victoria-airbnb-rental-suites-vacancy-shortage-1.3824963

http://www.timescolonist.com/business/victoria-council-may-target-short-term-vacation-rentals-in-housing-crackdown-1.20557393

This policy has been considered and even implemented in certain locations worldwide with disastrous results. Basically, many renters simply dropped out of the market and the location got higher costs and a bad name with tourists who then avoided it, leading to loss of tourism income and the associated taxes.

Short term rentals are a boost to the economy and a fact of life in this internet and knowledge age. I know of several cases where the short term rental actually subsidizes other tenants in the same property contributing to a social housing concept. If this route were to be cut off, these lower income tenants would face much higher rents or eviction.

Short term rentals support local shops and businesses and add to the vibrancy of a community.

Short term rentals bring in tax dollars.

I strongly recommend that you abandon this heavy handed approach before you do irreparable damage to the great reputation enjoyed by your city, a reputation that is hard won over many years but easily lost by a, in my view, foolish and poorly thought out initiative.

I have been to Victoria several times and love your city. I always stay in short term accommodation. I refuse to stay in hotels. I am presently in the early stages of arranging a trip (planned for Victoria and Vancouver Island) for some 30 people but will put this on hold until you have reached your decision on this unfortunate matter. If necessary, we shall choose another destination. We have no wish to spend money in a city which discourages entrepreneurs.

Naturally I shall watch developments and give the outcome the broadest distribution throughout my global network. Please remember that tourists always have a choice in where they spend their money and will tend to avoid over regulated high cost areas. Today news spreads on the internet with the speed of light.

My best regards,

Prof. Dr. Gordon McConnachie

Professor of Intellectual Capital & Entrepreneurship, Xiangtan University China

Director Asia Pacific IC Centre Hong Kong, China.

Founding Chairman Intellectual Assets Centre Scotland, Now part of Scottish Enterprise Innovation Platform.

From: John Doe

Wednesday, June 21, 2017 9:40 AM

Sent: Wednesday, June 21, 2017 9:40 AM

To: Ben Isitt (Councillor); Geoff Young (Councillor); Charlayne Thornton-Joe (Councillor); Pam Madoff (Councillor); Margaret

Lucas (Councillor); Chris Coleman (Councillor); Marianne Alto (Councillor); Victoria Mayor and Council;

Subject: Re: Email to Mayor and Council RE: STVR support

Categories: Housing, General Reply

I appreciate receiving replies from Lindsay Milburn and from Lacey Maxwell. I am really looking from a response to my specific questions from one or more councillors. Sadly, I do not feel I can come before this council in person for fear of being singled out for reprisal as the enforcement of STVR regulations increases.

While I appreciate Lindsay's reply, council and not City staff are moving forward towards greater regulation and enforcement and, as such, they should respond to my questions. Furthermore, Lindsay's reply did not satisfy my concerns that 1) there has been no detailed assessment of the financial implications of reducing STVRs in the City (this will have a multi million dollar impact to the local economy), 2) that a City staff report from October 2016 specifically states that this action will have a negligible impact on the rental market and no impact on affordability making the current expensive direction towards regulation change and increased enforcement a pointless exercise, and 3) this direction will have a very negative impact on affordability of homeownership for numerous residents of Victoria.

Quite frankly, the potential changes that Lindsay outlined do not make me feel better as a homeowner that uses our inlaw suite part time for short term rentals because that scenario is not included in the potential changes for allowable short term rentals. This is my house which I am desperately trying to afford in this very expensive city. Why does council feel that I have to give up a significant source of revenue? Even if I could put my suite into the long-term rental pool, why do the City council feel that I have to take the increased financial liability of reduced income? I am not a charity. We have a young family and we can barely afford to keep my house in the current market given the high taxes, municipal bills, and other expenses.

The increased regulations and the increased enforcement that are being proposed (some councillors have even suggesting approaching BC Assessment to designate properties with short term rentals as commercial real estate) is offensive. That this City council feels it can take a Big Brother approach using an Orwellian form of governance and dictate which rental revenue streams homeowners can access is shameful. Most secondary suites in my neighbourhood have been operating illegally for years, especially as parking restrictions on secondary suites have only recently been changed. Because there is no evidence to support the direction council is taking towards stricter regulations and enforcement, it is apparent that Council is taking these actions solely based on their own beliefs and speculation. That too is shameful.

Consider too, that if you heavily regulate secondary suites in homes you will drive all types of rentals underground. Many of these suites are non-conforming and most homeowners are afraid of City staff even knowing they exist because there are too many stories of inspectors showing up and finding fault. This will impact both short term and long term rentals.

On 20 June 2017 at 15:01, John Doe < > wrote:

I am disappointed you didn't answer my questions. In fact, your response is the exact same one that you sent me when I emailed about a non-related concern months ago.

I would like you to read this out at the council meeting on Thursday, June 22.

My questions are related to the direction the Victoria City council is taking regarding short term vacation rentals. It is apparent, based on recent council meetings and local news interviews, that members of the council are pushing to severely limit if not completely ban short term rentals from within the City of Victoria.

- 1) How has the Victoria council assessed the financial implications of losing millions of dollars of yearly revenue that flows into the City from short term vacation rental tourism? I cannot find any financial assessments related to this concern. Short term vacation rentals have expanded the City's tourism base to include visitors who are not serviced by the hotel industry or by other accommodation options. This includes families, people visiting friends and family, visitors who want to visit Victoria for longer stays, and other visitors who are not interested in staying in large hotels. This represents millions of dollars per year that go directly to Victoria residents and small business.
- 2) Good governance does not include making decisions based on conjecture, personal beliefs, and speculation. City staff and a third party consulting company reported in October 2016 that short term rentals have a negligible impact on rental housing and no impact on affordability. Since that report was presented to City council, the council has directed City staff to look into how short term rentals can be severely limited and/or shut down. This is contrary to City staff recommendations. I would like to know what new reports the councillors have in their possession to go against City staff recommendations and in a direction that is contrary to the information provided in the October 2016 report?
- 3) If you move forward to banning short term rentals in this City, how do you respond to concerns from home owners like us on affordability? We have a small secondary suite/in-law suite in our residential home. We use this for my aging parents so that they can stay in town to visit their grandchildren. This suite is vacant approximately 80% of the time. Short term vacation rentals provide us with a rare opportunity to offset some of the very high costs of home ownership we face in this City including very high property taxes, municipal utilities, gas, hydro, insurance, etc. I have seen councillors argue about improving affordability for Victoria residents. What about affordability for home owners?

In my opinion, short term rentals provide many benefits to the City of Victoria. Aside from the obvious financial benefits that are realized by Victoria residents and small business, they also provide an opportunity for homeowners to afford the high costs of living here and owning a home here.

While we feel that hosting short term visitors has been a lot of work, we also feel that it has been a very positive and we can attest to the value that short term rentals bring to our neighbourhood and the community around us, for example:

- 1) We are the most invested in ensuring our neighbourhood is clean and safe and that our house is well maintained because we get rated by our guests on the space that we provide. This benefits our whole neighbourhood.
- 2) We are ambassadors for our City and we promote local business, amenities, and attractions that many tourists would not be aware off. This benefits the region as a whole.

I look forward to your response.

On 16 June 2017 at 18:34, Ben Isitt (Councillor) < BIsitt@victoria.ca > wrote: Thank you for writing and sharing your concerns.

Ben

Ben Isitt
Victoria City Councillor and CRD Director
Email. bisitt@victoria.ca
Tel.

From: Victoria Mayor and Council Sent: June 15, 2017 10:09 AM

To: John Doe

Subject: Email to Mayor and Council RE: STVR support

Good Morning,

Thank you for your email and attached letter regarding short term vacation rentals in Victoria. Your email and letter has been shared with Mayor and Council.

As you may know, the City of Victoria is actively developing regulations regarding short term rentals and Council has directed staff to develop an enforcement strategy which is expected to come before Council during the Committee of the Whole meeting that is in progress. You can watch the Committee meeting in progress on the City of Victoria's

website<http://victoria.ca.granicus.com/MediaPlayer.php?view_id=2&event_id=770>.

Further discussion and vote on this topic will occur at the Council meeting set for Thursday, June 22 at 6:30 p.m.

Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. Input from our citizens helps ensure that we are balancing the views and needs of the community on important decisions. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's bi-weekly newsletter<http://www.victoria.ca/EN/main/residents/communications/e-newsletter.html>, visit the City of Victoria's website<http://www.victoria.ca/EN/index.html>, or download

the City's ConnectVictoria App<http://www.victoria-app-available-for-download-now.html. Mayor Helps also holds regular Community Drop In sessionshttp://www.victoria.ca/EN/main/city/mayor-council-committees/mayor-lisa-helps/mayors-community-drop-in.html> which are open to all members of the public.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

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companies-cym>

From: John Doe [mailto:

Sent: June 14, 2017 3:16 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Cc: Lindsay Milburn < lmilburn@victoria.ca>

Subject: STVR support

I wish to remain anonymous because I fear reprisal if there is increased enforcement of STVRs.

I am disappointed to find out that City council in Victoria is pushing forward on policy to reduce, if not ban, short term vacation rentals. This is despite City staff recommendations. City staff have reported that based on a third party analysis commissioned to review STVRs in Victoria, that "it is not possible to argue that there is a significant and persistent negative impact of STVR on rental housing stock" and banning STVRs "would not likely improve affordability" (October, 2016).

I would like the City to make available to me, and to provide at the next council hearings on this matter (scheduled for June 15), the detailed report on whatever information and sources council is using to direct policy. I expect this data must be contrary to the specific information that I have provided in quotes above and I assume that it has been made available to council after the October 7, 2016. This new data must be made available to the public.

I would also like to receive the report on the financial implications of removing STVRs from the City of Victoria's revenue stream. Using information in City reports, the estimated 300 units based on 60% occupancy may generate in excess of \$15,000,000. Furthermore, enforcement options are estimated to be significantly costly. Removing this much revenue from the City is financially irresponsible; however, I assume that the councilors would not make policy decisions regarding STVRs without a full financial analysis. Please make this available as personal opinions are not appropriate.

Hotel reports (that do not want the added competition) and reports from opponents of STVRs are not acceptable sources based on the obvious bias.

It has come to my attention that there have not been very many people to come forward at council meetings in support of STVRs though there has been a small group of the same people who regularly attend to protest. Operators of STVRs cannot come forward at these meetings for fear of reprisal by a City council which includes individuals who have often affirmed their personal beliefs that STVRs should be banned. Personally I feel that those councilors should not be included in any decision making on the matter because personal beliefs acted upon without supporting data (and in this case in contradiction to City staff recommendations) show an obvious conflict in interests and that those councilors should be recused. If it was possible for supporters to STVRs to come forward I'm sure they would, but consider this, if there are 300 units in the City there are 300 supporters, and anyone who has stayed in an Airbnb or VRBO would be hypocritical to not support them.

We can speak specifically to the use of a small secondary suite in our primary residence. Here are some of the positive benefits we experience:

- * Increased income We find it very challenging to afford to own our house in this city given the very high property taxes and other expenses. We have invested in a small, self-contained suite because of the potential income offered by using it as a STVR. This suite is now also used to house my aging parents when they come into Victoria to visit their grand children. Much of our added income from our unit is fed directly back into the community and our house.
- * Greater investment in our community and neighbourhood To succeed at the STVR system we have to provide an excellent experience for our guests. As such, we are now more committed than ever in ensuring our community, house, and neighbourhood reflects all the best that Victoria has to offer.
- * Social capital We truly enjoy meeting visiting families from around the world. We are also keen ambassadors for our city promoting local business and attractions.

Operating a STVR certainly requires work; however, we feel that there are many benefits, more than I have outlined above, and that these come in the form of both financial and social benefits. We also provide a different type of housing, one that isn't serviced by the hotel system. Our housing supports visiting families (about 65%) and longer term vacationers or people who are visiting Victoria to stay near to friends and family (about 30%). Only about 5 to 10% are individuals or couples that may stay in a downtown hotel if our place was not available (though I would argue that they may find that cost prohibitive).

Finally, any steps you take to reduce or ban STVRs should be taken very carefully. People book their vacations months in advance. If you cancel those vacations you will seriously tarnish the reputation of Victoria as a welcoming tourist destination.

Please reply to my email and the questions I have provided. I will also read through the council meeting minutes to ensure that my questions have been addressed.

Thank you

Subject:

FW: Email to Mayor and Council RE: In support of a broadly conceived, local host short-stay accommodation license throughout Victoria - for your June 22 Council meeting

From: John James O'Brien

Sent: June 21, 2017 12:44 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: In support of a broadly conceived, local host short-stay accommodation license throughout Victoria - for your

June 22 Council meeting

Dear Mayor Helps and Council Members,

I writing to support a wide and diverse provision of short-stay accommodation in Victoria, as someone experienced as both host and traveller. I am disappointed, indeed, to find that councillors who have gladly benefitted from my vote in the past are proving themselves to be more concerned about corporate interests and narrowly framed issues (that can be dealt with through existing measures) than in learning about this sector more deeply and encouraging the kind of innovative, entrepreneurial spirit among residents that the City purports to champion.

It has occurred to me that where a councillor takes a stand on a public matter, it is incumbent upon that councillor to learn as much as possible. That is a requisite of public service. It is not for the citizen to chase council, rather the reverse. So having made contact with two councillors, I note that neither has chosen to learn my view beyond that communication. It is a useful reminder that pre-election hopes are just that—aspirational. It is performance that matter most and lasts in the voters' mind. I trust that each has ensured my communications are available to inform council. Kindly confirm that this is so.

It is very frustrating that four members of council are said to have recused themselves from debate on this issue, leaving the field to those with an anti-shortstay agenda. Let me be clear, the way to handle a perceived ethical bind is to declare it so that one's views can be judged in that light. To recuse is to abrogate the responsibility you all have to represent the whole of our community. It is ill-considered and the citizens of Victoria deserve better.

Councils view is not balanced; it is biased. What locally relevant evidence are you basing your position upon? How are you accessing the lived experience of hosts and guess as opposed to the council-lobbying interests?

Tourism Victoria and the City are happy to draw upon the cruise industry figures of per passenger spending as a rationale for supporting the arguably disruptive flood of visitors that occurs over a period of a few hours when cruise ships dock. Please make public the comparable data that you have reviewed in relation to the stance Council is taking in relation to short stay accommodations. Please provide the source and data revealing what short stay visitors, typically visiting over multiple days or weeks, contribute particularly to neighbourhood small businesses and throughout our community in the bread and butter businesses that keep our economy going. Does Council propose to offset losses incurred by small businesses due to imposition of a "fix that fails" policy?

As a traveller, after a long career involving hotel accommodation, I now choose to seek out independent apartment-style suites so that staying *longer* to more fully experience a destination is affordable and the character of neighbourhoods outside of the typical tourist areas gradually reveals itself. I do not, and did not even in my long ago couchsurfing days, opt to stay in a room within a family space offering limited privacy and risk to security—and you are out of line to limit my choice or that of visitors in this regard.

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I want the independence of a separate accommodation, a private bathroom, and hosts available if needed but unobtrusively so. In our extended family, travel planning is based upon that choice. We do not stay in cities that do not permit us this choice. That is an observation shared by visitors as well—no short stay suite—no visit.

The matter of choice applies to the host, as well. I have as much right to choose how I use my property assets as any condo owner. Condominium buildings set their own rules through their own councils. It is not necessary or appropriate for City Council to intervene in private property matters as reported.

My own circumstance is that I have been largely self-employed and much of that overseas with result that I lost funds necessary for retirement in the 2008 crash. Fortunately, I had purchased property in Victoria over time, still mortgaged, and generally my property is rented long term. The assets must eventually provide an income when I am no longer able to work as my pension is insufficient to pay the rent in my own properties, rents that are more reflective of mortgages and ever increasing costs than the market.

In the mean time, short stay guests can fill gaps between tenancies and also permit us to support our tenants, e.g. a senior on a fixed income who has had no rent increase in five years, a young family benefitting from no increase over two years, another senior, three years with no increase. Short stay reservations of four days, or a couple of weeks, perhaps a month, help to carry a mortgage that continues week after week until we find a tenant, as we recently have for 10 months.

In a second property, a separate legal suite in our own home, short stay guests help pay our own mortgage and fill gaps between family visits. My partner is one of eight and we have historically felt isolated from family, something we recognize as concerning as we are all aging. Over the last couple of years, we been able to invite and host family from elsewhere in Canada to come and stay (gratis) in our suites for extended visits over Thanksgiving, Easter, etc. We have worked hard to create a framework that will allow us to age in place comfortably. The separate suite in our own home will eventually be a space for a caregiver when that is necessary, affording us, and the caregiver, privacy with proximity. Inadequate soundproofing means that we would not place that suite on the rental market, but short stay guest can be tolerated and help pay the mortgage.

The demographic we serve is varied. Examples include:

- two professors from Sweden occupying our separate two bedroom suite while on a research sabbatical at UVIC for approximately six weeks
- a former school superintendent on a project with the Ministry of Education for just under four weeks
- a family of eight from Denmark who expressly explained that they could not travel together if hotels were the only option
- an adult daughter and mother who valued proximity to the hospital for the mother's operation and initial recuperation over five days
- a number of visitors from Canada and the United States who stayed for four nights to three months to explore Victoria neighbourhoods as a potential new home
- several families who stay for up to a week to install their children at local language schools and universities
- newlyweds whose visit coincides with other family members visits (in our other suite) and whose reunion was enhanced, as all stays are, by time spent in our gardens.

This is an important demographic that is not well served by more costly hotels that, typically, do not permit the kind of flexibility our visitors seek.

Our contribution to our neighbourhood is significant. Examples include:

- re-cladding of our two bedroom place at upwards of 20,000 to a local firm. Building of a granite wall by a First Nations mason/artisan. This was not necessary for a long term rental, but was important to attracting short stays guests as it dramatically improved the look of the house and streetscape
- extension of our maintenance of boulevards that the city does not maintain, including a corner that once was a littered hangout spot and now is a well maintained pathway
- noticeably improved streetscape maintained by neighbours
- ongoing local expenditures in linens, cleaning supplies, etc.
- very positive interactions between neighbours and guests who are impressed with the walkability and friendliness of Victoria's neighbourhood outside the tourist zone
- and we provide very heavily discounted off-season accommodation to the Belfry Theatre as a way of giving back to the community—that demographic needs housing of anywhere from a couple of weeks to the run of a show

Our guests' contribution to the larger neighbourhood is also significant. Examples include:

- the owners of small businesses (e.g. Picot, The Local General Store, Santé, koffi) thanking us for directing short stay guests to their premises. Dining venues that guests report enjoying include:
- The Fernwood Inn, Stage Wine Bar, Mesa, Part & Parcel, Fifth Street Bar and Grill, Hillside Coffee, Bolen's Books, Cascade Liquor, Shine at Stadacona Centre, the Blue Fox, Urban Cup, Cornerstone Café, Wooden Shoe, etc.

The revenue gained by these proprietors is additional to that contributed by Victoria residents and would not, in general, flow from guests limited to the so-called transient zone.

Do YOU intend to take action that harms Victoria citizens such as myself, harms neighbourhood small businesses and harms those who depend on affordable, flexibly travel accommodation such as is available through short stay sites?

Contrary to the media hype that speaks of, for example, AirBnB "grabbing up" affordable housing, short stays are not some entity owned remotely—websites are a service we must pay to represent the property and most hosts are listed on multiple sites because no one site can deliver enough guests to cover costs. We are individual citizens, tax paying property owners who elect YOU to look out for us. Council poised to harm individual entrepreneurs doing what they can to hang on to their property in favour of hotels that often pass their earnings out of the city (e.g. the US owned Marriott). Why are hoteliers favoured over ordinary citizens? As contributing, tax paying individuals, short stay individual hosts need to be protected—by, not from, you.

Laurel Point Inn, among others, claims that short stay accommodations harm their business. I find this an extraordinarily self-serving position from a property that offers amenities quite out of reach of the individual short stay. We have no restaurant, no pool, no bar, no spa, no room service and no inventory of 10s or even hundreds of rooms to spread costs across. The level playing field sought by hoteliers should extend, it would seem, to making those amenities available at nominal cost to short stay providers—will you champion that request?

I ask that you, individually and collectively, do the work necessary to devise a suitable licensing and non-hotel-based regimen that encourages the development of this segment of our critical tourism industry—for the City, for hosts who desperately need to find ways to remain viable in Victoria, for us all.

Sincerely,

John O'Brien

Citizen Taxpayer Victoria BC

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Subject:

FW: Email to Mayor and Council RE: STVR- Victoria

From: M Bourgeois

Sent: June 21, 2017 10:42 AM

To: Victoria Mayor and Council <<u>mayorandcouncil@victoria.ca</u>>; Lindsay Milburn <<u>lmilburn@victoria.ca</u>>; Lisa Helps (Mayor) <<u>mayor@victoria.ca</u>>; Marianne Alto (Councillor) <<u>MAlto@victoria.ca</u>>; Chris Coleman (Councillor) <<u>ccoleman@victoria.ca</u>>; Ben Isitt (Councillor) <<u>Blsitt@victoria.ca</u>>; Jeremy Loveday (Councillor) <<u>iloveday@victoria.ca</u>>; Margaret Lucas (Councillor) <<u>mlucas@victoria.ca</u>>; Pam Madoff (Councillor) <<u>pmadoff@victoria.ca</u>>; Charlayne Thornton-Joe (Councillor) <<u>cthornton-joe@victoria.ca</u>>; Geoff Young (Councillor) <<u>gyoung@victoria.ca</u>>; Subject: STVR- Victoria

In addition to my requesting responses to my questions, I would like this to be included in tomorrow's Council meeting.

Victoria Short Vacation Term rentals (STVR)

Victoria City Council wants to ban STVRS, specifically in residential areas. This includes using secondary suites as STVRs. While the research and reports do not support such a ban, city council, without any financial impact analysis or a review of best practices, specifically directed the creation of a report as to how to reduce and eliminate STVRs.

I absolutely disagree with Council's approach.

While I can appreciate the current Council's attempt to increase social policy in the city, this has consistently been done at the homeowner's expense. There seems to be an assumption that homeowners have a bottomless well of funds. My taxes have risen over 250% since I purchased my home in Victoria. My City utilities have also increased astronomically. Yet my services, things that me and my family need and use, have been reduced. I am curious how many councillors actually own a house in Victoria and have experienced these impacts? While rent increases may have impacted some renters, the actual other true cost of living increases, such as sewer utilities, taxes etc... truly cannot be passed on to the long term renter under current legislation.

As per the Sustainable Planning & Community Development Housing Committee (who did not support this approach based on their earlier reports), complaints about STVRs in Victoria to date have been minimal, have been by one group of citizens and is specific to condos, not residential homes.

Victoria relies on tourism. STVRs provide visiting families, people who cannot afford our high priced hotels, an opportunity to visit our wonderful city. These are people who want their kids to be able to ride their bikes on the sidewalk without watching drug transactions that occur in broad daylight downtown. They are very respectful of the rental space and have **less of an impact** on the neighborhood; they produce less garbage than long term renters, and often do not even have vehicles, lessening parking concerns on residential streets. They get to experience areas of Victoria, such as the villages Fernwood, Oak Bay & Cook St that typical hotel stays do not highlight. Money spent in these areas goes directly into the community.

Owners of STVRs are ambassadors of the city, and showcase its best assets. They are using their space, whether it be a room or a suite, to bring in an income to help offset the extremely high cost of living in

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Victoria. They are promoting their communities, ensuring their spaces are well kept and maintained, and are providing local jobs to cleaners.

The fear mongering statements of Council truly speak to their overstepping of power and their complete disrespect of and disregard for the tax paying homeowner. At last week's Committee of the Whole, Councillor Young clearly articulated that owners of STVRs need to have their properties reclassified through BC Assessment as a business (class 6). He indicated that this would be fair as property owners with rentals would then pay "significantly more in taxes.... and also drives home to the point that they will be paying a capital gains tax". So I question this Councillor; all rentals constitute a business. If this is the process you want to implement for STVRs, then ALL houses with rentals will need to follow suit. Are you going to implement the new assessment rules and business license requirements to long term rental owners? That is hardly an incentive for home owners. I hate to break it to you Councillor, but capital gains tax, again, applies on all rental space in a residence, short or long term. These comments and how they were delivered, imply that the BC Assessment shift and Capital Gains tax apply only to STVRs. This is incorrect, misleading and is trying to scare homeowners into only providing long term rentals.

Councillor Coleman wants to implement a hotel tax. Fair enough. But the rules need to be further evaluated. STVRs do not provide the same service as a hotel; rates provided by B&Bs do not pay the same tax as hotels-why would STVRs?

Let a homeowner, who lives at their residence, the opportunity to have 1 STVR. Let them earn money to afford to live in Victoria. Require a business license if need be. If re-assessment is happening, then it will need to be for any rental format, not only properties with STVRs (a slippery path if you ask me). Council needs to change its punitive approach to homeowners, to a more supportive one. Listen to the homeowners rather than pursuing your own personal agendas. Provide tangible financial incentive to homes providing long term rentals (such as a property tax credit). The homeowners pay your salaries and it's time to listen to our needs.

Thank you

Subject:

FW: Email to Mayor and Council RE: In Support of Short Stay Vacation Rentals

From: Robert Tornack

Sent: June 21, 2017 12:07 AM

Subject: In Support of Short Stay Vacation Rentals

Dear Mayor and Council Members:

It is with great concern I write to the City of Victoria Mayor and Councillors on the topic of short term vacation rentals.

I am amazed at the Mayor and Councillors knee jerk reaction to the housing situation in Vancouver and Toronto and the intent to apply that to neighbourhoods in Victoria.

- What local data, if any, has been used to support the irrational action of City Council?
- What is the source of the local data, if any, has been used by the City Council to inform the position on this issue?
- What is the City Council rationale is stating short term vacation rentals within neighbours is a threat to hotels such as the Laurel Point and/or the Empress?
- Why is the City Council opposed to competition?
- Why is the City Council not supportive of small business ventures and the entrepreneur spirit within neighbourhoods?
- What research has the City Council conducted of the impacts on small businesses not on the beaten tourist tracks?
- Why has the City Council not asked condominium strata councils to manage their own issue, if there is one, within condominium complexes?

Wake up Mayor and Councillors: restricting, outlawing, banning short term vacation rentals within neighbourhoods will not address the housing issue, despite the new rentals shortly coming onto the market as the city boasts.

As a voter and taxpayer I expect a greater degree of due diligence to be conducted by the Mayor and City Council.

Robert Tornack

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Subject:

FW: Email to Mayor and Council RE: Private fully equipped short stay accommodation

-----Original Message-----

From: Vicki Gagnier

Sent: June 21, 2017 4:08 PM

To: Victoria Mayor and Council <<u>mayorandcouncil@victoria.ca</u>> Subject: Private fully equipped short stay accommodation

To His Honourable Mayor & Councillors,

I recently have had the pleasure of visiting your fair city and was fortunate enough to find a fully equipped private apt style accommodation that was perfect for our needs. However I am disappointed to hear that city council intends to possibly limit these accommodations in favour of a bedroom inside a family dwelling. While this accommodation style affords you similar opportunities to see different areas of the city it doesn't have the same advantages that a private fully equipped accommodation has such as: laundry & cooking facilities, privacy & freedom to come & go at different times without any disturbance, experiencing the local neighbourhood including but not limited to: Shopping

Dining Wine bars Coffee shops Local pubs

It is an affordable way for a family to experience Victoria without the sterile environment of a hotel & the cramped quarters of a bedroom in a residence & the stress of keeping small children quiet.

We are a couple whose intention is to live on Vancouver Island at some point in the future & this was a good opportunity for us to get a good feel of a real living experience.

Thank you for your time & hope I have given you reason to consider keeping this style of accommodation alive.

Sincerely, Vicki Gagnier Calgary, AB

Sent from my iPad

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June 21, 2017

Mayor and Council City of Victoria

As a Victoria resident who enjoys world travel, I have been interested, from a tourist's perspective, in the Council's push toward placing restrictions on small business owners now providing private, short term stays in various locations around Victoria.

I do not consider this type of accommodation to be in conflict with the hotel industry, the B and B experience, someone's spare room, nor the long-term rental supply available to low income or high income tenants.

Many travelers arriving to enjoy the full scope and culture of a world-renowned city, prefer to make their base in a comfortable, fully serviced small suite, located in a neighbourhood outside of the main tourist area.

This unique style of hospitality provides a secure, independent base from which a tourist moves about the community, participating in and contributing to the local economy, entertainment and cultural life, returning to the temporary feeling of a quiet home base.

The distinctions between a hotel-stay, a B and B atmosphere, a private bedroom in an established household and the sense of freedom and self-managed travel are key to the decision being made.

To impose licensing restrictions, strata type policies and revenue control upon private entrepreneurs attempting to broaden and encourage the tourist industry in an individualized style serves to invite the curiosity of those who enjoy checking up on their neighbour's initiative.

Respectfully,

Anne L.Duggan 1049 Southgate Street Victoria, V8V 2Z1.

Subject: FW: Email to Mayor and Council RE: June 22 City Council Meeting: Short Term Rentals

Attachments: Short Term Vacation Rentals

From: Chris Lawson

Sent: June 22, 2017 6:45 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Cc: Jeremy Loveday (Councillor) | Serious Councillor | Councillor |

Subject: June 22 City Council Meeting: Short Term Rentals

I am writing as an individual strata owner in Victoria and have followed your recent proceedings with regards to short term rentals with interest. I support all measures that the Mayor and Council are contemplating to combat the use of residential accommodation in Victoria as short term rental, for all the reasons that Tourism Victoria has outlined in their most recent, excellent submission.

Based on what I am hearing, I'm concerned however that the measures being proposed will be ineffective to deal with short term rentals in existing strata buildings within existing transient accommodation zones. Using residential accommodation exclusively for the purposes of short term rentals must be very lucrative; otherwise owners would not contend with the significant effort, inconvenience and cost that is involved. Although I agree with the measures, I doubt that adding additional licensing requirements, fees and taxes will make much difference. I believe that you are receiving similar feedback from others, including Tourism Victoria.

I'm somewhat surprised that there is, according to your staff, essentially no legal means to ban short term rentals in existing transient zoned buildings. Other cities seem to be finding solutions the most common of which is to disallow short term rentals unless a property is one's primary residence. I understand the "legal non-conforming" provisions of the municipal act but it still seems surprising that Victoria's hands seemed to be tied on this issue while other cities are finding remedies. Is there absolutely no way that Victoria can do what other cities such as Vancouver and Toronto are proposing to do?

Further, is the council really satisfied that staff have investigated all legal means available? For example, the existing transient accommodation zoning has likely been in place long before there was even such a thing as "Airbnb" and short term rentals in residential buildings. Was it really the legal intent of the transient zoning to allow developments which were originally planned, approved and built as residential to be used as hotels? Or was it put in place to allow for "real" hotels and other similar establishments?

What would currently stop an individual or a business from purchasing all the units in an existing strata building within a transient accommodation zone, a building that Victoria Council at some point in the past approved on the basis it was to be used as residential, then using one unit for administrative purposes and all the other units as short term rentals, effectively turning the residential building into a hotel? There is after all a shortage of hotel units in the city and it's prohibitively expensive now to build and operate stand-alone hotels. What a great way for Marriott or another large organization in the hospitality industry to open a hotel and avoid all the usual costs and legal requirements! They could even offer to buy out existing owners at a premium like developers are doing in Vancouver with older strata buildings.

This may sound extreme but it seems there would be nothing to stop this, unless what I understand from staff's advice to council is correct. This makes no sense.

It also makes no sense that residential strata units can essentially be used as businesses in the case of short term rentals but cannot be used for other business purposes, except in live-work situations. How can this possibly make sense?

1

Victoria City Council - 21 Sep 2017

I urge the council to insist that staff thoroughly investigate any possible legal means to deal with short term rentals in existing buildings that have not already been considered, up to and including changes to the municipal act, if needed.

Finally, I urge council not to "rely" on strata corporations to solve the problem by regulating and banning short term rentals themselves. To do so requires strata bylaw changes that can only be approved by a ¾ vote of owners. This is not easy and it's unlikely that many strata's will be able to obtain such approval.

Thanks again for your attention to this issue.

Chair Laurean

Chris Lawson GA6-379 Tyee Rd, Victoria BC

From: Victoria Mayor and Council
Sent: Thursday, June 22, 2017 9:24 AM

To: Daniel

Subject: Email to Mayor and Council RE: City staff proposal

Categories: Short Term Vacation Rentals, Housing

Dear Daniel,

Thank you for your email regarding short term vacation rentals in Victoria. Your email has been shared with Mayor and Council.

New regulations regarding short term vacation rentals will be discussed at the Council meeting scheduled for tonight, June 22 beginning at 6:30 p.m.

The City of Victoria is actively developing regulations regarding short term rentals and Council has directed staff to develop an enforcement strategy. <u>The Housing page on the City of Victoria Website</u> will be updated with information based on Council's decision at tonight's meeting.

Committee and Council agendas, live webcasts of meetings, and archives of previous meetings are available through the City of Victoria's website.

Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. Input from our citizens helps ensure that we are balancing the views and needs of the community on important decisions. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City of Victoria's website, or download the City's ConnectVictoria App. Mayor Helps also holds regular Community Drop In sessions which are open to all members of the public.

Sincerely,

Lucas de Amaral Correspondence Coordinator Mayor / City Manager's Office City of Victoria 1 Centennial Square, Victoria BC V8W 1P6









From: Daniel

Sent: Friday, June 16, 2017 4:07 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: City staff proposal

Dear Mayor and City Council,

I hope you are well.

I am resident in Victoria and my family and I recently came across a city staff proposal that would limit short-term rentals in Victoria, a motion we are very concerned about.

We have a secondary home/short-term rental unit in a transient zoned, downtown strata building that allows short-term rentals and we invested in this unit, particularly due to its flexible zoning.

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Victoria City Council - 21 Sep 2017

| We see our investment jeopardized and were wondering whether the new proposed regulations would also prohibit short-term rentals |
|---|
| of rental units in transient zoned buildings or meant to target homes in areas that are not zoned for transient use and currently being |
| used illegally? |

Thank you for your time,

Daniel Alexander



Impacts of Short-Term Vacation Rentals

This is my third time addressing Council on this topic, as have members of Tourism Victoria's Board and Committees. I am pleased we have strong representation from across the tourism spectrum here today; not only commercial accommodators but also sightseeing companies, transportation and attractions. We have worked on these issues throughout our diverse membership.

We are here to thank Council for the decisions taken at the Committee of the Whole last week and instill a sense of urgency to drive forward.

The sense of urgency is based on items in my submission and reflected in some disturbing business numbers we have seen this spring, pointing clearly to the adverse socio-economic impacts short-term rentals are having in Victoria. Today we are dealing with matters within municipal jurisdiction such as property taxes, business licences and zoning. Other issues, such as sales and accommodation taxes, are provincial and federal matters as you are aware.

The bonafide, contributing, law-abiding, and regulation-respecting tourism industry abhors what is going on in the grey economy. It is not legitimate and does not contribute. It operates outside the margins of what society deems acceptable because it undercuts the legitimate industry by avoiding taxes and regulations. It creates unfair competitive advantage which is ultimately costing jobs and preventing citizens and voters from rightfully enjoying their property. As a tourism industry, we want to grow and need to grow, but only at a sustainable pace. We want to be a positive force for the region with amenity migration, taxes, and jobs. Tourism has social responsibilities that the grey economy actively works against.

Implications:

- Reflecting our social concern we brought Elizabeth Becker, author of "Overbooked, the exploding business of travel and tourism" to our 2017 Annual General Meeting. We are focused on a yield and experiential strategy. As an industry we know more is not always better (as seen in many other cities globally) and we must engage with communities.
- We are not here to flood the market we are here to grow the economy in a measured, sustainable, and legitimate manner.

I would like to point to recent tourism numbers from Chemistry Consulting. For April 2017 compared to April 2016

- Arrivals at Victoria International Airport increased by 13%
- BC Ferries vehicles were up 7% and passengers were up 10%
- Victoria Conference Centre Delegate Days were up 49%
- Yet occupancy of commercial accommodation was down 6%

This is staggering. It confirms we are all making the right business moves to promote and sell the destination and our community; yet more and more visitors are staying in non-commercial accommodation. Therefore more and more visitors are moving into accommodation that should be housing. The legitimate tourism industry wants no part of this trend that is taking away housing opportunities from residents.

Faced with these eroding occupancy numbers, there is another consequence for Tourism Victoria and the business decisions we make. We have to keep selling and marketing Victoria, and deliver our commitments to the Victoria Conference Centre and Belleville Phase 2. Yes our taxation rate has gone up, but so have our business commitments and obligations. If the trend continues and revenue potential is eroded, and I hope it does not, the only place we can cut substantially is support of arts, festivals, events, and sports. Although these indirectly support visitation, the line of attribution is less clear.

This shows that continued growth of the grey economy can have dire consequences. To use a broad analogy, there is no victimless crime. The grey economy could cost these sectors and the broader community substantially as the line of taxation gets eroded. No one knows this more than me as CEO, as I see revenue against budget and the many priorities we have to balance.

Switching to a more affirmative frame, the steps discussed and passed at the Committee of the Whole meeting last week are positive.

Business Licences: A good start but insufficient alone. This signals to the operator that yes this is a business, and it provides government with some data. But in other jurisdictions business licences have been merely a speed bump in the runaway growth of STVRs.

Prohibiting Transient Zoning for Future Residential Developments: This sends a very clear signal to the real estate development community that they should not base their business models or projections for new development on assumptions of selling a number of units to investors focused on operating short term vacation rentals.

Down-zoning or Right-zoning existing Transient Zoned Stratas: This sends a clear message to residents that we all care about their quality of life and enjoyment of their property. It also encourages those seeking to develop legitimate, purpose-built commercial accommodation more attuned to today's traveller, that the City of Victoria's elected Council has clear and fair policy on the matter.

I would also like to highlight the new trend of mega hosts. In the package we submitted we show Airbnb and other STVR platforms are working very closely with mega hosts and property managers to promote mass-volume loading of suites, and providing technology and systems to enable this. These are tactics they must use to fuel their fast-pace growth imperative and meet the demands of their venture capitalists.

To quote a representative of Phocuswright Travel, Tourism and Hospitality Research:

"There's a message they're trying to convey — home sharing, travelling like a local, experience local culture, stay in a private home — but actually a growing percent of [Airbnb] listings are not really someone's home. It's a condo that is one of 1,000 others that look the same and are run by a hotel-like property management company with a front desk check-in."

This has been an emotional week. Local players involved in the shadow economy of Airbnb and the business of consulting others into building their real estate portfolios have confronted us with the following. Some have become quite aggressive out of desperation.

- They claim because Victoria has lost hotel rooms we need Airbnb to help prop up the industry. As I have said before, losing old hotel stock is normal and healthy. We just need to create a regulatory framework to provide certainty for those looking to build replacement stock more in line with today's customer expectations. The two motions before Council go a long way, and we know this will create interest from legitimate commercial accommodators.
- They claim cruise ships don't stay very long and hence we need a large number of Airbnb's to support local retailers. I have two responses to that. First, we are seeing growth in full day port visits and we are working on a homeport strategy. Secondly, the GVHA and transportation partners have worked very hard to coordinate transportation to maximize benefits. Look how Government Street has come back. This claim is a completely false red herring.

- They claim hotels are too expensive. I say three things here. Victoria has good hotels and motels at all levels and the Canadian average. Our prices were low and unhealthy for many years. And of course they pay all taxes, fees and compliance like WorkSafe. While Airbnb units in stratas (which should be long term tenancies) might be cheaper, this is only because they are operating in the grey economy, any way you cut it.
- They claim people cannot afford their mortgages without Airbnb. No-one is talking about eliminating Airbnb from primary homes, but rather that they pay appropriate licences and taxes. It is real estate speculators, hosts with multiple properties, and increasing number of mega hosts that must be addressed.

Some of the attacks have been very personal and they have threatened they will disrupt our membership and create divisions. That is an outdated way of doing business. As a tourism industry we are united and have an effective, sustainable, and collaborative strategy. For example, via our new relationship with the Victoria Conference Centre we have created a program allowing 70 small businesses, mostly retailers, to benefit directly by tapping into conference delegates. It is through smart programs and good, solid demand that we will support small business in Victoria – not by flooding the market with new Airbnbs that take away housing from residents and make current residents' lives unenjoyable.

When others hit low on us as the bonafide, tax-paying, regulation-abiding tourism industry we go back to our core principles.

Our core principles are:

- Housing First: None of our businesses can reach full potential if our staff cannot find places to live.
- Level Playing Field: Or as close as we can get to this.
- Positive players within society. We create jobs, pay taxes, and work to be as sustainable as possible.
- Create an environment conducive to re-investment in commercial accommodations.

No one is calling for a complete ban on short term vacation rentals as has been enacted recently in other jurisdictions. Rather, we seek strong regulation and taxation, and the Committee of the Whole decisions were very well received.

Our three requests appear to be well on their way through the good work of Council:

- 1. Removing transient accommodation as a permitted use, which also removes commercial incentive to use entire or multiple residential properties as a hotel.
- 2. Prohibiting transient accommodation as a zoning option in all new developments.
- 3. Establishing a strong regulatory framework that includes taxation and enforcement, and limits short-term vacation rentals to only a host's primary residence that is not in a multi-dwelling building.

As a final thought, please don't be anxious or afraid about enforcement. It won't be perfect to begin with, and other jurisdictions are doing it well and finding their way through.

On behalf of a very grateful bonafide, tax-paying and regulation-abiding tourism industry, thank you again and please continue the great work.

Sincerely,

Paul Nursey

President and CEO

Paul Nurs

Tourism Victoria

Subject:

FW: Email to Mayor and Council RE: Short term accomodation in Victoria B.C.

From: Maureen Thorpe

Sent: June 25, 2017 8:46 AM

To: Victoria Mayor and Council < <u>mayorandcouncil@victoria.ca</u>>

Subject: Short term accomodation in Victoria B.C.

It has come to my attention that there is a movement afoot in Victoria that will affect owners offering short stay accommodation to travellers to Victoria.

My husband and I live in the East Kootenays and enjoy escaping to the west coast for a time in the winter.

Where ever we travel we tend to use short stay accommodation for the following reasons:

We can neither afford nor do we desire to stay in a hotel.

Short stay accommodation feels more homely.

We enjoy residing in neighbourhoods where we can talk with our hosts, learn from them about their passions, and meet locals.

We have access to our own kitchen and often, a garden.

Family can visit and share the same space.

We can enjoy choosing from a large selection of accommodation offering an infinite variety of options.

If a selection of short stay accommodation becomes unavailable, other than staying in a spare bedroom in a stranger's home, we will certainly turn our attention elsewhere.

When in Victoria, we thoroughly enjoy shopping, the markets, the theatre, movies, restaurants and more. Our purse strings become looser as we enjoy the amenities. We hate to lose the possibility of visiting Victoria as often as we do but there are other towns and cities on the West Coast.

I sincerely hope that the discussions regarding short-stay accommodation include the needs of travellers as well as the needs of big business.

Yours in hope,

Maureen Thorpe

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Subject:

FW: Email to Mayor and Council RE: City Council proposed limitations to a bedroom inside a family dwelling

From: Rich and Mary

Sent: Sunday, June 25, 2017 9:00 AM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: City Council proposed limitations to a bedroom inside a family dwelling

Good morning. My family of five recently visited Victoria for a two night stay. We were attending a funeral. We wanted quiet accommodation where we could all be together, with private sleeping areas and a fully equipped kitchen. An outdoor sitting area was also desirable. We found a wonderful vrbo that was perfect for our needs . Staying there enhanced our stay and we would seek it out again. While in the area we spent money on shopping, gas and eating out. The option of fully-equipped, short-stay accommodation adds, not detracts, from the charm of Victoria. We hope that council ensures this option will remain available.

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MEDIA RELEASE

Greater Victoria Chamber and Fair Short-Term Vacation Rentals

Greater Victoria, June 27, 2017 – The Greater Victoria Chamber of Commerce has adopted the policy resolution, *Regulate and Manage the Emerging Short-Term Rental Business Enterprise*, at its Board of Director's meeting June 27. This policy, recently adopted by the BC Chamber of Commerce and its member Chambers, calls for the provincial government to:

- 1. work with affected stakeholders, including Destination BC and Tourism Industry Association of BC, to clearly articulate related issues and explore resolution options,
- 2. rescind 78(1)b of the Provincial Sales Tax Exemption And Refund Regulation; and
- 3. implement a timely reporting process and structure, so that upon request, a local government can access a complete list of properties registered to collect the Hotel Room PST and the MRDT.

"The Greater Victoria Chamber of Commerce supports short-term residential rental providers operating within a fair and competitive environment," said Catherine Holt, CEO of the Greater Victoria Chamber of Commerce. "There is good work underway by the City of Victoria to regulate short-term vacation rentals in a manner that will support local businesses and protect consumers."

Regulate and Manage the Emerging Short-Term Rental Business Enterprise is one of the Greater Victoria Chamber's 16 policy resolutions, i.e. specific recommendations to governments, which can be read in full in the Greater Victoria Chamber 2017/2018 Advocacy Book, released June 27, 2017.

The Greater Victoria Chamber of Commerce is the largest business association in Greater Victoria, with over 1,400 member organizations. It is funded by businesses to support business, and works to strengthen the region's business community through advocacy, networking events, professional development and other programming to support its members. More info at www.victoriachamber.ca.





1400+ MEMBERS

The Chamber is the largest and most influential business association in Greater Victoria.

The Chamber's views are sought after and respected by government, business leaders and the media.

154 YEARS OF WORKING

YEARS OF WORKING IN THE REGION

132

MEDIA MENTIONS ON ISSUES THAT MATTER IN 2016



GREATER
VICTORIA
ADVOCACY
2017/2018

100

MEETINGS, EVENTS AND PRESENTATIONS, WITH GOVERNMENT OFFICIALS ANNUALLY

13 Board 10 Full-time **5**Committees

WORKING FOR YOU

40 Committee

FOREVER THE SOCIAL BUTTERFLY



Website

26,231

Average Monthly

Impressions

1000+



4000
Average Monthly
Impressions

9900-



45,420

Average Monthly Impressions Likes



27,336

Average Monthly Impressions 400+



1849 Average Monthly

Impressions



250-383-7191 | www.victoriachamber.ca | chamber@victoriachamber.ca

Table of Contents

| Introduction | 1 |
|---|-----|
| Affordable Housing | 1 |
| Climate Change | 2 |
| Labour Supply and Retention | 2 |
| Local Economy | 3 |
| Local Government - Governance and Service Delivery | 4 |
| Regulatory Environment | 4 |
| Regional Transportation c | 5 |
| Annex A: Affordable Housing | |
| Housing for B.C.'s Labour Force of Today and Tomorrow | A-1 |
| Increasing Rental Inventory through Fair Tax Treatment | A-2 |
| Annex B: Climate Change | |
| Renovation Tax Credits - Improving B.C.'s Housing Stock | B-1 |
| Annex C: Labour Supply and Retention | |
| Supporting the Labour Needs of Today and Tomorrow - B.C. Provincial Nominee Program | C-1 |
| Filling the Gap through Economic Immigration | C-4 |
| Annex D: Local Economy | |
| Closing the Gap between Non-Residential and Residential Property Taxes | D-1 |
| Safe Communities and Strong Economies - Mental Health and Addictions in B.C. | D-3 |
| Improving B.C.'s Cruise Ship Industry: Ogden Point Master Plan | D-5 |
| Proposed National Marine Conservation Area Reserve - Strait of Georgia | D-7 |
| Annex E: Local Government - Governance and Services | |
| Protecting Our Public Infrastructure | E-1 |
| Safe Communities and Strong Economies - Supporting Policing in B.C. | E-5 |
| Supporting B.C.'s Growth and Economy: Modernization of Regional Districts | E-7 |
| Supporting the Completion of the CRD Liquid Waste Management Plan | E-9 |
| Annex F: Regulatory Environment | |
| Regulate and Manage the Emerging Short-Term Rental Business Enterprise | F-1 |
| Annex G: Regional Transportation and Infrastructure | |
| Improving a Key B.CU.S. Gateway: Belleville International Ferry Terminal | G-1 |
| Improving Urban Transportation in B.C.: Transportation Authorities | G-2 |
| Annex H: The Advocacy Process | H-1 |



Introduction

At any given time there are a wide variety of projects or laws proposed or about to be implemented that can impact the way you do business and affect your long-term growth. The Greater Victoria Chamber of Commerce (The Chamber) is an active advocate on behalf of its membership to help provide an effective voice for the business community before those decisions are finalized.

The Chamber is at its most effective when backed by an active and informed membership. As part of its role, our <u>Policy and Government Affairs Committee</u> works with Chamber staff to become fully informed on all aspects of any issue that impacts our community before working together to support the change or propose alternative solutions.

To support its advocacy efforts, The Chamber annually identifies key policy priorities areas, based on member feedback and consultations. For 2017, The Chamber will develop policy resolutions and plan advocacy initiatives focussed in the following over-arching areas:

- Affordable Housing
- Climate Change
- Labour Supply and Retention
- Local Economy
- Local Government: Governance & Services
- Regulatory Environment
- Regional Transportation and Infrastructure

Part of any effective advocacy movement must include dialogue and discussion. Please feel free to voice your thoughts and concerns by contacting Peggy Kulmala, Manager of Advocacy and Communications, at 250-383-3476 or policy@victoriachamber.ca.

Affordable Housing

Members are increasingly concerned about the scarcity of affordable housing available to our workforce, particularly those earning low to moderate incomes. The scarcity of housing inventories is a priority for businesses because:

- a. housing costs are going up every year and the average home is not affordable on the average family wage,
- b. rental vacancy rates are lower than 1 percent, the lowest in Canada, and
- c. municipal barriers to development differ across jurisdictions and can include long permit times or re-zoning processes, unpredictable community amenity contributions, etc.

The Chamber's position is easy access to housing - both rental and ownership - supports the labour needs of today and tomorrow.



2017 Objective: The Chamber will advocate for the local, regional, provincial and federal governments to invest in methods to reduce private market housing prices as well as stimulate housing and rental inventories. In addition, The Chamber will advocate to increase the supply of affordable housing accessible to employees on low to moderate incomes.

Annex A - Supporting policy resolutions:

- Housing for B.C.'s Labour Force of Today and Tomorrow
- Increasing Rental Inventory through Fair Tax Treatment

Climate Change

Members are concerned with climate change and how the effects of climate change-related legislation, regulation, and taxation will increase their operational costs, stifle investment, and affect their ability to grow and attract investment. The reduction of greenhouse gas emissions and effective management of the impacts of climate change is a priority for businesses because:

- a. waste management, including diversion and reduction initiatives, are an increasingly resource-intensive cost to businesses,
- b. our approach to climate change management affects the ability to compete with other jurisdictions, and
- c. conversion to green technology is expensive, and effectively managed transitions can be critical to business sustainability.

The Chamber's position is economic prosperity goes hand-in-hand with environmental sustainability.

2017 Objective: The Chamber will advocate for solutions that work best for business while supporting public goals for emission reduction and promoting how businesses can also lead through innovation and example.

Annex B - Supporting policy resolutions:

• Renovation Tax Credits - Improving B.C.'s Housing Stock

Labour Supply and Retention

Members are already citing challenges in hiring and housing qualified workers as a barrier to success. Further, our members are concerned that young families cannot afford to move to/remain in in Greater Victoria due to the high cost of living: namely housing and childcare. Addressing current and future labour shortages is a priority to businesses because:

a. Since July 2016, Greater Victoria has had the lowest jobless/unemployment rate in the country,



- b. the strong regional economy, particularly in construction and tourism, is creating additional pressures, and
- c. the forecast is for continued modest economic growth over the next 18 months, which will further exacerbate the labour shortage.

The Chamber's position is that employers need to be able to effectively compete for and tap into all available sources of talent.

2017 Objective: The Chamber will advocate for efficient immigration processes with relevant immigration targets and domestic mobility programs that allow employers to effectively compete for foreign and domestic talent. Further, The Chamber will advocate for ways to decrease the high cost of living in Greater Victoria, such as through increased access quality affordable childcare and housing.

Annex C - Supporting policy resolutions:

- Supporting the Labour Needs of Today & Tomorrow B.C. Provincial Nominee Program
- Filling the Gap through Economic Immigration

Local Economy

Members are increasingly concerned about their tax burden and the economy, particularly how this affects their competitiveness with other jurisdictions. Further, they are aware that government support to economic development has been historically under-resourced and has lacked a regional focus, thereby impacting their ability to grow and to attract investment. Controlling costs to businesses is a priority because:

- In 2016, the Greater Victoria average property tax bill for Residential property owners (before Homeowners Grant) was \$3,043, while for Business, the average bill was \$8,376, and
- According to the <u>2017 Demographia Housing Affordability Survey</u>, Victoria is ranked as one of the world's least affordable cities.

The Chamber's position is that fair and competitive residential and business taxes, a competitive cost of living as well as a regional approach to economic development contributes to a healthy, resilient and growing economy.

2017 Objective: The Chamber will advocate for the judicious use of taxpayer dollars, creation of better jobs, attraction of external investment, and for the diversification and growth of our vibrant economy. The Chamber will actively champion a regional approach to economic development.

Annex D - Supporting policy resolutions:

- Closing the Gap between Non-Residential and Residential Property Taxes
- Safe Communities and Strong Economies Mental Health and Addictions in B.C.



- Improving B.C.'s Cruise Ship Industry: Ogden Point Master Plan
- Proposed National Marine Conservation Area Reserve Strait of Georgia

Local Government - Governance and Service Delivery

Members are frustrated with the cost - in terms of dollars, time and action - to operate in more than one municipality. Members are increasingly concerned about the financial burden placed on businesses as well as the impact that inadequate service delivery has on their ability to grow and to attract investment. The improvement of regional and local governance is a priority to businesses because:

- a. there are conflicts of interest when local politicians are also decision-makers for the CRD,
- b. the City of Victoria bears the majority of costs, e.g. policing, homelessness, as the region's core,
- c. responsibility for public safety is fractured, which can lead to perception that Greater Victoria is not safe, thereby affecting decisions to visit, live, or do commerce in the region, and
- d. it takes extreme effort to initiate and fund regional approaches.

The Chamber's position is that effective local governance supports business success and growth.

2017 Objective: The Chamber will advocate for better governance through fewer governments. Specifically, for the Province to develop realistic options for improved regional governance through the amalgamation of local governments and for modernization of regional districts. The Chamber will advocate that local governments work to enhance the effectiveness and efficiency of municipal service delivery so as to reduce the burden on businesses and improve Greater Victoria's reputation as a region.

Annex E - Supporting policy resolutions:

- Supporting B.C.'s Growth and Economy: Modernization of Regional Districts
- Protecting Our Public Infrastructure
- Safe Communities and Strong Economies Supporting Policing in B.C.
- Supporting the Completion of the CRD Liquid Waste Management Plan

Regulatory Environment

Members are increasingly aware of the need to adapt and evolve to meet customer demands, such as to offer more convenience, lower prices, and increasingly unique customer experiences. Members are concerned when emerging business models such as Airbnb and Uber affect traditional industries, and when existing regulations disadvantage businesses, e.g. municipal private liquor store zoning, or when they are inadequate, e.g. marijuana retailing.

Ensuring a fair and competitive business environment is a priority for businesses because:



- a. current short-term vacation rentals and commercial ride share services create an unfair environment for regulated taxi, hotels, etc.,
- b. the proposed City of Victoria ban or levy on retail plastic bags disadvantage regional or national competitors, and
- c. the City of Victoria proposed regulation of illegal marijuana stores may not be adequate to address the associated risks.

The Chamber's position is that a well-designed and effectively enforced regulations and legislation supports businesses, protects consumers, and contributes to healthy and safe communities.

2017 Objective: The Chamber will advocate for creation/review of regulatory and legislative frameworks, at all level of government, that provide for a fair and competitive environment.

Annex F - Supporting policy resolution:

Regulate and Manage the Emerging Short-Term Rental Business Enterprise

Regional Transportation

Members are concerned about increasing vehicle travel times, aging/inadequate transportation infrastructure and disproportionate and costly approaches to non-vehicle related transportation modes. The regionalized approach to transportation is a priority for businesses because:

- a. commuting and road traffic in general are becoming more time consuming, especially to and from Westshore communities, and
- b. planning for major routes and infrastructure, such as the Johnson St Bridge, Belleville Terminal, and McKenzie Interchange are treated as if they are the responsibility of a single municipality.

The Chamber's position is that a fast, easy and reliable regional transportation system will attract and retain workers and investors, and support key sectors such as tourism.

2017 Objective: The Chamber will advocate for a regional transportation authority and for funding for upgrades to critical infrastructure.

Annex G - Supporting policy resolutions:

- Improving a Key B.C.-U.S. Gateway: Belleville International Ferry Terminal
- Improving Urban Transportation in B.C.: Transportation Authorities



"For over 150 years, The Chamber has been the vital connection between business and the government," said Chamber CEO Catherine Holt. "We will continue to advocate for public policy and decision-making that benefits businesses, communities, and families throughout Greater Victoria."



Annex A: Affordable Housing

Housing for B.C.'s Labour Force of Today and Tomorrow

Affordable, market-based housing is a major factor in creating attractive, livable and competitive communities. Easy access to affordable housing is important to the business community both as an economic driver in its own right, and also as a competitive advantage in the search for a skilled workforce. Growing urban centres, particularly in Metro Vancouver, Greater Victoria, and Kelowna, are experiencing low rental vacancy rates, signaling issues with supply, keeping rental rates high. Further, these same urban centres are seeing high demand for home ownership, keeping housing and condominium prices high. Together, this suggests B.C.'s overall housing market is not contributing to the diversity of communities or strength of its economy.

Background

It matters to our economy that workers can afford to live where there are job vacancies. In some B.C. urban centres, including Metro Vancouver and Greater Victoria, affordably-priced housing - to own or rent - is simply not available.

| Greater Victoria Municipalities | 2016 Average Assessed Value ¹ |
|---------------------------------|--|
| District of Central Saanich | \$ 614,000 |
| City of Colwood | \$ 500,000 |
| Township of Esquimalt | \$ 556,000 |
| Highlands | \$ 564,000 |
| City of Langford | \$ 456,000 |
| District of Metchosin | \$ 574,000 |
| District of North Saanich | \$ 767,000 |
| Oak Bay | \$ 1,036,000 |
| District of Saanich | \$ 653,000 |
| Town of Sidney | \$ 528,000 |
| District of Sooke | \$ 394,000 |
| City of Victoria | \$ 679,000 |
| Town of View Royal | \$ 604,000 |

Low-wage/minimum wage workers - the coffee shop barista, the restaurant dishwasher, etc. - make \$22,568 per year working full-time at minimum wage. Assuming 30 percent of this income is spent on housing - a generally accepted guideline - these workers cannot afford a mortgage. For rent, they can afford to pay \$565 per month, inclusive of utilities. Given the average rent for a one-bedroom in Victoria is somewhere around \$900, and given the city's rental vacancy rate is 0.6 percent, it is unlikely that they will be able to find somewhere they can afford to live, if any place at all.

¹ BC Assessment News Release, Jan 3, 2017



Recommendations

In order to meet the labour demands of today and tomorrow, The Chamber recommends that governments:

- 1. in conjunction with local, provincial and federal governments, make a sustainable, long-term investment in the supply of affordable housing, both social and market,
- 2. regulate short-term vacation rentals to prevent them from competing with the housing rental market,
- 3. reward local governments that have clear strategies for density-friendly projects both renovation and new builds, to cut red tape during the development process, and otherwise make it easier for non-profit and for-profit housing developers to build new housing, and
- 4. create through tax relief, grant funding, or some other means more opportunities for first-time homebuyers to enter the housing or condominium market.

The policy, Housing for B.C.'s Labour Force of Today and Tomorrow, was drafted by the Greater Victoria Chamber and approved by the Greater Victoria Chamber board in 2017. The resolution emerged from the joint efforts of the Greater Victoria Chamber of Commerce, the Greater Victoria Harbour Authority, Tourism Victoria, the City of Victoria and the Downtown Victoria Business Association to request Provincial support on issues of importance to the city.

Increasing Rental Inventory through Fair Tax Treatment

Our economy relies upon a wide variety of labour to meet its needs. Rental housing provides accommodation for those who are early in their work careers or those who choose not to pursue home ownership. The lack of supply of rental housing is acute across the country and limits both the supply and mobility of labour. The lack of affordable housing is a significant risk to our economy. There are a number of areas of affordable housing that could be addressed. This policy seeks to address rental inventory specifically.

Tax changes introduced over the past 25 years have disadvantaged the treatment of investment in real property and rental housing in particular. The tax changes have created inequitable taxation on these investments when compared to other forms of investment. The result has been decreased activity in the rental housing market, such as less property turnover and revitalization and less purpose built rental property construction. This has been reflected in the erosion of available rental units, which according to the Canada Mortgage and Housing Corporation (CMHC), has fallen from an average Canadian vacancy rate of 4.5 percent in 1994 to 2.7 percent by the spring of 2014.

Background

In the 1990s, investments in real property were eliminated from the lifetime capital gains exemption. The rationale for the tax move was to direct investment dollars to more "productive" investments. The capital gains tax formula on the sale of rental property is applied immediately upon the disposition of the asset, whereas capital gains on other assets, such as "former property" or "former business property" are eligible for tax deferral when a replacement property is purchased within a specific time frame. Rental property, oddly, is specifically excluded from the definition of "business property". In addition to the capital gains tax, property owners must also pay tax at their full tax rate on the

Victoria City Council - 21 Sep 2017 2017-2018 Advocacy



recaptured amount of capital cost allowance depreciated over the period of their ownership tenure. Together these two tax measures result in a significant "lock-in effect", where owners of real property hold on to the assets rather than re-invest in more productive properties. The tax measures also act as a disincentive to maintain or revitalize the overall quality of both commercial and residential assets, as doing so would result in higher capital gains tax payment upon eventual disposition.

The Canadian Real Estate Association, through the services of Dr. Thomas Wilson, a leading authority on taxation and the University of Toronto's Institute for Policy Analysis, has determined that the cost to government to introduce a deferral on capital gains for real property is minimal. The approximate cost in the first year is estimated to be \$415 million to the federal government and \$208 million in total to provincial and territorial governments. The Association asserts that the cost would actually decrease in subsequent years as the deferrals of gains would come into play and that increased business activity from newly freed capital would more than compensate through increased tax revenue. The Altus Group estimates the typical multi-unit residential income property transaction in the Greater Toronto Area, Greater Calgary Area and Greater Vancouver Area generates \$287,850 in ancillary spending.

<u>The Altus study</u> also found more than one job was created for every two transactions. The increase in ancillary spending and job creation mitigates the loss of capital gains revenue to the government and approximates a revenue neutral effect of this measure.

Tax Treatment of Rental Income

In addition to the treatment of capital gains on rental properties, the rental income they generate falls under the definition of "aggregate investment income" in the Canada Income Tax Act (CITA). Since it is not "active business income", a Canadian Controlled Private Corporation (CCPC) is not able to take advantage of the small business credit, which reduces the corporate tax rate to only 13.5 percent on the first \$500,000 of active business income.

Furthermore, since "aggregate investment income" is excluded from the definition of "full rate taxable income", the CCPC will also not be eligible for the General Rate Reduction. This means that the starting point of the corporate tax rate on this type of income can exceed 40 percent. To potentially qualify for a lower rate, the business must be classified as a "Principal Business Corporation" (PBC). A PBC's primary business must be the leasing, rental, or the development for lease, rental or sale of real property owned by them, and they must employ at least six full-time employees. Most of the companies that provide the majority of rental housing in Canada do not meet these requirements and therefore are taxed at the higher rate.

Furthermore, governments have moved to discourage the use by corporations to defer tax on investment income, instituting an "Additional Refundable Tax" (ART) on aggregate investment income that qualifies for a dividend refund. This is an additional tax on corporations that aggregate investment income and don't pass along the income through dividends to their shareholders. The ART adds a tax of 6.7 percent on the aggregate investment income of CCPCs, which makes the corporate tax rate for CCPCs roughly equal to the highest individual marginal tax rate.

The effect of these definitions and requirements has been to deter investment in rental housing, directing it to other real estate sectors such as the hotel and accommodation industry, where the requirements and tax treatment on active business income are more favourable.



Effects of the GST on Rental Housing

Since it was introduced in 1991, the Goods and Services Tax (GST) has discriminated against rental housing by providing a rebate for ownership housing but none for rental units. In addition, because residential rents are classified as exempt rather than zero-rated under the GST, landlords are unable to recover tax paid on the purchase, repair or improvement of residential buildings. Allowing for a zero-rated designation would mean that because landlords cannot charge GST on rent, they would be able to claim GST on their Input Tax Credits.

All taxes induce people to behave in certain ways. It is clear that the changes in tax policy of the last 25 years applying to investment in real property, and specifically rental property, have resulted in a lock-in effect, less activity in the rental housing industry, and an overall decrease in rental accommodation availability. Yet as noted at the outset, a healthy rental market is important to business operations since rental inventory provides housing for all levels of the employment spectrum.

Recommendations

- 1. That, when fiscal conditions allow, the federal government:
 - a. enact deferral of capital gains tax on the sale of residential rental and mixed-use property, when the proceeds of sales are reinvested within a twelve-month period into other residential rental and/or mixed-use property investments,
 - b. defer the recapturing of the value of depreciated capital cost allowances on residential rental and mixed-use property,
 - c. include rental income under the definition of "active business income" for CCPCs in the CITA legislation,
 - d. allow a 100 percent refund of GST paid by businesses investing in rental housing, and
 - e. zero-rate rental housing operations to allow landlords to claim ITCs on their expenses.

This policy, Increasing Rental Inventory through Fair Tax Treatment, was drafted by the Greater Victoria Chamber in 2012 and endorsed by both the Canadian Chamber and BC Chamber and their member chambers/boards of trade the same year.



Annex B: Climate Change

Renovation Tax Credits - Improving B.C.'s Housing Stock

Renovations help provide stability in the housing market, create jobs, add to tax revenues, support local businesses, as well as contribute to local and higher governments' climate change goals. The federal and provincial governments have the opportunity to incentivize renovations that focus on energy efficiency and Greenhouse Gas (GHG) reduction.

Background

Significant progress on greenhouse gas reduction has been accomplished through technology and systems innovation, voluntary adoption of higher standards of performance, and a uniquely Canadian research and development collaboration between the public and private sectors.

The Province of British Columbia is committed to reducing greenhouse gas emissions as a part of the Climate Action Plan. Many B.C. municipalities are following this lead. For example, the City of Kamloops aims to reduce its greenhouse gas emissions to 45 percent below its 2007 levels by 2020. ²

Housing is responsible for 6.3 percent of direct GHG emissions in Canada. Today's typical new house uses 37 percent less energy than a similar one built in 1990. ³ Further, there are many houses in need of renovation. For example, in Greater Victoria, 87 percent of the housing stock was built before the year 2000, when significant improvements were made to the building code. The Canadian Mortgage and Housing Corporation (CMHC) estimates 84,550 occupied private dwellings in the region built prior to 2000 and are in need of repair. ⁴

The opportunity is for the federal and provincial governments to incentivize renovations that focus on energy efficiency and GHG reduction. Such improvements in the housing stock help provide stability in the housing market, create jobs, add to tax revenues, support local businesses, as well as contribute to local and higher governments' climate change goals.

Presently, there are two home renovation tax credits available to B.C. homeowners:

- 1. <u>BC Home Renovation Tax Credit for Seniors and Persons with Disabilities</u>. The maximum amount of the credit is \$1,000 per tax year and is calculated as 10 percent of the qualifying renovation expense (maximum \$10,000 in expenses).
- 2. Federal Home Accessibility Tax Credit, which is available to those who are 65 or older or eligible to claim the Disability Tax Credit. The HATC is available for the 2016 and subsequent tax years and applies to the total qualifying expenses up to \$10,000 per year, resulting in a maximum non-refundable tax credit of \$1,500 (\$10,000 x 15 percent).

Provincial and federal governments can build on these programs by introducing similar renovation tax credits that focus on energy efficiency and GHG reduction.

² City of Kamloops emissions targets on right track, but in the slow lane

³ <u>Help Canadian Housing and Homeowners Continue to Lead the Way: CHBA's Submission to Canada's Approach to Climate Change (June 2016)</u>

⁴ CMHC, adapted from Statistics Canada data (Census of Canada 2011 and National Household Survey).



Such a tax credit can have a range of benefits over and above those flowing from the renovations alone. For example, home renovation tax credit programs:

- require use of qualified skilled labour,
- assist with the cost of the abatement of hazardous materials such as lead, asbestos, stucco, drywall mud, roof shingles, floor tiles, electrical wires, and cement,
- are an effective method for combatting underground "cash" operators, as to qualify
 homeowner require receipts, which helps keep both the contract value and revenue in the
 legitimate economy, and
- on older homes are the most affordable, effective way to increase energy efficiency in the overall housing stock as well as to reduce GHG emissions, allowing governments to demonstrate climate leadership.

Canadian homebuilders and homeowners need to continue to lead the way in climate change action. As the largest opportunity for energy efficiency lies in the existing housing stock, governments must help to encourage homeowners to retrofit existing homes.

Recommendations

The Chamber recommends that the provincial and federal governments create new tax credit programs for consumers to help encourage home renovations that focus on energy efficiency and the reduction of GHG emissions.

This policy, Renovation Tax Credits - Improving B.C.'s Housing Stock, was drafted by the Greater Victoria Chamber, co-sponsored by the Kamloops Chamber of Commerce, and approved by Greater Victoria Chamber board in 2017. It was endorsed by the BC Chamber and its member chambers/boards of trade the same year.



Annex C: Labour Supply and Retention

Supporting the Labour Needs of Today and Tomorrow - B.C. PNP

While immigration is a federal matter, provinces and territories have received a growing role in the selection of immigrants over the past two decades by way of bilateral agreements with the federal government. These bilateral agreements create Provincial Nominee Programs (PNPs) under which each provincial government has an annual nomination limit for the selection of foreign applicants best suited for that specific province/territory. Such applicants, if nominated, are provided expedited processing of their work permit and permanent residency applications. In some provinces, such as B.C., the PNP allotments are continually over-subscribed, while in others it is under used. Further, the majority of settlement tends to be in large urban cores, which can lead to the stagnation/decline of rural areas and ongoing difficulty attracting workers to smaller centres.

Background

Two key factors will determine long-term growth in B.C.'s economy: productivity performance, and the extent to which the labour force expands over time. The hurdles to achieving long-term growth include an ageing population, a low natural birth rate, and intense global competition for talent. A 2016 report found that B.C. will need an extra 20,000 to 32,000 skilled workers annually between 2017 and 2025 to fill projected job vacancies. As the natural birth rate—the lowest in Canada—declines, increasingly employers must look to foreign sources to expand the talent pool. In fact, in the not-too-distant future, immigration will be the only source of significant population growth.

Immigration, Refugees and Citizenship Canada (IRCC) handles large volumes of permanent and temporary resident applications across its extensive global processing network. The process of managing immigration files includes protecting the health, safety and security of Canadians. In collaboration with partners in the Public Safety portfolio as well as the Department of Justice and Health Canada, IRCC works to identify applicants who could pose security or health risks to Canadians. IRCC also works in partnership with other countries to mitigate risks and protect Canada from international threats.

Every foreign worker must obtain a work permit to legally work in Canada. The process by which a work permit is issued involves a complex employment confirmation scheme involving Employment and Social Development Canada (ESDC) and IRCC.

As a general rule, an IRCC visa and immigration officer is not authorized to issue a work permit to a foreign worker unless, in the opinion of the officer, there are insufficient Canadians or permanent residents who can fill the potential position.

Involvement of ESDC is a convenient way for visa and immigration officers to determine whether the employment of the foreign worker is justified given current labour market conditions. With a confirmation of a valid job offer and a favourable opinion known as the "labour market impact assessment" (LMIA) from ESDC - provided security and medical qualifications have been met - the visa and immigration officer will then issue a work permit to the foreign worker. The process generally requires consultation with the employer and ESDC, national advertising and/or recruitment efforts, substantial documentary support and possible involvement of other government agencies.

IRCC manages the permanent entry of foreign workers under the category of Economic Class, including



programs such as Federal Skilled Workers, Live-in Caregiver, and Provincial Nominee (PNP).

According to IRCC, the PNP has four main objectives:

- 1. increase the economic benefits of immigration to provinces/territories based on their economic priorities and labour market conditions,
- 2. distribute the benefits of immigration across all provinces/territories,
- 3. enhance Federal-Provincial-Territorial collaboration, and
- 4. encourage the development of official language minority communities.

Provincial/territorial governments are responsible for:

- designing their PNP program and establishing the program requirements,
- recruiting and nominating the immigrants who will apply to their PNP, and
- monitoring, evaluating and reporting on their PNP.

In B.C., the PNP has nomination categories that focus on different skills levels. Generally, the program can be broken down into the following broad categories, including:

- 1. Entry Level and Semi-Skilled (ELSS), which has a specific focus on supporting workers in the NorthEast development region of the province, and
- 2. High Skilled categories, such as:
 - a. skilled workers (<u>regular</u> and <u>Express Entry</u>),
 - b. international students (regular and Express Entry),
 - c. international students graduating with post-graduate degrees in the health, technology or applied sciences (<u>regular</u> and <u>Express Entry</u>)⁵, and
 - d. health care professionals: regular and Express Entry.

B.C.'s nomination allocation has been increased upon request, being set at 3,800 for 2013, and increased to 4,150 for 2014 and 5,800 for 2015. For 2016, the allocation was 6,000 nominees, which is still higher than any other province. The provincial government requested an allocation of 9,000 nominations from the federal government for 2017, and has been approved for 6,000.

While the BC PNP has grown substantially in response to the provincial government's requests for additional nominations, program demand and provincial labour market needs continue to exceed the annual allocation of nominations. Further, the program lacks responsiveness to the staffing of large-

⁵ This stream does not require a job offer.



scale projects of strategic importance to B.C. and Canada. Projects such as the large-scale LNG proposals have the potential to create a large surge in applications to the program, as experienced skilled overseas workers apply to immigration programs like the PNP to both train and work alongside Canadian workers for the construction and operations of the LNG projects.

Furthermore, an inability to expand the labour pool to sustain and grow economies creates a risk of long-term stagnation/decline for some communities.

Three solutions help to align opportunities with applicants and to mitigating regional disparities.

- 1. Presently, not all provinces and territories are able to fully utilize their allocation. As has been done in the past, when it appears a full allocation may not be used, it makes practical sense that the forecasted unused allocation be transferred to another province/territory that is oversubscribed. This enables B.C. and Canada to be responsive to global as well as regional conditions.
- 2. B.C. already has innovative programs such as the provincial Health Match BC, which through BC PNP provides physicians and allied health care professionals with a direct and expedient route to obtain permanent residency status in Canada. There could be similar matching programs, such as for skilled technology workers, that could build on the momentum in key indemand sectors and that can be distributed throughout the province.
- 3. PNP applicants tend to cluster around high profile urban areas. For example, the vast majority of new immigrants in B.C. choose to live in the already capacity-stretched lower mainland. For example, since 2010, the Lower Mainland has received between 28,650 and 36,040 immigrants each year, while the rest of B.C. received between 2,906 and 2,283. Secondary migration is not specifically recorded, so it is unknown how mobile this population is over time. With such data, programs could be expanded/enhanced to attract applicants and/or landed immigrants to smaller centres in the province.

Recommendations

The Chamber recommends the Government of B.C.:

- 1. work with the Government of Canada to:
 - a. increase B.C. PNP's annual nomination limit to meet the labour requirements of large-scale projects of strategic importance and align with provincial economic trends, and
 - b. allow unused allocations to be transferred between provinces/territories
- 2. develop streams for other sectors, such as technology, engineering, and skilled trades,
- 3. collect data on secondary migration patterns to support the attraction and mobility of immigrants to smaller centres throughout the province, and
- 4. ensure that adequate resources are available to maintain effective BC PNP processing times.

This updated policy, Supporting the Labour Needs of Today and Tomorrow - B.C. Provincial Nominee



Program, was drafted by the Greater Victoria Chamber and co-sponsored by the Richmond Chamber of Commerce and the Prince George Chamber of Commerce in 2017. The policy was approved by the Greater Victoria Chamber's board in 2017 and endorsed by the BC Chamber and its member chambers/boards of trade the same year.

Filling the Gap through Economic Immigration

Members of the Greater Victoria Chamber of Commerce (The Chamber) are citing challenges in hiring qualified workers as a barrier to growth. In urban centres with a high cost of living like Vancouver, Toronto, and Greater Victoria, it becomes particularly challenging to fill gaps at the mid- to lower-end of the employment spectrum, particularly for skilled entry-level as well as low-skilled difficult-to-fill positions. Businesses then turn to hiring foreign workers, but are often frustrated by complex bureaucracy and lengthy timelines. The federal government can effectively adjust the system through a demand-driven focus to immigrant selection, such as by awarding points in the Express Entry process for a job offer, without requiring a Labour Market Impact Assessment.

Background

The next 20 years will see a continued exit of baby boomers from the workforce. This exit will create a strain on national finances in the form of reduced income tax revenue and an increasing expense in the health care system as the baby boomers age. As our workforce shrinks, demand will rise, and employers will have increasing challenges attracting and retaining the workers they need, when they need them.

Immigration to Canada can be either on a permanent basis or temporary in nature, such as to visit, study or work. Immigration, Refugees and Citizenship Canada (IRCC) handles large volumes of permanent and temporary resident applications across its extensive global processing network. The process of managing immigration files includes protecting the health, safety and security of Canadians. In collaboration with partners in the Public Safety portfolio as well as the Department of Justice and Health Canada, IRCC works to identify applicants who could pose security or health risks to Canadians. IRCC also works in partnership with other countries to mitigate risks and protect Canada from international threats.

Process

Every foreign worker must obtain a work permit to legally work in Canada. The process by which a work permit is issued involves a complex employment confirmation scheme involving Employment and Social Development Canada (ESDC) and IRCC.

Involvement of ESDC is a convenient way for visa and immigration officers to determine whether the employment of the foreign worker is justified given current labour market conditions. With a confirmation of a valid job offer and a favourable opinion known as the "labour market impact assessment" (LMIA) from ESDC - provided security and medical qualifications have been met - the visa and immigration officer will then issue a work permit to the foreign worker. The process generally requires consultation with the employer and ESDC, national advertising and/or recruitment efforts, substantial documentary support and possible involvement of other government agencies. Without a positive LMIA assessment, a foreign candidate with a job offer often will not qualify for entry.

Timelines

The processing times for entry as a permanent resident can be lengthy, anywhere from 9 to 97 months. The lengthy timelines, coupled with the LMIA requirement, creates a scenario where the employer identifies the required talent and makes a job offer, but the candidate is either not selected to



immigrate, or has moved on to other opportunities in the interim. Skilled foreign nationals have personal lives and families to consider, and for them as well as their prospective employers in Canada, the unpredictability in the provision of the talent to meet organizational objectives is highly problematic.

Express Entry

Introduced in 2015, Canada's Express Entry system promised transformative change in economic immigration and the opportunity for employers to be involved in immigrant selection.

Express Entry is an electronic application management system for skilled workers to seek permanent residency. It adds a competitive element by selecting candidates based on their scores in a comprehensive ranking system. Scores are assigned based on factors such as education, Canadian work experience and valid job offers.

Job offers must be accompanied by a positive LMIA from Service Canada to confirm that no Canadian or permanent resident is available to take the job. Without the assessment, a foreign candidate with a job offer will not receive 600 points. Candidate assessments below 600 points face more competition and lower chances of receiving an invitation from IRCC to apply for permanent residency through the Express Entry system.

By inserting the LMIA process into Express Entry, the government has put two competing policy principles in play. On the one hand, the Government of Canada wants to facilitate employers' access to a pool of international talent, and on the other hand, it does not want employers to look at international candidates because the government wants Canadians first in the jobs. In the past, the government had other ways to validate job offers for permanent residency applicants. The LMIA is the wrong policy tool for this purpose.

The federal government can effectively adjust the system through demand-driven focus to immigrant selection, such as by awarding points in the Express Entry process for a job offer, without requiring a Labour Market Impact Assessment.

Recommendations

The Chamber recommends that the federal government award points in the Express Entry process for a permanent job offer, without requiring a Labour Market Impact Assessment.

This policy, Filling the Gap through Economic Immigration, was drafted by the Greater Victoria Chamber in 2016 and endorsed by both the Canadian Chamber and BC Chamber with their member chambers/boards of trade the same year.



Annex D: Local Economy

Closing the Gap between Non-Residential and Residential Property Taxes

The Chamber has long expressed concern regarding the local governments charging non-residential property owners a multiple over residential taxpayers, a practice that is not based on any concrete rationale, e.g. aligned with consumption of municipal tax-supported services. This practice affects business' ability to compete with other jurisdictions and remain viable, impacts that will only worsen as property values rise and municipal costs increase.

Background

Prior to 1984, the Government of B.C. regulated ratios between residential and other property classes. This restricted local government's ability to set arbitrary rates and restricted the difference between classes to between 2.6 and 3.5, depending on the class.

In 1984, the Provincial Government granted local government full autonomy in the setting of rates between the various classes. Property classes were then expanded to the current nine classes. This change allowed municipalities the maximum flexibility to allocate tax collection to distinct property types. In addition to the 1984 change, the *Community Charter*, introduced in 2003, provided local governments extensive control over the methods of tax collection and the services that they may choose to fund.

In some provinces, municipalities are free to set their own property tax rates without provincial involvement while in other provinces, the province is involved in the local tax structure through direct controls or limitations on what can be done. For example, in New Brunswick, each municipality sets its own local property tax rate but it is a provincial requirement that the non-residential municipal tax rate must be equal to 1.5 times the residential municipal tax rate. In Ontario, municipalities are permitted to set different tax rates (related to the residential rate) for different property categories although provincially set ranges of fairness limit a municipality's flexibility in setting differential rates. In Manitoba, except for Winnipeg where differential tax rates may be used, municipalities are not allowed to apply differential tax rates to different property types.⁶

Property taxes actually refers to a range of components levied on behalf of a range of different authorities: municipal, school, regional districts, hospitals, transportation authorities, and others. Municipal property taxes are calculated based on BC Assessment's assessed value on specific properties, the municipal budgetary requirements, minus all other sources of funding. It should also be noted that while these are all levied at the local level, only municipal components are fully under the control of the local governments.

Property-tax rates vary by class of property: residential and non-residential, e.g. Industry, Business/Other,⁷ Utilities, Supportive Housing, Farming, Non-profit, Recreational. The difference between residential mill rates and non-residential can be substantial; in Greater Victoria municipalities the difference can vary from more than double to quadruple.⁸

⁶ Property Taxes and Competitiveness in British Columbia, May 2012

⁷ Business/Other includes store and commercial services, office/commercial space, shopping centers, hotels, storage and warehouses, and strata non-residential.

⁸ There is no publicly available information from the Ministry of Community, Sport and Cultural Development nor BC



The rationale for the difference is unclear. In fact, studies have shown that non-residential property owners do not consume the tax-supported services of residential owners.⁹

The autonomy provided to local government, the variety of recipients of property tax, the setting of the tax rate, and the number of classes of property all lend themselves to a complex system that does not encourage openness nor transparency. For example, after extensive reviews of publicly available information, the Greater Victoria Chamber of Commerce specifically asked each of its 13 municipalities January 2017 why they charged non-residential property owners a ratio between two to four times residential (see annex). More than half responded, each acknowledging the practice of charging a multiple - without having a rationale why. One municipality has a higher Business/Other rate in comparison to others in the region because it wants to maintain a very low residential tax rate. Another has a policy of not linking its Business/Other rate with Residential, instead worked to ensure its Business/Other rate was lower than surrounding municipalities. Most pointed out the lack of control they have over the overall "tax bill" due to levies from other authorities. But not one explained why a business is responsible for a greater portion of property taxes than a resident.

Greater Victoria Property Tax Comparison: Class 1 (Residential) vs Class 6 (Business)

| Municipalities | 2016 Residential Mill Rate | 2015 Median Property Value | July 2016 Tax Bill ¹⁰ | 2016 Business Rate | 2015 Median Property Value | July 2016 Tax Bill |
|-----------------|----------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|-----------------------|
| Central Saanich | 6.4821 | 509,000 | \$3,299 | 15.3809 | \$318,000 | \$4,891 |
| Colwood | 6.7903 | 424,000 | \$2,879 | 24.1616 | \$786,000 | \$18,991 |
| Esquimalt | 7.8249 | 418,000 | \$3,271 | 22.7361 | \$476,400 | \$10,831 |
| Highlands | 6.1517 | 545,000 | \$3,353 | 20.9657 | \$293,000 | \$6,143 |
| Langford | 5.9665 | 390,000 | \$2,327 | 17.8579 | \$447,000 | \$7,982 |
| Metchosin | 5.3625 | 536,000 | \$2,874 | 17.3296 | \$182,000 | \$3,154 |
| North Saanich | 4.6147 | 651,000 | \$3,004 | 19.8333 | \$708,000 | \$14,042 |
| Oak Bay | 6.0601 | 758,200 | \$4,595 | 15.5345 | \$282,000 | \$4,381 |
| Saanich | 6.4072 | 537,000 | \$3,441 | 21.8305 | \$392,500 | \$8,568 |
| Sidney | 5.9956 | 423,000 | \$2,536 | 16.3347 | \$321,000 | \$5,243 |
| Sooke | 6.9408 | 336,000 | \$2,332 | 18.0777 | \$280,000 | \$5,062 |
| Victoria | 6.8297 | 428,000 | \$2,923 | 21.4646 | \$523,500 | \$11,237 |
| View Royal | 5.8309 | 467,000 | \$2,723 | 19.2556 | \$434,500 | \$8,367 |
| | | verage Bill | \$3,043 | Average Bill | | \$8,376 |

The Government of B.C. needs to ensure property taxation is fair, transparent, and sustainable.

Recommendations

The Chamber recommends the Government of B.C.:

Assessment relating to the representative commercial property owner's taxes.

⁹ A 2007 report by MMK Consulting for the City of Vancouver found that, on average, residential properties in Vancouver paid \$0.56 in property taxes for each dollar of tax-supported services consumed, while non-residential properties paid \$2.42 for every dollar of tax-supported services they consumed.

¹⁰ Minus Homeowner Grants



- 1. provide control and oversight on the level of property taxation levied to all taxpayer groups to ensure fair, transparent, and sustainable taxation practices, and
- 2. commission a study by the Auditor General of Local Governments to assess municipal property taxation with the goal of developing a more sustainable structure related to value for money.

This policy, Closing the Gap between Non-Residential and Residential Property Taxes, was drafted by the Greater Victoria Chamber and approved by its Board in 2017. It was endorsed by both the BC Chamber with its member chambers/boards of trade the same year.

Safe Communities and Strong Economies - Mental Health and Addictions in B.C.

Mental illness and addiction affect one in five people across Canada, significantly affecting business and the economy. Further, un- or under-treated mental illnesses and addictions are pervasive within the homeless population, which can lead them to present in anti-social ways, affecting public safety that can, in turn, affect local business. In addition, un- or under-treated mental illnesses and addictions complicates the transition of homeless into permanent housing and can lead to recidivism in offenders, increasing the costs of social housing and to our justice system.

Background

The consequences of un- and under-treated mental illnesses and addictions are substantive, and can present themselves as rising levels of homelessness and crime, lost productivity, policing costs, and government spending. The report, The Life and Economic Impact of Major Mental Illnesses in Canada 2011-2041, estimates that cost of mental illness alone in Canada was \$48.6 billion in 2011. The Centre for Additions and Mental Health lists the costs to our society, which include - on any given week - at least 500,000 employed Canadians are unable to work due to mental health problems and between 23 and 67 percent of homeless people report having a mental illness.

In B.C., the Ministry of Health spends more than \$1.5 billion per year in mental health and substance use services and the Ministry of Children and Family Development approximately \$94 million a year to address child and youth mental health and substance use challenges in B.C. ¹¹ Specific to illicit drug use, the Provincial Health Officer declared a public health emergency April 2016, due to the significant spike in <u>drug overdose deaths</u>.

The provincial government estimates that it costs our economy \$6.6 billion annually in lost productivity due to mental illness and addiction. ¹² Further, the costs of increased policing - typically the first responder when someone becomes unstable or dangerous - is largely borne by businesses through high non-residential property tax rates, which in some regions can be five or more times residential. There are also costs that businesses must pay to ensure the safety of their clients and continuity of their businesses.

The Chamber appreciates that the Government of B.C. has also made it a priority to build a comprehensive system of mental health and substance-use services across the province. We are aware

¹¹ BC Government Fact Sheet: Comprehensive mental health and substance use services in B.C.

¹² Healthy Minds, Healthy People: A Ten-Year Plan to Address Mental Health and Substance Use in British Columbia



that the Ministry of Health has made investments totalling approximately \$1.42 billion in 2014/15, equating to an increase of 67 percent over the 2000/01 total of \$851.4 million. We can see that the provincial government has clearly taken many steps to address mental health and addictions issues across the province over the last three years, steps that include more funding, additional space, and capital investments.

On July 27, 2016, the Government of B.C. established a Joint Task Force on Overdose Response that is headed by Provincial Health Officer Dr. Perry Kendall and Clayton Pecknold, B.C.'s director of police services. The Task Force has representatives from the health and public safety sectors including B.C.'s Chief Coroner, representatives from RCMP "E" Division, the Vancouver Police Department and Vancouver Coastal Health Authority.¹³

The Task Force has identified priority areas such as better mental and emotional support for people who work on the front lines; expanded rapid access to opioid substitution treatment and the continuum of care; expanded and targeted law-enforcement strategies for fentanyl and carfentanil; continued expansion of access to naloxone; enhanced laboratory capacity and further support for the BC Coroners Service.

Although B.C. has increased mental health and addictions treatment resources, helping countless individuals, families, businesses, and communities, the issues related directly and indirectly to un- or under-treated mental illnesses and addictions are still on the rise, as are overdose deaths. B.C. currently has the highest per capita spending on mental health and addictions in Canada at \$230 per capita and yet the service demand is still not met.¹⁴

The Chamber is confident the provincial government will continue to make priority investments in mental health and addictions, but questions whether the current service delivery model is effective. For example:

Access to mental health and addiction services in rural/remote communities remains an issue for a variety of reasons, including a shortage of trained staff.

- There appears to be a lack of coordination between the Ministry of Health and BC Housing, which exacerbates the difficulty of providing housing, allowing individuals to slip through the cracks and end up back on the streets.
- There appears to be a "cherry-picking" approach to addressing un- or under-treated mental illnesses and addictions, largely flowing from funding streams and political priorities e.g. resources tied to a specific gender, age, ethnic profile and/or a specific diagnosis. This can reduce access for those suffering as well as complicate the overall bureaucracy.
- There is no single lead organization at the provincial-level, and as such, service providers, e.g. social housing (emergency, supportive), justice/law enforcement, health/mental health/sexual health, income/employment, often work in silos and compete for funding, further challenging an already complex situation.

¹³ Opioid Overdose: British Columbia's Public Health Emergency, Written Submission House of Commons Standing Committee on Health (October 6, 2016)

¹⁴ Mood Disorders Society of Canada Quick Facts: Mental Illness and Addictions in Canada (2nd Edition)



 Recidivism for offenders as well as evictions from social housing are predominantly due to un- or under-treated mental illnesses and addictions, yet are managed by those in the justice system and by social housing providers rather than trained health care providers.

Recommendations

The Chamber recommends the Government of B.C. ensures a sustainable, systematic approach to mental health and addictions prevention and treatment through:

- 1. commissioning an expedited study funded in BC Budget 2018 if not sooner to re-design the current service model to include:
 - a. identifying a lead provincial agency to coordinate treatment programs across the province for un- or under-treated mental illnesses and addiction,
 - b. ensuring regional integrated teams are properly resourced to provide effective and assertive treatment and outreach, and
 - c. support and develop intervention in early and evolving mental health and substance use issues,
- 2. ensuring the work of the Joint Task Force on Overdose Response continues and is appropriately funded.

This policy, Safe Communities and Strong Economies - Mental Health and Addictions in B.C., was drafted by the Greater Victoria Chamber, co-sponsored by the Kelowna Chamber of Commerce, in 2017. The resolution emerged from the joint efforts of the Greater Victoria Chamber of Commerce, the Greater Victoria Harbour Authority, Tourism Victoria, the City of Victoria and the Downtown Victoria Business Association to request Provincial support on issues of importance to the city. It was endorsed by the BC Chamber and its member chambers/boards of trade at the 2017 BC Chamber AGM.

Improving B.C.'s Cruise Ship Industry: Ogden Point Master Plan

Developing and improving cruise capacity in British Columbia is essential to maintaining our position as a key player in the global cruise industry. Owned and managed by the Greater Victoria Harbour Authority (GVHA), Ogden Point in Victoria is Canada's busiest cruise ship port of call, welcoming more than 550,000 passengers and more than 212,000 crew on 224 ships in 2016. GVHA has developed the Ogden Point Master Plan. The Plan will contribute to the province's overall cruise capacity, establish B.C.'s second cruise ship "home port", while boosting the visibility of B.C. cruise ports including Vancouver, Nanaimo, and Prince Rupert.

Background

The B.C. cruise ship industry is a significant contributor to the provincial economy and tourism sector.

¹⁵ GVHA Media Release (Nov 3, 2016)

¹⁶ A "home port" specializes in dealing with the activities of a cruise ships, and provides the platform for passengers to enter and disembark the cruises at the beginning and the end of the journeys, respectively. A cruise home port is also capable of providing the essential provisions required for a cruise voyage, e.g. fuel, fresh drinking water, wines, foods.



According to the Cruise Lines International Association (North West & Canada):

- the ports in Nanaimo, Prince Rupert, Victoria and Vancouver account for over half of all of Canada's cruise passenger traffic.
- the cruise business in B.C. generates over 440,000 hotel night stays and some 6,000 direct and indirect jobs, and
- the arrival of each cruise ship in Vancouver stimulates more than \$2 million in economic activity.

Cruise activity out of Ogden Point in Greater Victoria alone is estimated to have an economic impact of \$100 million annually, providing an estimated 700 direct and indirect jobs in the region. Serving popular Alaska routes for all major international cruise lines, mostly out of the Port of Seattle, Victoria's share of future cruise business is expected to grow by four to five percent per year over the next five years.

To sustainably build and manage future growth in cruise and other essential marine industries, GVHA has developed the Ogden Point Master Plan. The Master Plan is a vision for Ogden Point that builds capacity on its existing footprint. It enhances the cruise terminal buildings to create a tourism gateway for Victoria, builds on a partnership with the Esquimalt and Songhees Nations for a strong cultural presence on-site, and adds community-focused retail, service, and hospitality infrastructure. The Master Plan includes attractive investment and development potential for marine industries, building on the site's long history as a viable working harbour.

Implementation of the Ogden Point Master Plan sets the stage for Victoria to become a home port by the early 2020s. A homeport in Victoria could attract pre- and post-cruise tourism business, and is expected to provide economic impact similar to home port activity seen in Vancouver, i.e. \$2 million per ship per excursion.

GVHA intends to apply for federal support under the Building Canada Fund for construction of a new cruise terminal.

Recommendations

The Chamber recommends the Provincial Government:

- 1. endorse the application for federal funding to develop Ogden Point, including the upgrading of the new cruise terminal, and
- 2. support the development of tourism attractions for cruise passengers in all regions of B.C. currently supporting the existing cruise infrastructure.

This policy, Improving B.C.'S Cruise Ship Industry: Ogden Point Master Plan, was drafted by the Greater Victoria Chamber, co-sponsored by the Greater Nanaimo Chamber of Commerce, in 2017. The resolution emerged from the joint efforts of the Greater Victoria Chamber of Commerce, the Greater Victoria Harbour Authority, Tourism Victoria, the City of Victoria and the Downtown Victoria Business Association to request Provincial support on issues of importance to the city. It was endorsed by the BC Chamber and its member chambers/boards of trade at the 2017 BC Chamber AGM.



Proposed National Marine Conservation Area Reserve - Strait of Georgia

The beauty of British Columbia is intrinsically tied to tourism, external investment, and the health of our communities. In 2003, the Government of Canada and British Columbia signed a memorandum of understanding to establish a National Marine Conservation Area (NMCA) Reserve in the Southern Strait of Georgia. The proposed boundary is within a heavily populated area with high levels of private, commercial and public activities. Vancouver Island's coastal communities stand to be greatly affected by the proposed NMCA Reserve, namely their real estate prices, their businesses, as well as their way of life.

The Chamber believes the proposed establishment of a NMCA Reserve in the Southern Strait of Georgia can contribute to our economy, attract investment, create household-sustaining jobs, and support local business. The area of consideration is home to hundreds of thousands of people, is a major international trade route, has a considerable amount of foreshore title land, and has a maze of jurisdictional players. The Chamber believes the biggest risk to commercial and recreational activities is any stakeholder confusion or uncertainty leading up to and after the Strait of Georgia NMCA Reserve is established.

Background

The conservation of marine environments is taking on global significance. In response to this, the Government of Canada began a NMCA program in 1994. In 2003, Canada and British Columbia signed a memorandum of understanding to establish a National Marine Conservation Area Reserve (NMCA) Reserve in the southern Strait of Georgia.

A "Reserve" is established when there are First Nations land claims in an area. Given the number of unresolved First Nations claims in the Southern Strait of Georgia area, an NMCA Reserve would be established pending resolution of the claims. Once all claims are resolved, the area would become a NMCA.

The Strait of Georgia marine region is the smallest of five marine regions found on Canada's Pacific coast, yet it is also one of the most productive. It is also a region intensively enjoyed by British Columbians and visitors each year. For example, the rich sub-tidal communities provide some of the best scuba diving in North America and pleasure cruising is world-class, whether it be in a yacht or a kayak.

Impact on Commerce and Residents

If the Southern Strait of Georgia NMCA Reserve is established, ownership of provincial lands - including the seabed - would be transferred to the federal government. For waterfront residential and commercial properties, that means the submerged lands below the high-tide watermark would be transferred from the Province of B.C. to the Government of Canada.



Beyond the transfer of submerged lands ownership, there is a complex jurisdictional maze that includes First Nations, regional districts, municipalities, transportation authorities, and island trusts. This area also has more than 100,000 residents and countless visitors who have relied on easy and free access to

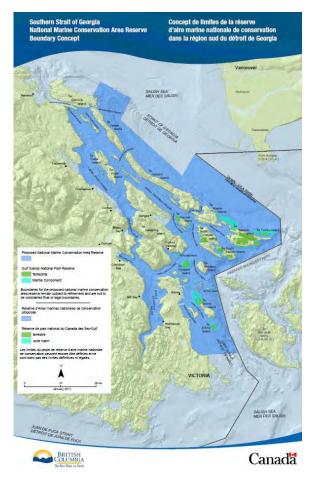
waters for decades. Such a delicate operating environment has a direct impact on residents' quality of life as well as on businesses.

One of the frequently discussed business impacts surrounding the navigable waters within the 2011 proposed boundaries is marine transportation; it is BC Ferries "backyard" and a transit route for thousands of cargo shipments per year.

There are many practical questions that still need to be answered, such as how will the NMCA Reserve operations - including enforcement - be funded? Who makes the decision to halt or alter commercial vessel traffic patterns if zones need to be established or amended? How will the success of the NMCA Reserve be measured? Who will manage affected land use, e.g. issue permits for private infrastructure that extends below the high-tide watermark? These are questions that need to be answered before the NMCA Reserve is implemented to ensure a welcoming business environment and public support.

Decision-Making Environment

The Government of Canada and the Province of B.C. will have numerous challenges facing the proposed Strait of Georgia NMCA Reserve, including:



- continuing to allow high concentration of commercial and recreational marine traffic in the area,
- the potential for a variety of inter-departmental jurisdictional issues, e.g. fishing and marine transportation falling under both Fisheries and Oceans and Transport Canada and in collaboration with Parks Canada, and
- the proposed NMCA Reserve is expected to fall under the Canada National Marine Conservation
 Areas Act, and as such, would not address specific conditions relating to the Southern Strait of
 Georgia's unique environment.

Commercial activities within the Southern Strait of Georgia are critical to our economy. Vancouver Island's coastal communities stand to be greatly affected by the proposed NMCA Reserve, namely their real estate prices, their businesses, as well as their way of life. This leads to a highly charged and politicized environment that can interfere with sound policy decisions, consequently making the region vulnerable to complex change driven by vocal minorities instead of sound principles.



Progress to Date

Parks Canada has hired a full-time employee to manage the specific file, and is working on a number of studies to develop a comprehensive understanding of the region and to reach a determination of the feasibility of the proposed NMCA Reserve. The Chamber expects this research to include a thorough analysis of current and forecasted commercial and recreational activity, as well as how such activity may be affected by the establishment of an NMCA Reserve - before the reserve is created. The proposed Southern Strait of Georgia NMCA Reserve should balance the needs of the economy with the environment. Issues should be anticipated and questions answered prior to implementation. Critical points need to be incorporated into separate legislation to ensure a stable and transparent decision-making environment for all stakeholders.

The Chamber appreciates the need to balance the conservation of our environment. The Chamber recognizes that the beauty of British Columbia is intrinsically tied to tourism, external investment, and the health of our communities.

The Chamber is supportive of continued dialogue regarding the proposed NMCA Reserves in the Strait of Georgia, provided Strait of Georgia's unique environment and its importance to the health and prosperity of the regional economy is clearly recognized.

To that end, The Chamber expects a specific piece of legislation be enacted to address unique nature of the Strait of Georgia NMCA Reserve, such as was done with Saguenay-St. Lawrence Marine Park. Such legislation would mitigate any confusion or uncertainly, allowing businesses, residents and visitors a stable and transparent decision-making platform.

Recommendations

- In recognition of the Strait of Georgia as one of North America's most important trading corridors, moving billions of dollars in trade good, The Chamber recommends that the federal government:
 - establish a predictable and transparent decision-making for the consultation process leading up to establishment of the proposed Strait of Georgia National Marine Conservation Area Reserve, and
 - b. ensure continued access to existing and future marine trade corridors in the Strait of Georgia.

This updated policy, The Proposed National Marine Conservation Area Reserve - Strait of Georgia, was drafted by the Greater Victoria Chamber and approved by its board in 2016. It was endorsed by the BC Chamber and its member chambers/boards of trade the same year.



Annex E: Local Government - Governance and Services

Protecting Our Public Infrastructure

Canadian businesses needs public funding to continue in a sustainable consistent manner that accrues to communities for infrastructure improvements and upgrades. To that end, The Chamber recommends that the federal and provincial governments establishes project selection criteria that prioritizes infrastructure funding requests based on criteria such as national/provincial economic interest, returnon investment, and job creation, as well as that the provincial government develop a long-term infrastructure strategy and plan.

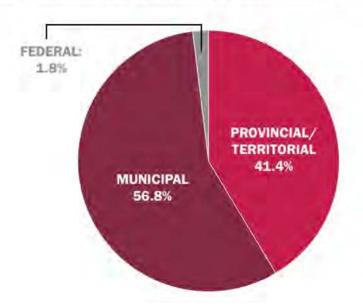
Background

According to the 2016 study, *Informing the Future: Canadian Infrastructure Report Card*, by the Federation of Canadian Municipalities (FCM), municipal governments own nearly 60 percent of Canada's core public infrastructure. The value of these core municipal infrastructure assets is estimated at \$1.1 trillion.

Figure 1: Net Stock of Core Public Infrastructure by Level of Government, 2013

Notes: Net stock calculated using a depreciation model. 2013 data based on forecast.

Source: Updating Infrastructure in Canada: An Examination of Needs and Investments. Report of the Standing Committee on Transport, Infrastructure and Communities, June 2015.



Municipally-owned infrastructure assets include but are not limited to:

- water systems,
- roads and bridges,
- buildings,
- sport and recreation facilities, and
- public transit.



FCM estimates that the backlog of upgrades and expenditure of the existing municipally-owned infrastructure in Canada to exceed \$123 billion.

In 2007, the Government of Canada launched the Building Canada Plan (BCP) which included a \$33 billion investment plan for federal, provincial/territorial and municipal infrastructure before 2014. Spending was accelerated under the Government of Canada's stimulus program in 2009 and 2010. In the 2011 budget, the federal government announced a process to develop a new long-term infrastructure plan to replace the BCP, which resulted in the New Building Canada Plan (NBCP), a 10 year plan for federal investments in building and maintaining Canada.

The NBCP was a federal government commitment to invest over \$53 billion in infrastructure across the country over the next 10 years (2014-2024).

Two key components of the NBCP included:

- 1. the New Building Canada Fund (NBCF) a \$14 billion dollar fund to support projects of national, regional and local significance that promote economic growth, job creation and productivity, and
- 3. the Federal Gas Tax Fund (GTF) to date \$13 billion funding for local infrastructure projects, with close to \$22 billion anticipated to flow over the next 10 years.

The permanent and indexed federal GTF was a step toward that goal, laying the groundwork for a national plan to eliminate the municipal infrastructure deficit.

The federal government's <u>Economic Action Plan 2013</u> renewed the federal GTF, indexing it at two percent per year, to be applied in \$100 million dollar increments, which means that it will grow by \$1.8 billion over the next decade.

For the provinces, the NBCP contribution is significant. For example, for British Columbia, the NBCP represents almost \$3.9 billion in dedicated federal funding, including almost \$1.1 billion under the NBCF and an estimated \$2.76 billion under the GTF.

British Columbia also stands to benefit from:

- \$4 billion available for projects of national significance,
- \$1.25 billion in additional funding available for P3 projects, and
- \$10.4 billion via the GST Rebate.

In the 2016 Federal Budget, the new federal government updated the NBCP numbers, increasing their commitment to asset management by an additional \$50 million. There will now be an additional \$60 billion over 10 years, split evenly between public transit, green infrastructure, and social infrastructure.

This is in addition to the \$65 billion promised by the previous government for traditional infrastructure such as roads, bridges, and transportation. To fully leverage these funds, the provincial approach should



be to group project priorities, and align provincial priorities with the available Federal infrastructure funding opportunities.

Federal funding is provided up front, twice-a-year, to provinces and territories, who in turn flow this funding to their municipalities to support local infrastructure priorities. Municipalities can pool, bank and borrow against this funding which provides financial flexibility.

With aging infrastructure and limited resources, communities face huge challenges in financing the necessary repair, replacement and upgrade of public infrastructure. Communities, industry and businesses rely on utilities, transportation and power system to sustain business. Business interruptions due to broken water mains, poor roads, inadequate transit and other disruption causes economic loss to businesses and limits our ability to attract new businesses to communities.

Communities also face financial challenges from increasing standards and regulations without adequate financial mechanisms to pay for them. The primary resources at the municipal level are property tax. Canadian businesses pay a much higher tax rate than residential taxpayers. Significant increases in property taxes are not affordable either for Canadian businesses or for residents. Senior levels of government need to be more involved in renewing the basic fabric of communities. Today communities receive only eight cents on every tax dollar collected by all levels of government, significantly down from 24 cents a decade ago.

Our built environment or infrastructure is critical to the economic capacity and livability of communities and the viability of Canadian businesses within them. Many communities are struggling with competing financial pressures and aging, failing infrastructure. Municipal budgeting processes currently fail to require accounting for future demands for infrastructure upgrades and replacement. Government support at all levels is required to renew public infrastructure as well as assist with paying for new and increased regulations and standards.

While funding infrastructure remains a priority of the current federal government, the emphasis continues to be on new infrastructure when communities cannot reasonably cope with existing infrastructure. A core direction of current and new funding programs needs to be directed to upgrade and replacement of existing infrastructure especially in medium and smaller communities with very limited tax bases.

A 2015 report by the Canadian Centre for Economic Analysis (CANCEA), <u>Investing in Ontario's Public Infrastructure: A Prosperity at Risk Perspective</u>, shows that the economic importance of public infrastructure investment is vastly greater than previously found using traditional economic models. Using unique agent-based modelling, CANCEA found that public infrastructure investments generate an economic return on real GDP that is almost eight times as large as the impact predicted by traditional economic models.

CANCEA's report uses Ontario big data/big analytics approach to assess infrastructure impacts. The CANCEA team examined the long-term economic impact of Ontario's 10-year, \$130 billion infrastructure plan using its unique research platform called "Prosperity at Risk". The research found that for every \$1 billion invested in infrastructure as part of the Ontario \$130 billion 10-year plan, \$1.7 billion in provincial tax revenue will be generated relative to not making the infrastructure investment.



The power industry estimates their backlog is in excess of \$300 billion for the renewal of the power grid plus unknown generation renewal costs. There is also demand by school boards, health care facilities and universities and colleges for public funds for upgrades and replacement along with billions of dollars of assets owed directly by provincial, territorial a federal governments. However, for every dollar municipalities invest in local infrastructure, federal, provincial and territorial governments receive a combined 35 cents, mainly through new income and sales taxes - 18 cents going to Ottawa and 17 cents to provincial or territorial governments. There are benefits to investing in infrastructure for all levels of government.

Municipal governments are essential to identifying and implementing projects that respond to local needs, while contributing to regional, provincial and federal prosperity. However, municipal governments often lack the resources and expertise to deliver productive and sustainable infrastructure in a cost-effective and timely fashion. The cost and complexity of maintaining public infrastructure introduces significant risk to the effective use of taxpayer dollars. To alleviate this risk, funding programs should require structured project selection criteria that will ensure value for money and continuity of high paying jobs in communities.

All levels of government need to work together to prioritize investments to support trade-enabling infrastructure investment while building capacity of cities and communities to plan, build, and maintain their infrastructure over the long-term.

As the nation's pacific gateway, the Provincial government must actively formulate an overarching strategy to prioritize investment, and attract federal funds. As communities in every Province compete for funding, it is important that a consolidated provincial strategy is in place to ensure that attention is paid to the needs of British Columbia.

Recommendations

The Chamber recommends that:

- 1. the federal and provincial governments establishes project selection criteria that prioritizes infrastructure funding requests based on criteria such as national/provincial economic interest, return-on investment, and job creation.
- 2. the provincial government develop a long-term infrastructure strategy and plan for British Columbia that:
 - a. provides increased support for communities to report on the condition and replacement needs of infrastructure,
 - b. amends the mandatory municipal budgeting process to require identification of future infrastructure needs, and
 - c. aligns provincial funding priorities with the available federal infrastructure funding opportunities.

The updated policy, Protecting Our Public Infrastructure, was drafted by the Greater Nanaimo Chamber, co-sponsored by the Greater Victoria Chamber and the Greater Vancouver Board of Trade, and approved by the Greater Victoria Chamber board in 2016. It was endorsed by the BC Chamber and its member chambers/boards of trade at the 2016 BC Chamber AGM.



Safe Communities and Strong Economies - Supporting Policing in B.C.

B.C.'s police forces are on patrol, investigating crimes, enforcing the law, and keeping the peace. Effective and adequately resourced policing is integral to safe economies and strong economies. As B.C.'s urban centres grow and municipalities increasingly become inter-dependent, the importance of regional policing increases. Yet municipal police forces and RCMP detachments have different levels of funding, manage their cases differently, and may not have the resources for specialized training. In the regions with multiple police forces, funding, governance, and operations can vary widely. From a practical perspective, dividing police resources along municipal borders, especially ones that are adjacent, makes little or no sense.

Background

At the present time, the RAMP and 11 independent municipal police organizations provide service across B.C. For example, Greater Victoria has four independent municipal police forces and three RCMP detachments serving a population of 335,256.

Greater Victoria Policing (as of January 2016)

| Police Service | Officers | Municipality | Pop. (2011) |
|--------------------------------------|----------|-----------------|-------------|
| Central Saanich Police Department | 26 | Central Saanich | 15,936 |
| Oak Bay Police Department | 25 | Oak Bay | 18,015 |
| North Saanich/Sidney RCMP Detachment | 31 | North Saanich | 11,089 |
| North Saamen/Sidney New Petachment | 31 | Sidney | 11,178 |
| Saanich Police Department | 152 | Saanich | 109,752 |
| Sooke RCMP Detachment*17 | 15 | Sooke | 11,435 |
| Victoria Police Department | 243 | Esquimalt | 16,209 |
| Victoria Police Department | 243 | Victoria | 80,017 |
| | | Colwood | 16,093 |
| | | Highlands | 2,120 |
| Westshore RCMP Detachment | 64 | Langford | 29,228 |
| | | Metchosin | 4,803 |
| | | View Royal | 9,381 |

Under the *BC Police Act*, municipalities with a population exceeding 5,000 must assume responsibility for police services within their boundaries. Such municipalities have three options:

- 1. contract with the provincial government for RCMP municipal police services,
- 2. contract with an existing independent municipal police department, or
- 3. form an independent municipal police department.

Independent municipal police departments are governed by a police board, a non-partisan body whose role is to provide governance, budgetary control, and policy direction.

The operations of the RCMP are governed by the RCMP Act and are subject to the contractual

¹⁷ Sooke RCMP Detachment is also responsible for Port Renfrew, pop. 139 (2011)



agreements between the various levels of government, e.g. Municipal Police Unit Agreement.

Funding

Taxpayers in municipalities with independent municipal police forces pay 100 percent of their local policing costs. Over 30 percent of municipal property taxes are typically allocated to support independent police forces, the largest single expenditure for local governments.

Municipal RCMP policing is partially funded by the provincial government and municipalities through property taxes. The portions are broken down into three different cost-sharing formulas:

- 1. Municipalities with populations exceeding 15,000 persons are responsible for 90 percent of the cost of their RCMP police services.
- 2. Municipalities with populations between 5,000 and 15,000 are responsible for 70 percent of the
- 3. Municipalities with populations under 5,000, pay less than 50 percent of the total cost for police services

The complexity of the current police funding model can be cumbersome. For example, the RCMP detachment serving the five municipalities in Greater Victoria's western communities is funded by three different cost-sharing formulas, one for the two communities under 5,000, another for the two over 15,000, and yet another for the one that falls in between.

Operations

Each municipality can have its own distinct policing requirements. Victoria has the seat of government, is the daytime working centre and the region's night-time playground. As such, the Victoria Police Department may have more officers on duty at bar closing on a Friday night or at the B.C. Legislature on Canada Day than any department or detachment in the region. Further, populations with chronic unor under-treated mental health and addictions requires police officers - often the first responder when an individual is unstable or dangerous - to act as front line social workers.

Each municipality will have its own policing priorities, reflecting local issues, municipal resources, and local government policies. In Victoria, the municipality is regulating marijuana dispensaries, with its independent police force intervening upon a case-by-case bases. Meanwhile, neighbouring municipalities have emphatically said no to medical marijuana dispensaries.

The municipal disparities in law enforcement can have a great impact on the region as a whole, as crime tends to move towards areas of least resistance. If illegal activity triggers police enforcement in one municipality but not in another, then it only makes sense that type of illegal activity flourishes in the latter, potentially attracting similar and related illegal activities.

Integrated Units

Integrated units can provide a regional approach to law enforcement and crime prevention, e.g. Integrated Major Crime Unit, Integrated Road Safety Unit and the Mobile Youth Service Team. Not all municipalities are on each integrated team; their composition tends to be aligned with municipalities' policing priorities. Such teams may create economies of scale, provide access to specialized equipment, training and personnel, as well as increase the effectiveness in addressing criminal activity affecting



more than one community.

Integrated police units form and collapse over the years. From some individual municipalities' perspective, it might seem worthwhile to withdraw from an integrated team when its specific policing priorities are not being met. Others might see their involvement in an integrated team as more of an "insurance policy," i.e., access to specialized expertise and resources that it does not have to fund or retain on its own.

The ad hoc and temporary nature of integrated teams makes them an unreliable approach to regional policing.

Recommendations

The Chamber recommends the Government of B.C. ensure the provision of effective and adequately resourced police services in the Province of B.C. by creating a common governance and funding model to ensure effective, sustainable, equitable police services within and between B.C. communities.

The updated policy, Safe Communities and Strong Economies - Supporting Policing In B.C., was drafted by the Greater Victoria Chamber, co-sponsored by the Abbotsford Chamber of Commerce, and approved by the Greater Victoria Chamber board in 2017. It was endorsed by the BC Chamber and its member chambers/boards of trade at the 2017 BC Chamber AGM.

Supporting B.C.'s Growth and Economy - Modernization of Regional Districts

Regional governments play an important role in our communities by delivering regional services where a regional service is appropriate and providing local level governance and service for unincorporated areas within its boundaries. As urban centres grow and municipalities' residents and businesses increasingly become inter-dependent, the importance of regional services increases, both in terms of type and complexity, e.g. transportation infrastructure, air-quality management, and sewage. However, regional governments can be rendered unable to act without voluntary buy-in from the municipalities. Without effective regional governance and service delivery, businesses experience increased costs - in terms of dollars, time and energy - to operate in more than one municipality and services are duplicated and inefficient or not provided at all.

Background

In 2003, municipal governance was modernized with the *Community Charter*, which set out principles for municipal-provincial relations and gave municipalities' direct authority and accountability in regards to governing their respective municipalities.

Regional districts were created in 1966, and were intended to manage issues that transcended municipal borders and to be the local government for the 95 percent of the provincial land area that was outside of municipal boundaries. The *Local Government Act* describes the Corporate Power to make agreements respecting a wide array of services, regulation and property. In practice, regional districts provide services through authority derived from the *Local Government Act*, letters patent and - since the late 1980s - through Service Establishment Bylaws.

The purpose of regional districts is three-fold:

1. they are regional governments that deliver regional services,



- 2. they are inter-municipal and provide a political and administrative framework for the delivery of services on a partnership basis, and
- 3. they can offer local government services for unincorporated areas.

This policy resolution focusses specifically on the first, regional districts' ability to effectively and efficiently deliver regional services, particularly in urban settings.

Today, there are 154 municipalities in BC, plus 27 regional districts. Since regional districts were implemented, the municipal landscape has changed: the population has dramatically increased and urban areas have expanded. Most regional districts inhabit primarily unincorporated rural areas (electoral areas).

However, some are in urban areas where the municipalities are largely adjacent and things have changed. For example, Greater Victoria area has 13 municipalities (the majority of the Capital Regional District, minus the Gulf Islands) and Metro Vancouver has 21 municipalities.

The Capital Regional District (CRD) and Metro Vancouver have been in the past considered regional district anomalies because of their highly-populated urban areas. In these two districts, the regional governments primarily provide fully regional services like water supply and air quality management. In contrast, less populated regional districts are more focused on providing local services like planning, and fire protection. Both the CRD and Metro Vancouver share regional problems typical of growing urban settings, including transportation, homelessness, water and wastewater management, policing and fire protection, property taxation and land use.

Today, CRD and Metro Vancouver are no longer anomalies. Areas of B.C. are growing and other regional districts are quickly finding themselves in the same/similar predicament as the CRD and Metro Vancouver, including the Regional District of Central Okanagan, Regional District of Nanaimo, Regional District of Fraser-Fort George and North Okanagan Regional District.

The current legislation allows specific municipalities to opt in and out of services and requires any changes to be accepted by all parties. This sets the stage for at best inaction, such as what was seen in the CRD's 50-year path to sewage treatment, if not conflict, with municipalities acting against regional interests thereby rendering the CRD unable to act. There are also many large and small areas where the regional district model does not meet the needs of taxpayers. For example, Section 375 of the *Local Government Act* does not specify or provide any information on the scope or type of public consultation during the development of financial plans. As such, it is left up to the regional district how much - or how little - taxpayers are consulted.

The regional district enabling legislation requires modernization to keep our economy strong and to maintain - if not further enhance - the quality of life of which British Columbians are so proud. Although there have been incremental changes to the governing legislation for regional districts over the past 50 years, it is time for a comprehensive review to align regional governance with B.C.'s growing communities.



Recommendations

The Chamber recommends the Government of B.C. modernize regional district-related legislation to achieve the following objectives:

- 1. Clear mandate—regional districts should have sole responsibilities for specific municipal services.
- 2. Transparency regional districts should be transparent in regards to taxation, ensuring citizens and businesses alike are aware of how much they are paying and for what.
- 3. Governance in the best interest of the majority regional districts have the authority to act in the best interests of the region and to deliver their mandate.

This policy, Supporting B.C.'s Growth and Economy: Modernization of Regional Districts, was drafted by the Greater Victoria Chamber and approved by its board in 2017. It was endorsed by the BC Chamber and its member chambers/boards of trade at the 2017 BC Chamber AGM.

Supporting the Completion of the CRD Liquid Waste Management Plan

Greater Victoria prides itself on its sustainability and its record on the environment. Having raw sewage pumped into the ocean defies our sense of ourselves and is not a credible environmental practice. The lack of treatment has threatened our reputation and our government and economic ties with Washington State. Federal legislation requires that we have sewage treatment in place by 2020 or we will be subject to hefty fines.

Background

Since the 1890s, we have pumped our sewage virtually untreated into the Strait of Juan de Fuca, relying on dilution and natural dispersion processes to treat our waste. The issue of whether or not to treat our wastewater has been on the Capital Regional District's (CRD) radar for decades, going back to 1966 at its formation.

In 2006, the Federal government determined the contamination in the wastewater running through Clover Point and Macaulay Point facilities exceeded the established thresholds for environment protection, and ordered the CRD to treat its wastewater by December 2020, or be subject to significant fines. In 2012, after much debate, letters, open houses and reports, the federal and provincial governments announced they would match CRD funding - over \$500 million - for the wastewater treatment program, provided the facility was built on time.

By 2015 - and millions of dollars later - effected local governments could not agree with CRD on a site and design, and consequently, the CRD was at risk for losing hundreds of millions in public funding and being subjected to fines. Further, Greater Victoria's reputation was at risk, jeopardizing tourism and external investment.

On September 14, the CRD approved the business case for the Liquid Waste Management Plan (LWMP), which included its recommendation for a single 108 megalitre/day plant for the tertiary treatment of wastewater at McLoughlin Point in Esquimalt, at an estimated cost of \$765 million.

The Minister of the Environment has given the CRD until December 31, 2017 to come up with a plan for



the bio solids. The Project Board is working with the Government of B.C. to extend this planning timeline, as the CRD is exploring an integrated approach to resource management (IRM) and will need more than one year to develop a cost-effective and forward-looking IRM solution.

Recommendations

The Chamber recommends the Government of B.C.:

- 1. support the region in the implementation of this project through a solutions-oriented approach to any challenges that arise through the implementation of the largest infrastructure project ever undertaken in this region,
- 2. if required, amend legislation with regard to the management of solid and liquid wastes to allow for waste integration and beneficial use of water into resources, and fund pilot projects in this regard,
- 3. support innovative and cost-effective approaches to IRM, which may require changes to legislation with regard to the management of solid and liquid wastes, to allow for waste integration and beneficial use of waste into resources, and
- 4. provide a fair share of provincial funding for these additional requirements of the Liquid Waste Management Plan.

This policy, Supporting the Completion of the CRD Liquid Waste Management Plan, was drafted by the Greater Victoria Chamber and approved by its Board of Directors in 2017. The resolution emerged from the joint efforts of the Greater Victoria Chamber of Commerce, the Greater Victoria Harbour Authority, Tourism Victoria, the City of Victoria and the Downtown Victoria Business Association to request Provincial support on issues of importance to the city.



Annex F: Regulatory Environment

Regulate and Manage the Emerging Short-Term Rental Business Enterprise

Affordable monthly rental housing is a major factor in creating vibrant, livable and sustainable communities. Reasonable access to monthly rental housing is important to the business community both as an economic driver in its own right, and also as a competitive advantage in securing a stable workforce and community growth. Over the past several years there has been a rapid loss of affordable monthly rental housing in many communities throughout B.C. due to the ease with which landlords have changed their unit's usage. Internet platforms have provided landlords with opportunities to easily switch the usage of their monthly rental housing to nightly rentals.

This has indirectly contributed to rent increases, reduced availability of affordable housing for families and workers, and made it difficult for many communities (e.g., Kelowna, Sun Peaks Resort, Fernie) to attract and house skilled workers, particularly during high demand visitor periods. A number of initiatives and projects to build more affordable monthly rental housing are underway in many of these communities however in the majority of cases it will be years before they are available. There is an immediate short term need to secure back many of the over 15,000 housing units lost¹⁸ as well as stabilize this new business enterprise.

Background

The primary responsibility to address this issue lies with B.C.'s local governments because they have the legislative authority to control and manage housing in their communities through the use of zoning, bylaws and regulations. Some communities have implemented processes and procedures however many more are just starting. The magnitude of the challenge is very daunting to many communities particularly the smaller ones as they lack the robust monitoring and enforcement resources required. Many of the smaller resort communities are the ones hardest hit and have limited resources due to their size. In some of these communities close to 10 percent of their affordable monthly rental housing stock has been lost, displacing 100's of workers. Taking an example from Vancouver, sharing economy properties account for 1.2 percent of all rental units including condos, basement suits, laneways, and apartment. Putting these units into long-term rental housing could raise the vacancy rate from 0.8 to 2 percent¹⁹. Further, the operators of many short-term rentals are commercial operators avoiding taxes such as Municipal Regional District Tax (MRDT) because of the anonymity provided by the site²⁰.

What is emerging very quickly from a local government perspective is that the magnitude of the task of enforcement is overwhelming; in many cases local governments do nothing. This in turn, signals landlords that defying zoning, bylaws and regulations has no consequences, and thus, the loss continues unchecked.

There is a significant role for the Government of B.C. to assist local governments with this critically integral enforcement process. Currently *Provincial Sales Tax Act* - Provincial Sales Tax Exemption and Refund Regulation, tax Regulation 78(1)b enables operators of less than four rooms to avoid collecting the eight percent Provincial Hotel Room Sales Tax and the two or three percent MRDT if applicable. The

¹⁸ Karen Sawatzky, Simon Fraser University, http://summit.sfu.ca/item/16841#310 and available online information from Airbnb, VRBO, Turnkey, and AirDNA.com

¹⁹ https://www.ubyssey.ca/news/ubc-student-airbnb/

²⁰ Vancouver's top Airbnb earners are commercial hosts: research



5 percent GST is also avoided as many landlords would claim they have annual sales of less than \$30,000 on their one unit.

Rescinding Tax Regulation 78(1)b would require all operators of one room or more to register and collect the applicable sales taxes associated with their daily sales activity. This Provincial statutory requirement would enhance the local government's enforcement regime in two very meaningful ways:

- 1. Non-compliant landlords will now also be at risk of enforcement activity from the Ministry of Finance for non-collection of sales taxes. It is anticipated that this new requirement combined with the local government processes and guidelines will cause many landlords to revert back to renting their units on a monthly basis or comply with both levels of governments requirements to avoid the risk of more rigorous enforcement activity. Many landlords will not qualify with new local government criteria and structure; this is where enforcement from both levels of government will be critical to gaining back lost affordable monthly rental housing.
- 2. The data regarding registration and tax collection will augment the local government's management processes and ensure ongoing compliance. The information will be cross checked with the local government registry ensuring stability and assisting with future planning.

Recommendations

The Chamber recommends the Government of B.C.:

- 1. work with affected stakeholders, including Destination BC and Tourism Industry Association of BC, to clearly articulate related issues and explore resolution options,
- 2. rescind 78(1)b of the Provincial Sales Tax Exemption And Refund Regulation; and
- 3. implement a timely reporting process and structure, so that upon request, a local government can access a complete list of properties registered to collect the <u>Hotel Room PST and the MRDT</u>.

This policy, Regulate and Manage the Emerging Short-Term Rental Business Enterprise, was drafted by the Fernie Chamber in 2017 and endorsed by the BC Chamber and its member chambers/boards of trade the same year. The Greater Victoria Chamber of Commerce Board of Directors approved this policy June 2017.



Annex G: Regional Transportation and Infrastructure

Improving a Key B.C.-U.S. Gateway: Belleville International Ferry Terminal

The Belleville International Ferry Terminal in Victoria is a key international gateway to Greater Victoria and Canada for millions of visitors. Owned by the Government of B.C., the terminal is of strategic importance to the province, with an economic impact of \$180 million per year. Currently, the terminal is comprised of 20-year-old trailers and other temporary structures. The proposed funding model for a new terminal has five contributing partners: the two ferry operators, City of Victoria, Tourism Victoria, Province of B.C. and the Government of Canada, with an anticipated \$40 million in federal funds.

Background

Improvements to the Belleville Terminal are long overdue and necessary for many reasons, not least of which is to improve the passenger experience, attract more visitors to the region, and build on Victoria's reputation as a world-class destination. Belleville Terminal has long-term leases with two ferry operators: 1. Black Ball Line, the operator of the Coho vehicle ferry service operating between Victoria and Port Angeles, Washington, and 2. Clipper Navigation Ltd., operator of the high-speed catamaran passenger-only service operating between Victoria and Seattle, Washington.

To date, all three levels of government plus Tourism Victoria, Clipper and Black Ball have partnered to fund a series of projects, separated into phases:

Phase one was funded by the Province, Black Ball Ferry Line and Clipper Navigation Inc. and included replacement of critical marine infrastructure, improved custom facilities, and covered walkways.

Phase two is funded by the City of Victoria and Tourism Victoria, aimed to improve Belleville Street.

The next phase relates to the construction of a common ferry terminal building - a facility that has been under discussion since 1993 when the interim Clipper terminal was installed. After many planning studies and concept plans, B.C. is left with ageing and inadequate infrastructure - essentially trailers and other temporary structures - to serve as a high-profile and key gateway to the country.

The new terminal building, with amalgamated border services and pre-clearance, will boost existing cooperation between Customs and Border Protection and the Canada Border Service Agency, provide the infrastructure to make it easier for Canada and the USA to conduct business and also support the Beyond the Border initiative, and improve the processing of passengers crossing the Canadian and U.S. borders.

The proposed funding model for the terminal building has five contributing partners: the two ferry operators, City of Victoria, Tourism Victoria, Province of B.C. and the Government of Canada.

The Province of B.C. will retain ownership of the buildings and related land.

Recommendations

The Chamber recommends the Government of B.C. complete its business case and proceed to request federal funding.



This policy, Improving a Key B.C.-U.S. Gateway: Belleville International Ferry Terminal, was drafted by the Greater Victoria Chamber and approved by its board in 2017. The resolution emerged from the joint efforts of the Greater Victoria Chamber of Commerce, the Greater Victoria Harbour Authority, Tourism Victoria, the City of Victoria and the Downtown Victoria Business Association to request Provincial support on issues of importance to the city. It was endorsed by the BC Chamber and its member chambers/boards of trade the same year.

Improving Urban Transportation in B.C. - Transportation Authorities

Easy access to multi-modal transportation options and well-maintained infrastructure is critical to strong economies and healthy communities. Being able to freely move between municipalities is not only vital to the commerce, but in accessing health, recreation, and social supports. As urban centres grow and municipalities increasingly become inter-dependent, the importance of regional transportation networks increases. As the second largest population centre in B.C., home to the provincial capital, host to key sectors that contribute to B.C.'s economy, Greater Victoria urgently needs a solution now, one that paves the way for other B.C. regions who will soon face similar challenges.

Background

In B.C. growing and developing urban cores, travel times are already increasing during peak periods with commuters crowding the existing infrastructure. Economic growth and quality of life are reliant upon considerable improvements to the infrastructure and travel options to efficiently move people and goods in, out, and within urban cores. Fast, easy, reliable and affordable transportation modes support healthy communities and strong and resilient economies.

In these regions without a transportation authority, regional transportation planning does not happen. For example, the 13 municipalities in Greater Victoria are each responsible for transportation within their boundaries, while the Capital Regional District is responsible for transportation in unincorporated areas. Layered on top, is the B.C. Ministry of Transportation and Infrastructure that is responsible for highways and related infrastructure - some of which runs through and between municipal areas and regional districts. Adding even more complexity are provincial and federal funding envelopes with different eligibility criteria and an increasing focus on a low-carbon economy and alternative modes of transport.

These regions, such as the Capital Regional District, Regional District of Central Okanagan, North Okanagan Regional District, Regional District of Nanaimo, and Regional District of Fraser-Fort George, each need a transportation authority with regional planning responsibility encompassing current and future modes of transportation - by feet, bike, boat, bus, train, car and more. This entity needs the right governance, taxation power similar to the current BC Transit tripartite model, planning expertise, zoning authority, project management capacity, and operating mandate.

Recommendation

The Chamber recommends that the provincial Government legislate additional regional transportation authorities as needed, starting in Greater Victoria, to enable increased efficiency in the coordination, planning, funding, and operation of a multi-modal transportation network.

This updated policy, Improving Urban Transportation in B.C. - Transportation Authorities, was drafted by the Greater Victoria Chamber and approved by its board in 2017. The resolution emerged from the joint efforts of the Greater Victoria Chamber of Commerce, the Greater Victoria Harbour Authority, Tourism



Victoria, the City of Victoria and the Downtown Victoria Business Association to request Provincial support on issues of importance to the city. It was endorsed by the BC Chamber and its member chambers/boards of trade the same year.



Annex H: The Advocacy Process

At any given time there are a wide variety of projects or laws proposed or about to be implemented that can impact the way you do business and affect your long-term growth. The Chamber is an active advocate on behalf of its membership, helping to provide an effective voice for the business community before those decisions are finalized.

Criteria

In conjunction with stakeholders, The Chamber identifies the issues of concern to the business community and what action government must take to address the concern.

Issues must:

- be of significance to The Chamber's membership,
- be a 'business issue'
- be timely, and
- have a direct relationship to The Chamber's vision, mission, values, goals and priorities.

Definitions

- Policy refers to the positions defining problems and propose solutions that support The
 Chamber's advocacy efforts. Policies are approved by The Chamber board and remain in effect
 until amended or revoked by The Chamber's Board. Advocacy-related policies are distinctly
 separate from operational policies, e.g. privacy policy.
- Advocacy covers a broad range of activities, which may or may not, include lobbying. Advocacy
 is a system of actions directed at changing attitudes, policies, positions, practices or programs in
 society. Advocacy refers to any activity that attempts to change mainly government policy, and
 may include public attitudes and perceptions.
- Lobbying is a subset of advocacy that aims to influence specific legislation. Almost all social
 change has started with non-lobbying advocacy and ended with major lobbying efforts.
 Examples include the protection of women's rights and child labour laws. Each initially
 combined a broad spectrum of non-lobbying advocacy activities, with lobbying employed
 somewhat later to achieve the needed change.

Policy Development

Chamber policy is designed to represent business interests and to that end the Recommendations are largely outcome-focused. Specific decision-making authorities/regulatory bodies are expected to create the detailed policy required to support their operations.



1. Policy Initiation

The Chamber's <u>Policy and Government Affairs Committee</u> (The Committee) monitors business, economic and political environment to identify issues of interest to The Chamber and its member. The Committee will assess an existing or emerging issue to identify:

- whether it fits with Chamber priorities,
- whether it fits with existing Chamber policy,
- whether it fits with business principles,
- the scope of businesses affected,
- opportunities for partner activity,
- the complexity of the issue, and
- the likelihood of success.

The Committee will develop and recommend to the Board a list of priorities for policy development/update at the start of the each year. The Committee will also provide input during the policy development stage, e.g. potential solutions and their collateral effects, to identify the best solution for the business community, and review the draft policy prior to Board consideration.

2. Approval

Policies approved by the Board are kept in the electronic policy binder and posted to The Chamber <u>website</u>. The approval of policies will be listed as a motion in the board minutes.

3. Evaluation

All policies are reviewed annually by the Committee and any updates approved by The Chamber's Board. Policies remains in effect until amended or revoked by the Board, with successful policies of note shared under "Wins for Business".

Advocacy

Once a policy resolution is approved, The Chamber's designated spokespeople will advocate that policy on behalf of the membership. Specific advocacy efforts will depend on the specifics of a policy and will relate to:

- who is the decision making authority,
- who are the affected stakeholders,
- the anticipated public interest, and
- partners in support of our position.

Advocacy activities include but are not limited to:

- meetings with stakeholders and decision makers,
- media relations,
- distribution of communications products,
- formal correspondence,
- public/member information sessions, and
- political candidate forums.



Lobbying

As defined by the B.C. <u>Lobbyist Registration Act</u>, lobbying is to communicate with a public office holder in an attempt to influence a range of activities, including:

- the introduction, amendment, passage or defeat of any Bill or resolution in or before the Legislative Assembly,
- the development or enactment of any regulation, including the enactment of a regulation for the purposes of amending or repealing a regulation,
- the development, establishment, amendment or termination of any program, policy, directive or guideline of the government of British Columbia or a Provincial entity, and
- to arrange a meeting between a public office holder and any other individual for the purposes of attempting to influence any of the above.

The B.C. Lobbyist Registration Act requires those who spends 100 hours or more a year lobbying to register with the Office of the Registrar of Lobbyists for British Columbia. The Chamber CEO as well as the Manager of Advocacy and Communications are registered as in-house lobbyists under the Act.

Subject: FW: Email to Mayor and Council RE: Air B&B Open Letter to Mayor and Council

From: designgroup21

Sent: Wednesday, June 28, 2017 6:09 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Air B&B Open Letter to Mayor and Council

Restricting Air B&B's Won't Address the low cost rental housing Shortage and will hurt the Tourism Industry!

As a Victoria resident, I have been watching with great interest, as Victoria Council struggle to solve the rental shortage in Victoria. Their latest proposal to restrict Air B& B's rentals will damage the tourism market, by reducing the choice and number of options for tourists traveling to our wonderful city during a time when many of the older hotels (1,000 plus rooms) in the region are converting to long term rentals.

Air B&B's offer travellers to Victoria, more affordable travel options compared to hotels in the region. The continuing decline in Victoria tourism accommodation sector will impact all sectors of the industry as well as drive up hotel room prices. You only have to look as far as Tofino to see the current high cost of rooms during the peak season.

I also agree that Air B&B's should be collecting the current room tax to further market Victoria as the great destination that it is.

Lawrence Watling
Director (retired)
Westmark Hotels of Canada LTD
Past President Yukon Tourism Association
Past Director BC & Yukon Hotels Association

Subject: FW: Email to Mayor and Council RE: AirBnB

From: green changers

Sent: Friday, June 30, 2017 3:35 PM

To: Victoria Mayor and Council <<u>mayorandcouncil@victoria.ca</u>>; Marianne Alto (Councillor) <<u>MAlto@victoria.ca</u>>; Chris Coleman (Councillor) <<u>ccoleman@victoria.ca</u>>; Ben Isitt (Councillor) <<u>BIsitt@victoria.ca</u>>; Jeremy Loveday (Councillor) <<u>jloveday@victoria.ca</u>>; Margaret Lucas (Councillor) <<u>mlucas@victoria.ca</u>>; Pam Madoff (Councillor) <<u>pmadoff@victoria.ca</u>>; Charlayne Thornton-Joe (Councillor) <<u>cthornton-joe@victoria.ca</u>>; Geoff Young (Councillor) <<u>gyoung@victoria.ca</u>>

Subject: AirBnB

Hey - So you guys keep saying there are X number of 'Whole home / apartment' listings on AirBnB.

You have to understand that doesn't tell the true story - AirBnB considers any space that has a separate entrance as a "Whole home / apartment". For example we have a 100 year old home in Fairfield with an exterior door to a separate bedroom. The bedroom also has a separate bath. Because it has it's own entrance, AirBnB considers it a whole suite - however to imply this would otherwise be rentable as a 'normal' long term rental is entirely false. It wouldn't come close to meeting a legal rental, or even a non-permitted one. There's no kitchen or anything. I have spoken to several other AirBnB operators and they fall under the same umbrella.

Also, FWIW, we tried to get a legal B&B permit from the city, but they won't allow us because we have a separate basement suite (which my mother, who is on disability, lives in - I think that qualifies as a "social good").

The previous owners of our home applied several times to turn the house into a fourplex but were continually denied. So, here we are stuck in-between. There are a LOT of other people with old houses like ours that are in similar situations.

We've had hundreds of guests over the past couple of years, all of whom spend money in the city, which last time I checked relied on tourism as a main industry. I guarantee many of our visitors (generally young people on a budget) would not have come here if they had to spend \$150 a night to stay at a 'cheap' motel.

I generally agree that a brand new downtown condo should be used for housing. I'm fine with perhaps paying a hotel tax or something, but otherwise I already report my income to the CRA and pay income tax on it, as well as stay within their guidelines for keeping my home as primarily residential.

I could go on, mentioning the fact that Victoria wants to be called 'Tectoria' while at the same time banning one of the largest tech companies in existence, but I'd rather keep this short.

It's very important to understand all sides and make sure city council doesn't throw the baby out with the bath water. I hope that provides a little more information from a host's perspective.

Thanks.

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Subject:

FW: Email to Mayor and Council RE: Vancouver regulations on short-term rentals move to council vote - British Columbia - CBC News

From: Anita Paul

Sent: Wednesday, July 05, 2017 3:13 PM
To: Lucas De Amaral < LDeAmaral@victoria.ca>

Subject: Re: Email to Mayor RE: Vancouver regulations on short-term rentals move to council vote - British Columbia -

CBC News

Thankyou for your reply .I do think that the proposal for imposing the 15% Foreign Tax on purchases having been denied by council is unbelievable.It's obvious that once this levy was imposed by Vancouver City Council that foreign buyers flooded over to Victoria and the rest of the island, again allowing them to purchase property just for holding on, not freeing up rental property.

Some people on council should perhaps forget about the bike lanes for a while and get down to more important matters such as available housing for our citizens !!!

You can pass that on to Council for us..

Anita and Dave Paul

Sent from my iPhone

From: Dave and Anita

Sent: Wednesday, July 05, 2017 2:41 PM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Victoria Mayor and Council

<mayorandcouncil@victoria.ca>

Subject: Vancouver regulations on short-term rentals move to council vote - British Columbia - CBC

News

Hello

I wrote to Mayor Helps before the end of last year, requesting an update on Foreign Tax on home purchases and also what was being done to curb Airbnbs to make available rental housing for locals.

To date, nothing has been done. Please read the link and reply as to what is being done, in Victoria, in both these critical areas.

Anita and David Paul

Fairfield

 $\frac{http://www.cbc.ca/news/canada/british-columbia/vancouver-short-term-rentals-regulations-airbnb-1.4191210$

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Subject:

FW: Email to Mayor and Council RE: Short term stay

-----Original Message-----

From: Rene Fortier [

Sent: Friday, July 07, 2017 11:03 AM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Short term stay

To the mayor and council,

I believe taking the side of large foreign corporation in the housing problem of Victoria is the wrong approach. I personally don't have a short term rental unit but have used them during my travels and found them to offer a lot more than the sterile hotel, the personal touch of the different owners made my stays more interesting and fulfilling.

I know of young people who could afford to get in the housing market if allowed to use one room as a short stay unit with the added benefit of making contact all over the world.

The present approach of trying to ban short stay suits will not result in more affordable units unless you are thinking \$2000 is affordable.

Try approaching the different housing CO-OP with investing in more unit instead of lowering the cost for the present members, I believe they all used government funding to start.

Sincerly

René Fortier

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Subject:

FW: Email to Mayor and Council RE: Regarding the Contentious: Short Stay Accommodations in Victoria

From: Devon O'Brien

Sent: Tuesday, July 11, 2017 8:24 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Cc:

Subject: Regarding the Contentious: Short Stay Accommodations in Victoria

Dear Reader,

In this economy and with the housing market as it is, I appreciate that few individuals are without some degree of challenge. The issue of short stay accommodations in Victoria is bringing to light several local concerns about how our local community operates as well as the kind of community that we say that we want to be. I write to you as a white; married cis-gender female; who supports individuals and families with developmental disabilities through work and volunteer ventures; with one child; living in a rental property. Here are my thoughts.

Removing short stay accommodations as a tourism option does not solve the housing crisis.

- Short stay accommodations would not suddenly become affordable housing in this economy. They would return to being high priced rentals so that owners can still afford their mortgages. (I happen to know of a few short term accommodation providers who actually use this income to mitigate the need to raise rents in their other units, therefore allowing more affordable long term rental units. Large property management firms by contrast, often raise rents every year.)
- Renting out a room in one's home to a homeless person is not a viable housing solution. There are people who already open their homes to marginalized individuals, such as foster parents and home shares for people with disabilities. People who want to do this are already doing it. Have you discussed this option with the homeless population of Victoria? Would said individuals feel comfortable in someone's home?
- One solution might involve more co-op housing, which would be built from the rental revenue after mortgages are paid off instead of reducing unit holders' rent.
- Another solution might be to open a percentage of the hotel rooms that are unfilled to become affordable housing options for various populations; alternatively, hotels with unused space could be taxed and that revenue could support the development of affordable housing opportunities in Victoria.
- Yet another solution may be that the funds generated by property management firms that unnecessarily
 increase rent each year be used to create affordable housing options within the existing properties OR
 unnecessary increases could be halted to keep housing more affordable.

Short stay accommodations are an important tourism option.

Both hotel and short stay accommodations have benefits for individuals and communities. When I travel, I only choose cities with short stay options for the following reasons:

- I can stay longer than I would be able to afford in a hotel
- I have numerous dietary issues which means that I need a place to prepare my own meals
- My son has some health challenges and we would be disruptive in a hotel
- I work from home so sometimes need a designated work space when we are away.
- I can support the local economy by shopping in grocery stores and utilizing neighbourhood resources such as cafes, galleries, and community centers

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- I can get to know local people and learn about local culture, in a way that I feel comfortable with
- We need access to outside space for our son (he often gets up at 4:30am and needs to be outside by 6:00am)

It would be inappropriate for us to stay in a room in someone's home for the following reasons:

- My family and I want privacy. I choose to live without roommates when I am home, and do not want to become someone's roommate while I am away from home. That is not relaxing.
- We have a child and do not want him causing difficulties for the individuals that would be staying with, so it is important for him to have his own space
- I am a very light sleeper
- I need to have free and easy access to a kitchen and a fridge to support my dietary challenges
- Sometimes our travel itinerary means we would disturb people by coming in early or late

Other reasons that people may require a short stay:

- There is a need for a private space for a family gathering such as a celebration of life
- There may be a need to be flexible for space for large family visit (I recently met 8 Danes who specifically said they could not travel together without a short term rental and therefore only go to cities which have that option)
- People may want to stay longer than could be afforded in a hotel, between the nightly room rates and costs of eating out because there are no kitchen facilities
- Individuals of LGBTQ+ communities may need more private options AND to know that the people hosting them are allies
- Someone may be supporting a friend or family member through a medical procedure and need a place to stay together that has all of the amenities of a home environment (this was the situation of a friend of mine recently)

I think that it is conceivable that if I am choosing only short stays when I travel, that others may do the same when visiting Victoria and that unless they have to come here, may choose to go elsewhere in order to have the accommodation that they prefer. This would clearly harm our tourism industry.

Perhaps hotels need to look at why people are choosing other options and adjust what they provide, if they are concerned about losing business. I am concerned that based simply on the reasons that I choose to stay in a short term rental when I travel, that removing this option in Victoria only harms our ability to be the kind of community that we say we want to be (inclusive, local, community minded) and leaves us in-genuine in our argument about the housing crisis when really the issue appears to be about hotels, which tend to be foreign owned chains, not getting enough business. I am puzzled as to how we can justify a position that we have a housing crisis and that we are not encouraging local businesses such that we need to reduce local business (through removing short stay accommodation) in order to support non-local business (hotels).

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Regards,

Devon O'Brien

Subject:

FW: Email to Mayor and Council RE: Support for Short Stays Rentals & Affordable Housing

From: tyler lampard

Sent: Tuesday, July 11, 2017 11:41 AM

To: Victoria Mayor and Council < <u>mayorandcouncil@victoria.ca</u>> **Subject:** Support for Short Stays Rentals & Affordable Housing

Hello

Thanks for your commitment to supporting your community members and respecting a democratic process. First off I would like to share that the past few trips I have taken I have stayed exclusively in short stay rentals as they make travel affordable. Short stays provide the flexibility to explore neighborhoods, restaurants, markets, and parks that I would have missed if I had been in typical hotels. The other contributing is factor that short stays offer privacy, which means a lot to me as on vacation I like to relax with my family and being in a typical hotel setting, or single bedroom in a family home would not meet this function.

I am concerned about the efforts of City Councillors to restrict homeowners use of their property. It makes me wonder about legal property rights that I home owner has and curious about why it is that people have short stay rentals.

Those that I know with short stay rentals use them as part of their retirement plan. Essentially contributing to the local community and maintaining their own financial independence.

Why should homeowners have to provide supportive housing when there is no request of International Hotel chains to do so? Are local Municipal Councillors representing their communities or businesses that are suffering for not adapting to changing markets.

I rent a subsidized apartment. It is subsidized by a family member that can give me a couple hundred dollar a month break because he and his partner rent out to short stay renters because it is financially viably. Something they would not be able to do if they have to provide market rent only.

How can our community respond to a market rent that is expensive, and in short supply. Are International Hotel chains being asked to contribute in providing affordable or subsidized housing?

Let's address the problem, not just symptoms. Build more Coop Housing and support investment in rentals that are affordable.

Thank you for your time and concern in supporting your community address this housing crisis.

Tyler Lampard

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Subject:

FW: Email to Mayor and Council RE: VICTORIA ACCOMODATIONS

From: Eric Whyte

Sent: Wednesday, July 12, 2017 11:54 PM

To: Victoria Mayor and Council < mayorandcouncil@victoria.ca >

Subject: VICTORIA ACCOMODATIONS

TO WHOM IT MAY CONCERN:

I AM AN ANNUAL VISITOR TO VICTORIA, OFTEN TRAVELLING WITH FRIENDS AND/ OR RELATIVES FROM MY HOME IN EUROPE TO CANADA.

I HAVE HEARD THAT VICTORIA IS CONSIDERING BANNING SHORT TERM RENTAL OF COMPLETE, PRIVATE HOUSES AND APARTMENT-LIKE SUITES IN A BID TO FORCE VISITORS TO YOUR CITY TO STAY IN BEDROOMS IN OTHER PEOPLES HOMES, WITH THE ONLY OTHER OPTION BEING EXPENSIVE DOWNTOWN HOTELS.

IT IS IMPOSSIBLE FOR A FAMILY TRAVELLING TOGETHER TO OCCUPY ONE, OR EVEN TWO BEDROOMS IN THE HOME OF A STRANGER. GRANDPARENTS AND BABIES HAVE COMPLETELY DIFFERENT SLEEP PATERNS, AND NEITHER IS COMPATIBLE WITH THE HOSTS. NEITHER WOULD I PUT A TEENAGE GIRL IN A ROOM THAT THE HOST COULD ACCESS WHILE WE SLEEP NEXT DOOR. YOUR PLAN IS WAY OFF BASE!

WHEN I STAY IN VICTORIA, I REQUIRE A KITCHEN, A SEPARATE LIVING ROOM, AND AT LEAST ONE BEDROOM, SO THAT OUR STAY CAN BE A HOME AWAY FROM HOME. THIS YEAR I WAS PLANNING TO COME WITH FRIENDS FOR A WEEK. PREVIOUSLY I HAVE BROUGHT GUESTS OVER FOR UP TO THREE WEEKS. TYPICALLY, I USE VICTORIA AS HOME BASE, WHILE EXPLORING THE SURROUNDING AREA BY DAY. WHILE I GREATLY ENJOY YOUR PROVINCIAL MUSEUM AND VARIOUS OTHER INTERESTING PLACES IN TOWN, I TRY TO AVOID THE RIP-OFF TOURIST TRAPS. IF ALL I WAS LEFT WITH FOR CHOICE WERE UNACCEPTABLE INDIVIDUAL ROOMS, OR OVERPRICED DOWNTOWN HOTELS, I WOULD HAVE TO SERIOSLY RECONSIDER FUTURE TRAVEL PLANS.

I URGE YOU TO RECONSIDER THESE ILL- ADVISED PLANS TO ELIMINATE A VERY WELCOME OPTION FOR STAYING IN YOUR BEAUTIFUL CITY- KEEP VICTORIA VISITOR FRIENDLY!

SINCERELY, ERIC WHYTE

Subject:

FW: Email to Mayor and Council RE: Short Term Rental Regulation and people with special needs

From: Robin Bayley

Sent: Saturday, July 15, 2017 9:19 AM

To: Victoria Mayor and Council < <u>mayorandcouncil@victoria.ca</u>> **Subject:** Short Term Rental Regulation and people with special needs

While traveling recently, I saw a sign in Santa Barbara with the message Save The Rentals. Santa Barbara is a city with many similarities to Victoria in terms of its tourist economy and size.

When home, I explored the website. Yes, it is one-sided, but it has a lot of arguments that have not been expressed. I share it now and hope that staff will explore it.

http://www.strsantabarbara.org In it, you will find A Plan for Fair Regulation of STRs PDF | and Short Term Rental Effect on Housing Study

You will also see from the site that attempts to regulate will likely be faced with legal challenges.

Key arguments that resonated with me include:

- These properties tend to be very well maintained
- The people who stay in these properties are often local residents with specific short term needs
- A small percentage of owners rent their properties out year-round or would rent them for periods of a month or more

I live in a neighbourhood of single family homes where neighbours often rent their homes for short periods and although I can think of one instance where the renters were unruly, on the whole, we enjoy being recharged by the enthusiasm of these visitors for our region. In talking with them, I realize that many would not be here if this form or accommodation were not available. They might be desert dwellers escaping the heat for a month or two, a large family here for a wedding (for whom a hotel would be cost-prohibitive) or local residents whose homes are being renovated. The latter is very common. If not rented on a short term basis, the homes would be empty while the owners were away. This might lead to crime and lack of maintenance.

While on vacation, I stayed in short term rentals, **to accommodate my disability**, which is generally not accommodated in hotels. Had these not been available to me, I could not have traveled. On return, I enlisted the help of tourism Victoria to find out what hotels in Victoria can accommodate my disability. There is **one** hotel whose rack rate 399 a night during the summer, and it does not entirely accommodate my condition.

My main point is that there are some needs that hotels and other traditional vacation accommodation types do not fill. Short term vacation rentals fill niches, and are more flexible. The needs will not go away, and as the Santa Barbara site says, these rentals will continue or people will go to communities where they can be accommodated.

I have not seen any consideration of the effect on people with special needs in the public discussion of short term rentals in Victoria. Discouraging such rentals by onerous regulation would decrease accessibility of the city and limit mobility of people with disabilities. Checking accessibility forums, I see that Victoria already gets mixed reviews, due to heritage properties not being accessible to people with mobility impairments.

I write as an individual with no vested interest and I ask that Council direct staff to consider the accessibility angle and explore the Santa Barbara experience as it attempts to deal with the issue.

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Sincerely, Robin Bayley

Robin Bayley 39 Linden Avenue Victoria, BC, V8V4C9

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MAYOR'S OFFICE

JUN 1 3 2017

VICTORIA, B.C.

1137 May St. Victoria, B.C. V8V 2S6

June 11, 2017

To: Mayor Lisa Helps and Council

Re: Committee of the Whole agenda June 15

Dear Mayor and Council:

We understand Council will discuss the issues of Short Term Rentals (STRs) at the June 15 meeting. As residents of Fairfield we are completely opposed to the existence of STRs used as businesses in residential areas.

Last summer a house two lots east of our house was sold. The property was purchased by people who already own a house on Heywood Ave. which is used exclusively for short term rentals. Additionally, they live on Sutlej St. in a house which also has short term rental suites. Clearly they are operating a business in an area zoned for residential use.

We have lost neighbours in our block with the use of this house for short term vacation rentals. I want to know the people who live on my block and in the general area.

STRs represent a loss of long term rentals to any neighbourhood, and in Victoria the need for rental accommodation is severe. Additionally, merely awarding a business licence is a violation of zoning ordinances; indeed, it amounts to spot rezoning. Currently, regulations prohibit use of entire homes for STRs. These regulations should be enforced, along with the regulatory directions approved by council January 19 of this year.

Yours truly,

Winston and Claire Jackson

Winston Jackson .

Lacey Maxwell

From: mallard

Sent: August 7, 2017 12:01 PM **To:** Victoria Mayor and Council

Subject: Short term vacation rentals value to Victoria

Dear Mayor and Council Members:

My wife and I have been in the tourism business with highly ranked [Top 25 in the world, Conde Nast, etc.] 5 Star hotels for more than 25 years. We own a condo in Victoria, which currently is used as a short term vacation rental. Our goal is to have the unit pay for its annual expenses until we move to Victoria. We currently qualify as a "legal, nonconforming property in the transient area." Our concern is that if the tax rate is moved from residential to commercial, this places an unfair tax burden on this segment of Victoria's tourism market. Allow us to explain.

The Victoria tax for our property, according to the city's online calculator, would be raised to more than \$11,000. This is an increase of about \$8000 a year. If the unit generated \$32,000 in gross rental income for the year, a representative ballpark figure, the additional \$8K represents a hit of 25% off the top, along with 25% withholding tax and 30% to the property management company, plus strata fees, utilities, insurance, and the original residential property tax fee, etc. Put another way, this tax increase alone is more than the income from 2 full monthly rentals. It becomes a non-viable STVR entity overnight.

Imagine a person earning \$32,000 a year [about \$15 an hour over a 40-hour week for the year] suddenly getting hit with an additional \$8000 a year tax deduction? That's equivalent to 13 weeks of income. To put it into perspective, it would mean that each city councillor gets hit with an additional \$20,000 tax bill per annum out of your \$82,000 a year salary on top of all your existing expenses.

STVRs generally aren't big money generators like most viable commercial businesses, especially when considering the capital investment needed to purchase the property. We would like our units to pay their way and have a little left over for upkeep and improvements. Shifting from residential to commercial tax rates will negate this.

Having the unit as a STVR, rather than a yearly rental, also allows my wife and I to spend up to 8 weeks a year in our condo while exploring business investment opportunities in Victoria. Our STVR is the first step in this direction.

The other side of the coin is to consider the positive cash influx tourists bring into the city when staying at a STVR. If a STVR, on average, generates about \$3000 a week [or about \$200 per person per day including car rentals, drinks and meals, tours and related tourist activities, souvenirs, taxes and other purchases, as tourists spend up to 10% of their annual income on vacations] into the local economy, apart from STV rental, STVR tourists *in only 3 weeks* would put about \$9000 into the local economy versus the additional \$8000 per year with a change in tax rates, depending on assessment values. In other words, STVRs generate much more income for the local community than they do in rental income for owners.

If the average STVR rents 18 weeks, or about one third of the year, each STVR puts about \$54,000 into the local Victoria economy benefitting local businesses and jobs, both of which generate commercial, sales and

Victoria City Council - 21 Sep 2017

income taxes, which help the local community grow. And Victoria still gets the STVR residential taxes. This hardly poses a threat to the 24/7 Fairmont or other hotels any more than do local restaurants. In fact, a major source of income and profits for hotels is derived from its sales of drinks and meals, which generally are more expensive than the average local restaurant. Some hotels will even discount their room rates to get "heads in beds", which rates are highly flexible for hotels due to the large number of rooms available, as Expedia and other online booking sites attest, knowing they will make up the difference with income generators in other areas, including tourists being brought to the Fairmont on tours. STVRs can't do this.

However, if the change in tax rates from residential to commercial negates being a viable STVR, as would be in our case, then the city's business owners lose \$54,000 per year per STVR and the city loses the tax revenue associated with it because there is nothing out there to replace the STVR tourist segment except another STVR. If this tourism segment is not available in Victoria, people will spend their vacation money where STVRs are available, especially whenever the Canadian dollar gains on the US dollar.

As one person noted, "If it weren't for the large scale condominium development in downtown Victoria and the influx of family visitors who can't fit into [couldn't stay] in them while visiting the city, and [had to] stay in hotels and similar accommodation, I strongly suspect Victoria tourism would be in recession." http://www.cbc.ca/news/canada/british-columbia/canadian-dollar-s-dip-creates-tourism-boom-in-victoria-b-c-1.3179197

From our experience during the past 25 years in tourism and the contributions made by it to local economies, we would ask that the city council embrace a balanced approach in their decisions that make the economy grow for *all the stakeholders*, even including them in your decision making process, thereby encouraging the continued growth of tourism and its related businesses in Victoria. We've used this stakeholder based approach to solve many local issues involving tourism and its economic benefits.

To this end, there are many ways forward. However, an ex post facto decision to move from residential to commercial tax rates for STVRs would place an unfair tax burden on this popular and growing tourism segment.

One path forward would be to grandfather existing, qualifying and legal STVRs under current rules, and to make well-reasoned, positive changes for new properties, and those past non-complying STVRs. Also, this will send a positive message to potential future business investors in Victoria knowing that the rules will not change to their detriment after they've made capital investments.

Having worked for decades with 5 star properties and tourism's impact on local economies, 5 star hotels have their market niche as do STVRs. We know from experience that people who stay in 5 star hotels don't frequent STVRs given the choice. I hardly believe our condo unit gives the Fairmont a run for its money. We can't possibly provide the services and experience the Fairmont provides. However, while the Fairmont and others provide a special place for tourists to stay in Victoria, for the average income tourist and their families, an STVR allows them a "place to come home to" at the end of the day exploring Victoria. And for this, they are grateful as our guest reviews constantly tell us.

Michael & Karyn Allard

Lacey Maxwell

From: Lacey Maxwell

Sent: September 15, 2017 11:58 AM

To: Lacey Maxwell

Subject: RE: Airbnb tax agreement - Quebec

From: Alex Dagg

Sent: August 29, 2017 9:01 AM

To: Lisa Helps (Mayor) <mayor@victoria.ca>

Cc: Marianne Alto (Councillor) < <u>MAlto@victoria.ca</u>>; Chris Coleman (Councillor) < <u>ccoleman@victoria.ca</u>>; Ben Isitt (Councillor) < <u>BIsitt@victoria.ca</u>>; Jeremy Loveday (Councillor) < <u>iloveday@victoria.ca</u>>; Margaret Lucas (Councillor) < <u>mlucas@victoria.ca</u>>; Pam Madoff (Councillor) < <u>pmadoff@victoria.ca</u>>; <u>c-thornton-joe@victoria.ca</u>; Geoff Young

(Councillor) < gyoung@victoria.ca Subject: Airbnb tax agreement - Quebec

Dear Mayor and Councillors,

Today, Airbnb and the Government of Quebec announced a first-of-its kind tax agreement in Canada.

Starting Oct.1, 2017, Airbnb will automatically collect and remit the 3.5 per cent tax on lodging on bookings made in any of Quebec's 22 tourist regions, making the process seamless and easy for both hosts and the province.

The agreement in Quebec is an example of how Airbnb and government officials can work together as partners. With more than 350 tax agreements around the world, we are proud to be helping governments benefit from the positive economic impact of home sharing and look forward to continuing our work with other jurisdictions across Canada.

To read more about this landmark announcement, please visit our blog here: https://montreal.airbnbcitizen.com/airbnb-and-government-of-quebec-announce-first-tourist-tax-agreement-in-canada/

Thank you for your continued interest in Airbnb and the home-sharing community.

All the best,

Alex

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Alex Dagg Public Policy Canada

From: Joanna Pettit
Sent: Wednesday, September 13, 2017 7:54 AM

To: Public Hearings

Subject: Zoning Regulation Bylaw Amendment

My husband and I are very concerned at the proposed restrictions on short-term rentals in downtown Victoria. We are are a retired couple who do not have pensions other than government OAS and CPP. Our savings were in our home, which we sold four years ago when we downsized to a small duplex in Victoria. At that time after much deliberation we we purchased a micro-loft unit in the Janion with the idea of using it in a number of ways. In the summer months we needed space to put up visiting friends and family as we don't have space for them at our place. We also wanted to be able to do home exchanges with people from other countries as this allows us to do some travelling within our means. And we wanted to be able to do AirB&B at other times in the summer when it was available.

For the rest of the year (from September to April) we planned to rent the furnished space to a university student without a car since the Janion is right on a bus route to UVic. The units in the Janion are very small studio apartments and they were marketed as being perfect for downtown living and short-term rentals. Our space is less than 300 square feet and is not suitable for long-term accommodation due to very limited storage space. It's ideal for a student or a visiting professor or a single person without a lot of stuff who wants to be downtown. By offering short-term rentals in the summer we are able to subsidize a lower rent for students and others during the winter months.

We took possession of the suite in December and furnished it and rented it to a Camosun student until the end of April. Over the summer we used it for our friends and family, we spent a week there while a family from France stayed at our place on a home exchange, and met a number of people from Canada, the USA and Europe who came to spend a few days there while visiting Victoria. We have now rented the space on a fixed-term rental until the end of April.

The grandfathering that is proposed as part of this bylaw change will not help us as we rent to students for the eight-month school year. If the option to do short-term rentals is eliminated and we have to rent on a month-to-month basis we will be in a difficult situation next year, since we have have contracted for three different non-simultaneous home exchanges in the summer of 2018, and we will have no place to offer family from Vancouver and other parts of the island when they come to visit.

I think that Victoria would be shortsighted to ban Airbnb altogether in Victoria. If we want to attract visitors to our city we need to have a range of accommodation and prices. There are many people who want to visit here but cannot afford to stay in pricey downtown hotels and eat all their meals in restaurants. Airbnb units like ours fill that gap. I understand the need for regulations to prevent speculation by owners operating commercial businesses. This is certainly eating into rental availability. But not all people who rent places through AirB&B are greedy speculators. A blanket ban will create difficulties for people like ourselves who need to supplement low income through short-term rentals from time to time.

Rather than an outright ban, I would like to see something like Seattle's proposal that targets commercial users by limiting the number of spaces an individual can rent on a short-term basis. Hosts could list their primary residence and one other dwelling but no person could have more than two listings. Limits like these would motivate multi-unit hosts to move their rentals to long-term leases. Please consider leaving some room for people like us who want to do short-term rentals in the summer from time to time as a part-time use of a second property.

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1221 Yukon Street, Victoria

From: Susan Kainer

Sent: Thursday, September 14, 2017 11:14 PM

To: Public Hearings

Subject: Written Comments re: Public Hearing Short Term Rental Vacation Rentals

Dear Mayor and Council,

I am unable to attend the public hearing so please refer to my letter below.

I have written to you in the past about AirBnbs in a series of letters. These letter focused on the regulatory failures of other cities around the world and what needs to be done to avoid these same failures. Paraphrasing my key take home message: "If your regulatory policy is to license STRs (short term rentals) without holding the software platform companies accountable you are destined to repeat the failures of many cities throughout the world. Data shows only a small percentage of hosts will get licenses."

In too many cities that have already established short-term rental regulations, Airbnb continues to advertise and profit from properties that are violating local bylaws. Victoria, learning the lessons from other jurisdictions needs to have a robust, effective by-law regulation without "breaking the bank". STR platforms (the tech/software company posting the advertisements) should be held accountable and liable for illegal properties advertised on website and it is the responsibility of the platform to ensure that all local properties comply with regulation.

Real platform accountability means STRs like Airbnb polices its own host community, ensuring that all advertised rental properties comply with local short-term rental regulation. For each property found not to be in compliance with Victoria's STR by-law a \$1000 or more per illegal property per day fine would be issued to the STR platform until that property is removed.

Furthermore, I would add: An automatic referral to the Canada Revenue Agency of any property owner caught illegally advertising an STR and a 90 day rental limit per year of those properties complying with the by-law.

What we have learned from experiences in cities around the world is that city governments need to develop legally binding language that can be used to hold short-term rental platforms directly accountable for each and every illegal property they advertise and profit from.

In conclusion: if you don't hold software platforms accountable for illegal STRs you are destined to fail and you know it.

Sincerely, Susan Kainer

1565 Brooke St, Victoria BC V8S 1M8

Disclosure: Member FGCA CALUC These are my personal views and do not represent the FGCA CALUC.

1

From: Nice Solutions

Sent: Friday, September 15, 2017 8:45 AM
To: Public Hearings; Victoria Mayor and Council

Cc: delove@shaw.ca

Subject: Short Term Rentals- Downtown Victoria

Dear Council,

I am writing to respectfully request that you carefully consider the implications of removal of in-place transient zoning in the downtown area. I understand the goal is to free up affordable housing however, I hope that market forces will be clear and that you will accept that removing short-term rentals will only result in -

- a) Less available student accommodation many short-term rental owners that I know offer their units to students, after the peak summer month rental period ends.
- b) Less money being spent supporting the businesses in the CoV each time I visit our short-term rental unit at The Janion, I spend money in the downtown restaurants and shops. We have a partner in our unit who does the same with her husband. We've had upwards of 30 guests so far this year who have also, over there minimum 3-night stays, spent freely and daily, again, supporting the downtown businesses. My belief is that those living downtown on a long-term basis spend only a fraction of what these transient guests/tourists/owners do, over the course of a year.
- c) Absolutely no effect on the shortage of affordable long-term housing in the downtown area i.e. short-term units in premium buildings will still rent for well-above "affordable" levels and/or, will sit, empty, for much of the year.

There are better ways to work on providing much-needed affordable, long-term rentals, than penalizing the owners of these legally-zoned downtown properties. Those ways involve more work than a simple removal of transient zoning. The answers aren't simple, or cheap, however, I'd ask that you turn your attentions to something other than this perhaps well-intentioned plan which will be, ultimately in my opinion, damaging to tourism and individual owners' rights.

I understand that I am one of the very privileged few who own a small (300 square foot) second property in a beautiful city. It wasn't easily come by - I've got a mortgage, I pay wages to local people who ensure my property and guests are well-cared for in my absence, I pay federal taxes on the income generated and, for Federal Tax purposes, my property is deemed to be majority personal use. I work, almost daily, to promote Victoria via personal websites and social media. I spend freely when I have the opportunity to stay in my property. I don't believe I'm a rare case. We short-term owners are not big business but, we're certainly valuable contributors to the economy of downtown Victoria and, as such, I feel we are deserved of at least some small consideration in your deliberations.

I ask you to, please, at the very least, support and maintain the transient zoning currently in place. Removing it would be to the detriment of many individuals, small businesses and tourists and would not result in any benefit to those many residents seeking affordable housing in the downtown area.

I hope that you will take the time to digest the contents of this letter. I would like to attend the meeting on September 21st however, as I live in Nanaimo and have work commitments, I may not make it. This letter is my personal representations of my situation and my case for, at a bare minimum, maintaining the current transient zoning for short-term rentals in the downtown area.

1

Thank you for your time,

Tracy Nice NICE SOLUTIONS

Creative Solutions for your Home and Business "Creativity is Intelligence having Fun!"

Subject:

FW: Email to Mayor and Council RE: Short term vacation rentals value to Victoria

From: mallard

Sent: August 7, 2017 12:01 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: Short term vacation rentals value to Victoria

Dear Mayor and Council Members:

My wife and I have been in the tourism business with highly ranked [Top 25 in the world, Conde Nast, etc.] 5 Star hotels for more than 25 years. We own a condo in Victoria, which currently is used as a short term vacation rental. Our goal is to have the unit pay for its annual expenses until we move to Victoria. We currently qualify as a "legal, nonconforming property in the transient area." Our concern is that if the tax rate is moved from residential to commercial, this places an unfair tax burden on this segment of Victoria's tourism market. Allow us to explain.

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Imagine a person earning \$32,000 a year [about \$15 an hour over a 40-hour week for the year] suddenly getting hit with an additional \$8000 a year tax deduction? That's equivalent to 13 weeks of income. To put it into perspective, it would mean that each city councillor gets hit with an additional \$20,000 tax bill per annum out of your \$82,000 a year salary on top of all your existing expenses.

STVRs generally aren't big money generators like most viable commercial businesses, especially when considering the capital investment needed to purchase the property. We would like our units to pay their way and have a little left over for upkeep and improvements. Shifting from residential to commercial tax rates will negate this.

Having the unit as a STVR, rather than a yearly rental, also allows my wife and I to spend up to 8 weeks a year in our condo while exploring business investment opportunities in Victoria. Our STVR is the first step in this direction.

The other side of the coin is to consider the positive cash influx tourists bring into the city when staying at a STVR. If a STVR, on average, generates about \$3000 a week [or about \$200 per person per day including car rentals, drinks and meals, tours and related tourist activities, souvenirs, taxes and other purchases, as tourists spend up to 10% of their annual income on vacations] into the local economy, apart from STV rental, STVR tourists *in only 3 weeks* would put about \$9000 into the local economy versus the additional \$8000 per year with a change in tax rates, depending on assessment values. In other words, STVRs generate much more income for the local community than they do in rental income for owners.

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If the average STVR rents 18 weeks, or about one third of the year, each STVR puts about \$54,000 into the local Victoria economy benefitting local businesses and jobs, both of which generate commercial, sales and income taxes, which help the local community grow. And Victoria still gets the STVR residential taxes. This hardly poses a threat to the 24/7 Fairmont or other hotels any more than do local restaurants. In fact, a major source of income and profits for hotels is derived from its sales of drinks and meals, which generally are more expensive than the average local restaurant. Some hotels will even discount their room rates to get "heads in beds", which rates are highly flexible for hotels due to the large number of rooms available, as Expedia and other online booking sites attest, knowing they will make up the difference with income generators in other areas, including tourists being brought to the Fairmont on tours. STVRs can't do this.

However, if the change in tax rates from residential to commercial negates being a viable STVR, as would be in our case, then the city's business owners lose \$54,000 per year per STVR and the city loses the tax revenue associated with it because there is nothing out there to replace the STVR tourist segment except another STVR. If this tourism segment is not available in Victoria, people will spend their vacation money where STVRs are available, especially whenever the Canadian dollar gains on the US dollar.

As one person noted, "If it weren't for the large scale condominium development in downtown Victoria and the influx of family visitors who can't fit into [couldn't stay] in them while visiting the city, and [had to] stay in hotels and similar accommodation, I strongly suspect Victoria tourism would be in recession." http://www.cbc.ca/news/canada/british-columbia/canadian-dollar-s-dip-creates-tourism-boom-in-victoria-b-c-1.3179197

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Sincerely,

Michael & Karyn Allard

3

Alicia Ferguson

From: Public Hearings

Subject: RE: URGENT: Public hearing, Thursday, September 21, 2017, 6:30 p.m.

Monday, September 18, 2017 To: publichearings@victoria.ca

Subject: Public hearing, Thursday, September 21, 2017, 6:30 p.m.

It's your neighbourhood

Re: B. Short-Term Rentals: Proposed Changes to the Zoning Regulation Bylaw Zoning Regulation Bylaw, Amendment Bylaw (No. 1112) No. 17-084:

"The purpose of this bylaw is to amend the Zoning Regulation Bylaw by amending the definition of "Transient Accommodation" by removing a reference to vacation rentals, creating "Short-Term Rental" as a new use, and by prohibiting Short-Term Rentals except where expressly allowed."

Thank you for inviting our input regarding this amendment. We have a short-term rental permit. However, what we propose is that if we were to sell our home, that the new owners would be guaranteed that this suite would still be permitted to be a short-term rental accommodation.

Sincerely,

Ralph & Midori Lindberg #205 689 Bay Street, Victoria, BC V8T 5H9

Alicia Ferguson

From: Public Hearings

Subject: RE: Zoning Regulation Bylaw, Amendment Bylaw (No. 1112) No. 17-084:

From: Ali Taleb

Sent: Monday, September 18, 2017 2:42 PM **To:** Public Hearings < Public Hearings @victoria.ca>

Subject: Zoning Regulation Bylaw, Amendment Bylaw (No. 1112) No. 17-084:

Dear Madam Dear Sir,

I would like to voice my strong disagreement on this proposed amendment.

I am the owner of 832 Princess avenue.

I believe that our city benefits tremendously from temporary rental. This gives a huge economical benefit for tourism and make the city touristically affordable.

Hotels are getting more and more expensive which is keeping tourists away.

In addition, it helps people to generate extra income.

I am ok in taxing it but not stopping it.

It's a matter of time where everyone on this planet has to agree with the shared economy (airbnb, Uber, etc..). History has shown that not the strongest or the smartest that survives but only who can adapt. Not helping people to adapt will put our city behind.

Regards

Ali

Lacey Maxwell

From: office

Sent: September 15, 2017 11:27 AM

To: Lisa Helps (Mayor)

Subject: Short-Term Rental Latest News posted for September 2017

Dear Mayor Helps:

We are responding to the Short-Term Rental Latest News posted for September 2017. We are a STR property owner in Victoria's downtown transient zone. Please consider this letter as our combined 10 minutes of input.

My wife and I have more than 50 years combined experience in the 5-star hotel-resort tourism industry at the management and executive level. As such, we are concerned about the Council considering changes to existing regulations based on may be. "Because short term rental **may be** impacting the availability of long term rental housing, Council is considering further regulation to:" With all due respect, decisions based on may be, i.e., a guess, personal beliefs, etc., especially when or if those assumptions are shown to be wrong, could have an untenable blowback.

Also, it is just as valid an assumption, until proven otherwise, that short term rentals **may not be** impacting availability of long term rental housing in any significant way especially when one considers new housing starts. In fact, evidence from other major Canadian cities shows that this is the more likely scenario. We respectfully submit that the Council delineate to the public what actions it is considering if this is the case?

Otherwise, it may be perceived that the Council already has made up its mind in this regard before the public hearing, which would be a conflict of the public interest. And if changes to existing regulations admittedly are based on **may be**, guesses or assumptions, they easily would be subject to challenge in court.

Has the Council conducted a scientifically valid survey of Victoria short term tourism rental owners to see if whatever regulations, licenses, fees are being considered would, indeed, result in a property becoming a long term rental, or are they merely punitive in nature designed to force owners financially out of this property use market? Please bear in mind, STR tourism and its dollars follow this market out the door. Yet, they could just as easily flow in this door too.

Has anyone determined what the monthly rentals would be on these units if they went long term? Would they be affordable? And to what percentage of the residents? What if these units mostly would be affordable to the top 10% of income earners, say those earning more than 120K per year for example? Having answers to these and many other questions is imperative when the public rationale for considering such changes is **may be**.

Exactly how many short term tourism rentals would not become a long term rental regardless of changes to regulations? The city and its tourism businesses will lose the associated short term vacation rental tourist generated income. Who will make up this shortfall to local tourism businesses? What about all the existing jobs and local businesses that will be lost as a result of greatly reducing this market? What provisions is the city council making to provide alternative jobs for this sector of the public?

Has the Council considered what will replace the STR in Victoria's tourism market because the demand definitely is there? Hotels won't because STRs are not hotels. It's not even close. In fact, a hotel business has

more in common with a local restaurant and bar than they do with a STR when it comes to being profitable. The key profit center for a hotel is its food and beverage service, just like a restaurant and bar, not a bed in a room with all its attendant high overhead costs. For example, to make the same percentage of profit from one bottle of vodka sold in a hotel bar in one night can take years with a hotel room. Therefore, take food and beverage sales out of the hotel business and a great many of them would go out of business.

In fact, according to the Metro news, only the top renting 5 or 6 short term units in Toronto, out of a city of 6.2 million people, had an occupancy rate of at least 65% for the year. This is the average occupancy rate for all the hotels in Canada, 5-star or 1-star, according to the Canadian hotel industry association. The remainder of short term rentals rent out at occupancy rates that would put most hotels out of business within a year.

According to the same article, the average income for STRs in Toronto, Montreal and Ottawa was about \$5K for a 12-month period ending in July. This is a very thin monetary margin to work with over the course of a year. From a purely business perspective, owning a STR is about the last "business" one would consider getting in to if you want to earn a living at it. At best, income from a STR is marginally supplemental for the owner. It's not even a minimum wage paying job. Yet for elderly people living on fixed incomes or on a city pension, this is a life saver. It's their safety net. Don't change the rules on them and take this away. Instead, the Council should help them by bringing their property into compliance with the existing regulations, which is a win-win-win for all involved.

And only "0.07 per cent of the <u>entire housing stock</u> in Toronto, are rented frequently enough (as a STR) to outcompete a long-term rental." This is hardly the sky is falling STR scenario that some in the media have made it out to be. Also according to this same media report, "That means 14,000 entire homes including condo units, have been taken out of the long-term rental market." While this sounds like a huge amount on the surface, when one realizes the Greater Toronto has a population of about 6.2 million, it's a very small amount.

This extrapolates out to .011% of the total housing market in Toronto used in the STR market based on 2.5 people per housing unit. Or looked at another way, 99.989% of the market is available for purchase or as long term rentals. Perhaps consider a cap of a maximum of 1% of the total housing market that can be STRs? One percent doesn't appear to place any undue burden on the housing market, but keeps the tourism rental demand in place, and keeps the tourist dollars coming in.

Adam Smith, the "father of modern day economics" and author of *The Wealth Of Nations*, stated, "By selling products (and services) that people want to buy, the butcher, brewer, and baker, (the short term rental owner) hope to make money. If they are effective in meeting the needs of their customers (the market demand), they will enjoy the financial rewards. While they are engaging in their enterprises for the purpose of earning money, they are also providing products that people want. Such a system <u>creates wealth</u> not just for the butcher, brewer, and baker, (the short term rental owner), but for the nation (and city) as a whole when that nation (city) is populated with citizens working productively to better themselves and address their financial needs."

It is this principle that eventually, with so many major cities throughout Canada artificially putting the kibosh on STRs (losing wealth) despite the strong tourist market demand, will lead one clever tourist destination city to figure this out and capitalize on this demand. They will swim upstream by encouraging STRs in a controlled manner (thereby creating wealth), attracting all that free money booted out of the other cities, while promoting and tapping into this tourist goldmine, laughing all the way to the bank.

What is Victoria's percentage of short term tourist rentals compared to its entire residential housing stock? This public statistic is a key piece of evidence in drawing conclusions and making decisions concerning the STR tourism market. However, that number will only <u>decrease</u> as a percentage when new approved housing units become available.

We are categorically opposed to ex post facto laws, regulations, licenses, and fees designed to force a market into a direction it doesn't want to go. It's like changing the rules half way through a hockey game to favor one team over the other. There's always the danger of a greater negative pushback.

Also, these type of regulations send out a very loud negative message that you can invest in your future here today, but we may change our minds tomorrow and you'll lose money on your investment or retirement. To wit: "amend the zoning regulation bylaw to remove transient zoning downtown where transient zoning currently exists. No zoning changes would occur without a public hearing, which has not yet been scheduled." Although this would not affect strata legal, non-conforming status, it becomes a non sequitur if licensing and fees are in the works with the intention to extinguish short term rentals or make them a non-viable option in the tourism market as witnessed in other Canadian cities. However, if these zones were to be removed, what changes does the Council have in mind?

As the Tourism Industry Association of BC states it:

Investing in tourism-related projects is **a key provincial strategy and priority**. *Put your community on the map* (or take it off the map as the case may be) and **energize the local economy by supporting tourism for all it's worth**. Together, many groups, agencies and organizations are working to build and sustain an industry that fosters fresh ideas and innovative investment designed to make our region even better equipped to attract more visitors and stimulate economic activity."

Impairing or effectively shutting down the short term vacation tourism rental market in Victoria to "encourage long term residential rentals" is hardly supporting tourism for all it's worth. In the long term, a decision in this direction will prove to be short-sighted because it is contrary to existing global market demand. The money in the market will follow the supply, wherever it may be. It's just a matter of who realizes this and will capitalize on it.

Short term vacation rentals are a very popular tourism segment vital to stimulating local economic activity as the real world continually demonstrates. Shutting it down or impairing it runs contrary to this goal, especially as Victoria is the capitol city of the province.

And shut down or impaired short term vacation tourism rentals will cause tourist dollars to go where they are available. When this occurs, what plan does the Council have to replace this lost outside income? Has the Council given thought to this economic impact on Victoria's job market? What plan does the city have to provide jobs to these people? People that don't have jobs, can't afford to pay any rent, short or long term. How is possibly in the public's interest to cause newly unemployed people to leave Victoria for where there are jobs?

Would it not be better to make positive, fact based decisions based on reality that allow them to keep their existing jobs, especially related to income generating tourism, and to encourage and create new ones as well? Come up with a solution that involves all the stakeholders throughout the entire decision making process rather than 5 minutes on a given day. There are many possible avenues this can take.

And, if this is a desire to counter the overreaching AirBnBs of the world, there are much more effective ways to do this while protecting the city's local tourism income market. No need to throw the baby out with the bath water. It requires a bit more effort and creativity, but it is much more satisfying and is of greater economic benefit in the long term. It also has the added potential to make Victoria an enlightened leader in Canada in this respect.

Legal properties grandfathered in existing under current guidelines will be absorbed by new housing starts over time without putting in place punitive licensing, fees or taxes, and would show good faith to this public sector on the part of the Council members. If you must make changes, implement changes that apply to new properties coming online. Otherwise, once trust is broken, it is very difficult to restore, with existing residents whose businesses suffer, with people who lose their jobs, and with retirees on fixed incomes hoping to make ends meet. It also creates an additional hurdle when competing to attract needed innovative investment into the city.

Secondly, if short term vacation tourist rentals are zoned out of existence or made financially unviable to property owners through fees, licenses and further taxes, what will replace this tourism segment and wealth creation for local businesses? As above, every economy, in order to grow, needs outside sources of income brought into it. Otherwise, an economy stagnates.

Vancouver Island, and the city of Victoria in particular, are tourist destinations especially when compared to the likes of Toronto. Destination tourism is what gives Victoria its market advantage over cities like Toronto, Ottawa, Calgary, etc. Tourism is a market that provides an outside influx of capital wealth, and it is being encouraged at the provincial level just a few blocks down the road. Whereas short term tourist rentals bring new money and provide for growth of the local wealth in its economy, long term rentals recirculate existing capital. There is more than enough room for both in a vibrant economy that is moving forward.

Also, the Council is considering to "develop new Short Tern Rental business regulations to establish specific requirements for Short Term Rental business licenses and potentially apply different business license fees to different uses, as well as fines for **non-compliance**. Community engagement and opportunities for public feedback would precede any changes to business regulation."

Are there not regulations already in existence for such concerns? Should not current regulations be enforced first, and results analyzed before making changes that may be worse in their net effect for the city's residents and businesses? Again, the danger of may be.

The city's businesses and employees on the job make more money (wealth creation) off our unit through tourism dollars spent in the city than we do by more than double. Multiply this effect out among all the legal short term tourist rentals. What does the Council offer to replace this income and the jobs it generates for Victoria?

In making any fundamental business decisions, many factors must be objectively taken into consideration without prejudice. This is the sound, normal course of due diligence. To this end and to recap, there are a dozen or so questions that should have definitive and specific facts to support them made public before making any decisions regarding changes to the short term tourist rental market:

We respectfully submit that the Council delineate to the public what actions it is considering if short term vacation rentals are shown *not* to cause a significant shortage of long term rentals?

Does the Council plan to conduct a scientific business survey of Victoria short term vacation rental owners to determine if whatever regulations are being considered would in fact result in a property becoming a long term rental or not?

What would the monthly rentals be on these units?

Would they be affordable?

And to what percentage of the city's residents?

What if these units only would be affordable to the top 10% of income earners, say those earning more than 120K per year for example, but tens of thousands of tourists who have expendable income could afford them,

Victoria City Council - 21 Sep 2017

bringing additional short term tourist income into the city, what action would the Council take to encourage this capital wealth inflow to the community?

Who will make up the shortfall in income to local tourism businesses from the loss of short term vacation rental tourists? How will it be replaced?

What about the existing jobs that will be lost as a result greatly reducing the short term vacation rental market? What provisions is the city council making to provide jobs for these people?

What will the Council use to replace the popular short term vacation rental in Victoria's tourism market? Tourists need a place to lay their heads, and wallets, at night, if not in Victoria, then someplace else.

What is the exact percentage of legal short term tourist rentals versus all the other residential housing in Victoria? In most cities, the reality is that it is a very small percentage, less than one percent in major cities like Montreal and Toronto according to the CBC and Metro News. Is this worth the potential loss of a major tourism income segment especially when the province is doing the opposite by promoting tourism?

If these downtown transient zones were to be removed, what specific changes does the Council have in mind?

If short term vacation tourism rentals are shut down or impaired, a lot of tourist dollars will go someplace else. When this occurs, what plan does the Council have ready to go to replace all this lost outside tourism income?

The Council is considering developing new Short Term Rental business regulations to establish specific requirements for Short Term Rental business licenses and potentially apply different business license fees to different uses, as well as fines for **non-compliance**. Are there not regulations already in existence for such concerns?

Should not current short term rental regulations be enforced, and an economic impact assessment made with results analyzed before making changes that may be worse in their net effect for the city's residents, businesses and employment rate?

There is an old proverb that says look before you leap. No one wants to be the goat who leaped into the well without considering how to get out of it. Therefore, we ask that the Council's decision with regard to the short term tourist rental market objectively be considered by dutifully evaluating all segments of the public interest.

This specifically includes taking into consideration the positive economic impact of short term rental tourism to Victoria (creating wealth), and what negative effects its loss would have, both short and long term, rather than basing decisions on the publicly stated **may be** that more than likely, at least as demonstrated by media reports in other major Canadian cities, does not appear to be warranted.

| Michael | l & Kar | yn Allard |
|---------|---------|-----------|

Sincerely,

Dr. Barbara Rodwin 702-708 Burdett Ave. Victoria, BC V8W 0A8

To Whom It may Concern,

Please be advised that I have a unit, 702, located at 708 Burdett Ave. This unit is operating as a short term rental. It is my understanding that our building would retain the short term rental status based on the Local Government Act. Please see the reasoning below. I have also had legal council on this matter and it is their understanding of the same.

The building The Falls, 708 Burdett Ave., has a number of short term rentals within it that have been operating for a continuous period of greater than six months as short term rentals. Based on the Local Government Act (see the excerpt from a City of Victoria notification below) this building would retain the right to operate Short Term Rentals legally.

If you would kindly clarify this matter for me. I look forward to your timely reply. If you could direct the reply to both my email address and a paper reply.

Yours in Health,

Dr. Barbara Rodwin

Excerpt from Notification:

What does this change mean?

This bylaw amendment means that transient accommodation will no longer include Short Term Rentals. Residential units located in zones that allow transient accommodation cannot operate Short Term Rentals.

Exception: Short Term Rentals are grandfathered in buildings where they currently exist (see legal non-conforming use).

What is legal non-conforming use?

There are rules in the Local Government Act that permit uses that occurred legally before a bylaw change. This means that a building with at least one unit operating as a Short Term Rental in a transient zone at the time of this change retains the right to operate Short Term Rentals legally.

If no Short Term Rentals are operated for a continuous period of six months (not including normal seasonal discontinuation) then the legal non-conforming status will no longer apply.



Management Inc.

City of Victoria,

September 19, 2017

Mayor and Council,

1, Centennial Square,

Victoria, B.C. V8W 1P6.

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Dear Mayor and Council,

We represent the Principals of the Owner of 1624 Store Street, namely the Farmer and Scroggs families.

We have owned this property for over 30 years and have operated a parking business on this property since we purchased it. Our families have been actively instrumental in the building and growth of commerce and tourism in the City of Victoria for over 65 years through our Construction, Equipment Rental Companies and Hotels.

We are providing this correspondence to voice our astonished reaction with Council's proposal to down zone Our Property at 1624 Store Street, along with countless others by removing the Transient provision presently included in the Zoning Bylaw without compensation, a property right that has existed for many years, and now that some reply to this part of the Zoning Bylaw is flourishing, Council in its wisdom seeks to extinguish this commerce to apparently fix what is perceived to be a problem in another area of commerce, that being affordable long term rental stock. Time has told us it is unlikely that Government can fix commerce.

With many people having invested in rental suits recently in the proposed change areas there is no doubt that the City will face numerous legal challenges in pursuing the course of action contemplated.

We are presently in the process of designing a building for our 1624 Store Street property and while it is designed as a condominium we are as yet uncertain if it will be residential or will be a Condominium Hotel. We are of course in the HOTEL BUSINESS and the downzoning you are proposing will possibly impact our property in a huge way financially.

We respectfully request that Council refrain from the proposed rescinding of the "Transient" provision of the Zoning Bylaw in question and concentrate on legitimizing those people that invested in short term rental suites by requiring licensing and taxing as any other hotel, thereby ensuring that if they wish to be a small business they do so in a legitimate way and be contributing to the vibrant commerce of downtown Victoria.

Yours truly,

Brian Scroggs.

Terry Farmer.

SHORT-TERM RENTALS AND THEIR POTENTIAL IMPACT ON HOUSING IN VICTORIA

Short-term rentals are not a new phenomenon in Victoria. Transient single-room occupancy housekeeping units have been part of the City's landscape for decades. The need for bed-and-breakfast licensing was recognized after the Commonwealth Games in 1994. However, with the advent of disruptive digital technologies, the growth of "home-sharing" to accommodate tourists in alternative hotel accommodations has now mushroomed—in this City, and across the world.

The growing commercialization of housing in urban areas poses important questions. Where does the hotel-type 'home-sharing' model fit? Should homes be used as hotels? Is it possible to balance these with current demands to provide long-term accommodation for everyone, including tenant households who form the majority of Victoria's current population?

The City of Victoria admits: "no formal public engagement on this matter has been undertaken." Since 2010, the City has done nothing to limit the mushrooming of "homesharing" enterprises—pseudo-hotels—in downtown, James Bay, Fairfield and elsewhere.

The City disclosed selected correspondence from more than 100 residents, businesses, and visitors on the issue of short-term rentals. And, a petition with 1,100 signatures calling for a ban on short-term rentals—this, until data could be collected on these businesses and an assessment made of their potential impact on rental housing in Victoria. The City has disclosed a report by STR (using source-data from Airbnb) assessing Airbnb's global impact on the hotel industry—with no analysis of Airbnb's impact on hotels or residential properties in Victoria. The City has also disclosed the content of several reports by industry groups such as Tourism Victoria.

What the City has *not* chosen to disclose is bylaw complaints-statistics related to short-term rentals (said to be more than 100 over the past six to eight months.) The City has also chosen *not* to disclose an independent citizen-initiated report, "Home Truths: Implications of Short-Term Rentals in Victoria's Housing Market" submitted to Mayor and Council at the time they were holding an STR workshop, in January 2017.

Background:

The Airbnb 'home-sharing' platform in the City has grown from six listings in 2010 to more than a cumulative total of 2,154 listings in 2017; an annual growth rate of 70%. (Source: Airdna.com)

There now exist 1,178 active Airbnb rentals (properties) and 724 active hosts in this City.

- 81% of the active rentals are for entire units; the remaining units are private rooms and shared accommodation.
- 20% of hosts (150) are multiple listing hosts (operating 51% of all Airbnb rental properties (604); these represent commercial ventures in the Airbnb business model.
- 80% of hosts (574) are single listing hosts (operating 49% of all Airbnb rental properties (574).
- 58% of the listings/properties (683) are rented 1-3 months a year; the remaining 42% of listings/properties are rented from 4-12 months a year.
- The average nightly rate charged in Victoria is currently \$158, an average annual income of \$3,507 (based on less than full-time occupancy). By way of comparison, a prorated long-term apartment rental rate is \$40 per night.

The City has no housing inventory, and no short-term rental (STR) statistics. Nor has it sought data from the online home-sharing platforms, or engaged a third party to determine how many STR properties and hosts are participating in the home-sharing economy.

According to the 2016 Census, 3,345 dwelling units (or 7 percent of the city's housing stock) was unoccupied. This may be due to a poor state of repair, or use of the property as an investment (including the STR option by an absentee owner.)

If the City legalizes short-term rentals as a way of supporting home-owners' mortgage costs (especially those who spend more than 30% of their monthly income on shelter), where are the statistics to support this position? And, why are home-owners given preferential treatment in terms of income opportunities unavailable to tenants who also may wish to defray shelter costs?

The City permits 1,700 residential units, primarily in strata properties—in the transient accommodation land-use zones (mainly in downtown and parts of James Bay)—to be used as short-term rentals by their owners. Other strata title properties may also permit short-term rentals under their bylaws. Too, the City permits short-term rental-unit use of one-and two-bedroom units (within single family dwellings) as long as they're operated by principal residence owners. The City has also deregulated secondary suites and garden suites to promote an increase in rental properties. However, many of these units are being used as short-term tourist rentals, rather than long-term rentals.

The original intent of transient accommodation zones was to permit legal use of property by commercial accommodation owners (hotels, motels, and bed-and-breakfasts). There are now 154 transient zones in Victoria. Developers have seen the opportunity to use such zoning to their advantage by redeveloping or building new residential properties that

permit unit owners to operate them as short-term rental-revenue investment properties or pseudo-hotels.

The City may consider removing transient accommodation entitlement from downtown zoning. However, there are no enshrined property rights under the Canadian constitution. And, the 'legal non-conforming status' or 'grand-fathering' clause in downtown residential unit agreements for short-term rental use (claimed by property owners, operating them as STR units) may not be a valid defence.

Furthermore, what regulations prevent a commercial enterprise from purchasing an existing strata title property, buying-out unit holders, opening an administrative office in one of the units, and offering all units as STRs to visitors? This is happening in Vancouver. It is a less costly and less onerous way to use existing zoning to open an accommodation business with no regulatory oversight.

What is the size of the potential short-term rental pool in Victoria?

- 3,195 condo rentals (25% of the total 12,553 condo properties in the City, (according to the CMHC Fall 2016 Victoria CMA Rental Market Report)
- 6,545 single detached houses (Census 2016 Dwelling Counts)
- 1,140 semi-detached houses
- 2,260 row houses

The potential size of the STR pool is: 13,140 residential units out of a total of 49,212 dwelling units in 2016. This represents 26.7% of the City's housing stock (which may be available for use as short-term rentals). In other words, 27.5% of the City's population (who are also property-owners) may potentially benefit from STR income opportunities, which are not available to 59% of tenant households in the City.

Questions: Why is the City legalizing STRs in single-family homes under the "homeoccupation" provision to supplement their owner's income? Why is it considering the expansion of STR use to include multi-family dwellings to "provide residents in other housing forms with equal opportunity to offset housing costs?" Especially, if such a policy obliges current tenants to vacate so tourists can move in?

Where is the policy to address short-term housing versus long-term housing needs?

Almost 60% the City's households are renters. And 54.8% of the City's housing stock is dedicated to providing shelter to long-term tenants. With a current vacancy rate near zero, and current soaring rents (median one-bedroom rent increases of 12.2% over last year), converting housing as a 'social need' into a higher profit-margin tourism accommodation business, does little to address availability or affordability of needed rental stock in the City.

When short-term rental listings outnumber available long-term rental accommodation (1,178 Airbnb listings versus 205 Craigslist rental vacancies in August, 2017), we have a problem. Clearly, 'home-sharing' in Victoria now means that it's five times more likely for the travelling public to find a place to stay—than for tenants to find a home.

Airbnb listings outpace the number of housing completions in the City. Many of these newly constructed premium-priced downtown condo properties are being marketed to prospective owners as? Seasonal vacation or short-term stay revenue properties.

Housing has become a profitable investment vehicle. Housing is not seen as an essential human right to provide shelter for everyone. What 's absent here? A strong housing policy committed to providing housing for residents rather than tourists; a housing policy attached to income, making it affordable and available to the majority of the City's households. Victoria's elected officials are not addressing the fundamental shelter need of our City's residents.

Why is this? The City favours rights and entitlements of residential property-owners over the majority of taxpaying households—tenants, who as renters, cannot enjoy the benefits of the 'home-sharing' economy.

Opposition to Short-Term Rentals

Council should consider supporting the prohibition of short-term rentals both in the downtown core and in all neighbourhoods.

- 1. Commercialized short-term rentals contribute to inflating housing costs, including rental expenses; they constrain the available rental stock for long-term tenants, and oblige many long-term residents to vacate neighbourhoods and the City.
- 2. Short-term rentals disrupt residential areas; the transient nature of the business suggests little stake in the community, and lack of concern for added costs of congestion, noise, refuse and impact on long-term residents.
- Commercialized short-term rentals are not treated as businesses in terms of taxation, fire and safety regulations, insurance, etc. If homes are to become hotels, they must be regulated and taxed as other accommodation businesses, e.g. hotels, motels, and bedand-breakfasts.

If STRs are to become legal, which regulations are appropriate?

The highest priority for Victoria needs to be? Maintaining its long-term affordable rental housing stock. The City's overarching housing policy goal needs to aim at curbing the commercialization of housing, and linking housing costs to income levels.

To protect the security, and availability of decent, affordable housing for City residents, the City needs to make it a priority to provide housing—first and foremost—to meet the income and accessibility needs (not of tourists) but of citizens, those who live and work in Victoria.

Tourism accommodation (licensed hotels, bed-and-breakfasts, and hostels) should be restricted to commercial uses within designated land-use zones. Renters and tourists should not be obliged to compete with one another in order to put a roof over their heads (as is the case with the "home-sharing" Airbnb peer-to-peer business model.)

If the "home-sharing" model is to be legalized, steps must be taken to address which portion of the housing stock should be dedicated to this form of residential/hotel business. Why? In order to ensure adequate workforce-housing and housing for the general population; this, with mixed-income housing choices and accessibility needs.

Appropriate housing principles may include:

1. One host, one rental.

Each STR host must reside in a principal residence from which he or she operates an STR listing. The host must be present during occupancy by paying guests. Prohibiting absentee owners renting out a room or unit while they are out of town (or out of the country!) affords a level of trust from neighbours who may be concerned about increased noise levels, parking congestion, or security when no one is on-site to address these issues.

Only hosts with valid permits should be permitted to operate. This would entail showing proof of the host's identity and municipal address; proof of a current police background check; proof that the property is the host's principal/primary residence; proof that the listed space is in a habitable room in a principal residence; proof that the host has sufficient insurance cover and that the mortgage terms are not violated; and proof that the short-term rental is permitted in the host's condominium declaration, and that the host's condo-board bylaws permit short-term rentals.

In addition, the listing must not violate existing zoning bylaws, building/fire codes and health and safety standards; submission of a site and floor plan accurately depicting the size and location of the existing dwelling needs to be mandatory; and, submission of the number and location of designated off and on-street parking spaces; the number of vehicles permitted for overnight guests (if applicable); submission of a list of responsible contact persons; and submission of a list of all online platforms used to advertise the STR listing. (Source: Thorben Wieditz, "Squeezed Out: Airbnb's Commercialization of Home-Sharing in Toronto", Fairbnb.ca Coalition, 2017.)

2. No full-time, entire-home rentals.

STR hosts should not be permitted to rent out their residential units for an extended period of time (i.e. a 30-day limit on entire home rentals), regardless of whether or not the home is a primary residence. This will eliminate commercial multi-listing hosts, and limit short-term rentals to actual home-sharing—a reduction of 20% of current Airbnb hosts and a 51% reduction in STR listings represented by multi-listing properties.

3. Short-term rental platforms need to be responsible for enforcement.

If Airbnb and other home-sharing platforms wish to participate in the economy, they need to be regulated as a business subject to health, safety, and appropriate taxation measures. Certainly, these platforms must share their aggregate data with the City, provide a listing of all hosts and properties where licenses are required to operate, and taxes remitted. The platforms must pay an annual fee for operating in the province and local municipality.

In August this year, Airbnb and the Quebec government reached an agreement requiring hosts to secure permits—and for the home-sharing platform to begin collecting a lodging tax on short-term rentals in the province. This, effective in October. Similar legislation and agreements need to be created in B.C., perhaps by examining the regulatory frameworks being considered in San Francisco and Toronto.

The consequences of non-compliance on the part of home-sharing platforms or hosts should result in hefty fines, rather than on a lame, ineffectual bylaw-violation, complaint-driven process. Perfunctory warnings and/or a small bylaw infraction fee as is the case now don't cut it. If fines are set at a rate well above monthly earnings on Airbnb, (said to be \$350 by Airbnb), this will act as a deterrent for those who choose not to follow the licensing, registration, or zoning certification regulations.

The City also needs to take steps to hire a certified and independent third party to monitor STRs in Victoria. This is necessary, to hold home-sharing platforms accountable; to track the development in platform liability, and to discourage abuse of the privilege re operating a home-sharing platform. All license, registration fees and fines should be reinvested into an affordable housing fund to expand and/or upgrade such housing as the City needs.

Conclusion

The City must take steps to implement a housing policy and regulatory framework which aims to provide secure, accessible, affordable, and decent quality of housing for all citizens.

While the notion of 'home-sharing' is recognized, it should not be seen as a way to favour or provide entitlement exclusively to property-owners over non-property owners. The issue is

this: that the growing commercialization of housing in general, and commercialization of home-sharing in particular, pose an impediment to the objective: providing housing for all citizens.

Airbnb, like other peer-to-peer platforms, enables individuals, holding companies and corporations to use a 'home-sharing' platform to conduct commercial business. Such 'hotel-type' use is a practice that should not be confused with the notion of 'home-sharing.' Multiple-listing hosts supply tourists with zoned, planned accommodation built primarily for residential use. Because 12 tourist accommodation facilities in Victoria have closed over the past five years, these commercial STR hosts now compete with existing hoteliers to offer 'home-sharing' experiences in both downtown and in the neighbourhoods. They, in turn, compete with tenants who seek residential accommodation in the same areas.

The ideas presented for consideration in this paper reflect key matters that need to be discussed and deliberated upon by citizens and their elected representatives. The highlighted views would achieve the following:

Recognition of housing as a human right. Recognition that the principal function of a home is to provide shelter. Recognition that protecting the City's housing stock is necessary to meet the needs of families, students, workers, seniors, and citizens seeking special support.

- Discouragement of housing commercialization, particularly the need to curb commercialization of home-sharing i.e. discouraging property-owning hosts from offering the City's scarce housing stock to a travelling public.
- Removal of multi-listing hosts from short-term rental platforms such as Airbnb, VRBO and others. Curtailing the use of entire housing units as short-term rentals for more than 30 days. Providing an enforceable, workable and accountable regulatory framework and compliance mechanism.

If Airbnb is committed to making this City stronger and more affordable, as it states, then it's time for that organization to demonstrate—in Victoria—what concrete measures and commitments they're prepared to make in order to turn their words into reality.

City Hall needs the political will to be in the forefront of resolving our housing crisis—by doing their part to enact housing policy changes and a regulatory framework—which recognizes first and foremost, housing for all Victoria residents; and this, before extending the use of Victoria's homes to paid guests.

Submission by Victoria Adams, 18-year resident of Victoria, B.C., to the City of Victoria Public Hearing (21 September 2017), on the Proposed Short-Term Rental Bylaw.

Subject:

FW: Email to Mayor and Council RE: Short term Vacation Rentals: Input to City Council Decision Making

From: DavidandKate Preston

Sent: February 28, 2017 8:55 AM

To: Lisa Helps (Mayor) < mayor@victoria.ca >; Councillors < Councillors@victoria.ca >

Subject: Short term Vacation Rentals: Input to City Council Decision Making

Dear Mayor and Councillors

We are snowbirds from Ottawa. We own a furnished condominium in a 2-unit strata property outside the downtown core which we occupy for a minimum of 3 months a year over the winter. We make it available for occasional use by family at other times and for the rest of the year we lease it for vacation rentals through our property management company. Many of our clients are return guests who rent for 4-6 weeks at a time. We declare all income earned and pay taxes on it as well as paying Victoria property and property management taxes. We do not make money on the property as the rental income merely covers the costs.

We keep the apartment in excellent condition, as attested to by the feedback we have from our guests. We are active participants in the life of the community, including making charitable donations and patronizing local businesses and festivals. Our tenants frequent restaurants and theatres and buy groceries and other local products. In short we occupy a specific niche in the Victoria housing market, one we believe the city should encourage, not attempt to stifle the social and economic benefits of our presence and that of our guests.

Nothing would be gained by leaving our apartment unoccupied during our absence, nor would it have an impact, positive or negative, on the long-term rental housing situation in Victoria. Maintaining a vibrant, engaged community has positive economic benefits on all residents. We would be happy to provide additional information, if requested, to substantiate our claim that residents like us are active contributors to Victoria's economic, social and cultural life. Thus we believe that the city's housing regulations should be sufficiently nuanced to acknowledge Victoria's particular advantages in the BC housing market.

Respectfully yours

David and Kate Preston

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From: Sam and Nate
Sent: Monday, September 18, 2017 9:08 PM

To: Public Hearings

Subject: Amendment to the Zoning Regulation Bylaw

Hello,

My husband and I are part of the group of middle class families that will be impacted if Council changes the zoning bylaws in Victoria.

We both work full time, and over the years have been able to save up and now own two condominiums downtown. We had rented these long term, but found that we were just covering our mortgage/strata/bills.

Short Term Rentals have allowed us to make some additional income, to help us afford living in one of Canada's most expensive markets. But more importantly, these are long-term investments for us. I don't have a pension, and these two properties represent my retirement. To take this away from us would have significant impact on our family's future.

We understand the need to create more access to long-term rental units, but please think before you do it at the expense of other hard working Canadians.

Regards,

Samantha

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Pamela Martin

From: Louise Wood Sent: Louise Wood Tuesday, September 19, 2017 10:22 AM

To: Public Hearings

Subject: Short Term Rentals- Victoria

Greetings Mayor and Council,

We are concerned about the removal of our option to have short term rentals in the summer.

We live in a non transient zone, have a suite in our house which we rent out to students September to April, and to others in the summer for terms from 2 to 12 weeks. This has helped us pay down our mortgage. We use Airb&b because the background reviews on prospective tenants (both long term and short) is more reliable than references, in our experience. We've lived in this house for 16 years, have excellent relations with our neighbours and are engaged in the community. This is not a business, but a way for us to manage our mortgage.

We sincerely hope that you will allow single suites in owner-occupied houses to operate.

Sincerely, Louise and Randy

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Pamela Martin

From: Monica Babic

Sent: Tuesday, September 19, 2017 4:11 PM

To: Public Hearings

Subject: Victoria Short Term Rentals

I was a landlord in Ontario for many years. Here too, I have a house with 2 apartments. As a landlord here in downtown Victoria, my experience has been dreadful. I used to rent both units to lower income people. However, that didn't work out well at all. I had complaints from my neighbours all the time. People lied about and snuck in undeclared children so that 4 people were living in a 1 bedroom apartment. Because of the high incidence of alcohol and drug addiction in this province getting good tenants is difficult indeed. Tenants had loud drinking and drug use parties, people spilling out into the streets, violence, suicide attempts, police calls, damage etc.

As a consequence, I didn't rent to anyone for quite some time even though I couldn't afford that. I was afraid to.

Now, I share one apartment with 2 others. One tenant is working poor, the other is on government disability. It's always been important to me to give the less fortunate a leg up. I've had a few bad experiences since sharing. Two of those instances were a direct result of the ignorance of Landlord Tenant regulations by the Victoria Police Department. Currently, I am owed 1 months rent from the one on disability. Renting to the less fortunate is risky. That said, mostly it has been a fair experience. In order for me to continue to rent to the poor. I must rent the other unit for more than I had been.

I decided to give Short Term Rental a try for the self contained 1 bedroom apartment. It's works out extremely well. I operate a 4 - 5 star establishment. The people I get in are appreciative and respectful of the unit. There are no parties, police, or damage. Additionally, I generate more money which enables me to rent to those with limited low incomes.

If I didn't have Short Term Rentals I would not be able to keep my house <u>period</u>. Selling my house would displace 2 poorer people. I am on a limited income and would have to find a place to live in this very expensive city too. I would not be able to afford to buy another place in this city.

The bottom line is that Short Term Rentals saves me from mortgage default. It keeps the roof over the heads.3 City of Victoria residents. This city needs to generate a healthy downtown environment. Short Term Rentals bring stable people to this city. For me it's a win - win situation. Respectful occupants and money too. How can you beat that?

Sincerely,

Monica Babic 930 Green Street Victoria BC

cell

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Barbara Rodwin 702-708 Burdett Ave Victoria, BC V8W 0A8

To The City of Victoria,

My name is Barbara Rodwin and my family decided to purchase a property, condo, in order to have a place to move to when we retire. We searched long and hard for this place and finally found one that suited our needs. We plan to move to Victoria when we retire and wanted to purchase our property early as we heard the property prices were going up in your fine city!

We have had to take a mortgage out on our property as we are still residing in our primary residence and not using the equity from this for the condo. We looked at the options of ensuring we are able to pay the mortgage, condo fees, taxes and maintenance on the property. In order to make sure that the finances are met we decided to go the route of a Short term rental property.

When we decided on this we were not aware of the City of Victoria's by-law change proposals.

I am uncertain the reasons we are not able to continue with a short term rental. The property was deemed as this, the strata corporation allows it, it is our residence and we should be able to make use of it as we wish as long as we are not doing harm or causing issues (which we are not).

The guests that come like the option of being able to have a kitchen, a balcony, a fully stocked condo and that they are close to all the amenities your city provides. These guests do bring tourism dollars to the City of Victoria and provide a much needed revenue for the city. The use of the short term rentals for people visiting Victoria allow for greater tourism.

I am certain when many of you on the board have travelled that you have stayed at one point in time a short term rental in cities abroad. I know I have as they are convenient, have kitchens, are the same as living in a small home while away and allow for feeling comfortable. No matter where you travel, be it Florida, California, other states, Europe, Asia, etc. Condo's are being rented out for use for travellers.

I appeal to this to ask that you do not change the current by-laws in our zone and allow this area to stay as a short term rental zone.

Lacey Maxwell

From:

Sent: September 15, 2017 11:27 AM

To: Lisa Helps (Mayor)

Subject: Short-Term Rental Latest News posted for September 2017

Dear Mayor Helps:

We are responding to the Short-Term Rental Latest News posted for September 2017. We are a STR property owner in Victoria's downtown transient zone. Please consider this letter as our combined 10 minutes of input.

My wife and I have more than 50 years combined experience in the 5-star hotel-resort tourism industry at the management and executive level. As such, we are concerned about the Council considering changes to existing regulations based on may be. "Because short term rental **may be** impacting the availability of long term rental housing, Council is considering further regulation to:" With all due respect, decisions based on may be, i.e., a guess, personal beliefs, etc., especially when or if those assumptions are shown to be wrong, could have an untenable blowback.

Also, it is just as valid an assumption, until proven otherwise, that short term rentals **may not be** impacting availability of long term rental housing in any significant way especially when one considers new housing starts. In fact, evidence from other major Canadian cities shows that this is the more likely scenario. We respectfully submit that the Council delineate to the public what actions it is considering if this is the case?

Otherwise, it may be perceived that the Council already has made up its mind in this regard before the public hearing, which would be a conflict of the public interest. And if changes to existing regulations admittedly are based on **may be**, guesses or assumptions, they easily would be subject to challenge in court.

Has the Council conducted a scientifically valid survey of Victoria short term tourism rental owners to see if whatever regulations, licenses, fees are being considered would, indeed, result in a property becoming a long term rental, or are they merely punitive in nature designed to force owners financially out of this property use market? Please bear in mind, STR tourism and its dollars follow this market out the door. Yet, they could just as easily flow in this door too.

Has anyone determined what the monthly rentals would be on these units if they went long term? Would they be affordable? And to what percentage of the residents? What if these units mostly would be affordable to the top 10% of income earners, say those earning more than 120K per year for example? Having answers to these and many other questions is imperative when the public rationale for considering such changes is **may be**.

Exactly how many short term tourism rentals would not become a long term rental regardless of changes to regulations? The city and its tourism businesses will lose the associated short term vacation rental tourist generated income. Who will make up this shortfall to local tourism businesses? What about all the existing jobs and local businesses that will be lost as a result of greatly reducing this market? What provisions is the city council making to provide alternative jobs for this sector of the public?

Has the Council considered what will replace the STR in Victoria's tourism market because the demand definitely is there? Hotels won't because STRs are not hotels. It's not even close. In fact, a hotel business has

more in common with a local restaurant and bar than they do with a STR when it comes to being profitable. The key profit center for a hotel is its food and beverage service, just like a restaurant and bar, not a bed in a room with all its attendant high overhead costs. For example, to make the same percentage of profit from one bottle of vodka sold in a hotel bar in one night can take years with a hotel room. Therefore, take food and beverage sales out of the hotel business and a great many of them would go out of business.

In fact, according to the Metro news, only the top renting 5 or 6 short term units in Toronto, out of a city of 6.2 million people, had an occupancy rate of at least 65% for the year. This is the average occupancy rate for all the hotels in Canada, 5-star or 1-star, according to the Canadian hotel industry association. The remainder of short term rentals rent out at occupancy rates that would put most hotels out of business within a year.

According to the same article, the average income for STRs in Toronto, Montreal and Ottawa was about \$5K for a 12-month period ending in July. This is a very thin monetary margin to work with over the course of a year. From a purely business perspective, owning a STR is about the last "business" one would consider getting in to if you want to earn a living at it. At best, income from a STR is marginally supplemental for the owner. It's not even a minimum wage paying job. Yet for elderly people living on fixed incomes or on a city pension, this is a life saver. It's their safety net. Don't change the rules on them and take this away. Instead, the Council should help them by bringing their property into compliance with the existing regulations, which is a win-win-win for all involved.

And only "0.07 per cent of the <u>entire housing stock</u> in Toronto, are rented frequently enough (as a STR) to outcompete a long-term rental." This is hardly the sky is falling STR scenario that some in the media have made it out to be. Also according to this same media report, "That means 14,000 entire homes including condo units, have been taken out of the long-term rental market." While this sounds like a huge amount on the surface, when one realizes the Greater Toronto has a population of about 6.2 million, it's a very small amount.

This extrapolates out to .011% of the total housing market in Toronto used in the STR market based on 2.5 people per housing unit. Or looked at another way, 99.989% of the market is available for purchase or as long term rentals. Perhaps consider a cap of a maximum of 1% of the total housing market that can be STRs? One percent doesn't appear to place any undue burden on the housing market, but keeps the tourism rental demand in place, and keeps the tourist dollars coming in.

Adam Smith, the "father of modern day economics" and author of *The Wealth Of Nations*, stated, "By selling products (and services) that people want to buy, the butcher, brewer, and baker, (the short term rental owner) hope to make money. If they are effective in meeting the needs of their customers (the market demand), they will enjoy the financial rewards. While they are engaging in their enterprises for the purpose of earning money, they are also providing products that people want. Such a system <u>creates wealth</u> not just for the butcher, brewer, and baker, (the short term rental owner), but for the nation (and city) as a whole when that nation (city) is populated with citizens working productively to better themselves and address their financial needs."

It is this principle that eventually, with so many major cities throughout Canada artificially putting the kibosh on STRs (losing wealth) despite the strong tourist market demand, will lead one clever tourist destination city to figure this out and capitalize on this demand. They will swim upstream by encouraging STRs in a controlled manner (thereby creating wealth), attracting all that free money booted out of the other cities, while promoting and tapping into this tourist goldmine, laughing all the way to the bank.

What is Victoria's percentage of short term tourist rentals compared to its entire residential housing stock? This public statistic is a key piece of evidence in drawing conclusions and making decisions concerning the STR tourism market. However, that number will only <u>decrease</u> as a percentage when new approved housing units become available.

We are categorically opposed to ex post facto laws, regulations, licenses, and fees designed to force a market into a direction it doesn't want to go. It's like changing the rules half way through a hockey game to favor one team over the other. There's always the danger of a greater negative pushback.

Also, these type of regulations send out a very loud negative message that you can invest in your future here today, but we may change our minds tomorrow and you'll lose money on your investment or retirement. To wit: "amend the zoning regulation bylaw to remove transient zoning downtown where transient zoning currently exists. No zoning changes would occur without a public hearing, which has not yet been scheduled." Although this would not affect strata legal, non-conforming status, it becomes a non sequitur if licensing and fees are in the works with the intention to extinguish short term rentals or make them a non-viable option in the tourism market as witnessed in other Canadian cities. However, if these zones were to be removed, what changes does the Council have in mind?

As the Tourism Industry Association of BC states it:

Investing in tourism-related projects is a key provincial strategy and priority. Put your community on the map (or take it off the map as the case may be) and energize the local economy by supporting tourism for all it's worth. Together, many groups, agencies and organizations are working to build and sustain an industry that fosters fresh ideas and innovative investment designed to make our region even better equipped to attract more visitors and stimulate economic activity."

Impairing or effectively shutting down the short term vacation tourism rental market in Victoria to "encourage long term residential rentals" is hardly supporting tourism for all it's worth. In the long term, a decision in this direction will prove to be short-sighted because it is contrary to existing global market demand. The money in the market will follow the supply, wherever it may be. It's just a matter of who realizes this and will capitalize on it.

Short term vacation rentals are a very popular tourism segment vital to stimulating local economic activity as the real world continually demonstrates. Shutting it down or impairing it runs contrary to this goal, especially as Victoria is the capitol city of the province.

And shut down or impaired short term vacation tourism rentals will cause tourist dollars to go where they are available. When this occurs, what plan does the Council have to replace this lost outside income? Has the Council given thought to this economic impact on Victoria's job market? What plan does the city have to provide jobs to these people? People that don't have jobs, can't afford to pay any rent, short or long term. How is possibly in the public's interest to cause newly unemployed people to leave Victoria for where there are jobs?

Would it not be better to make positive, fact based decisions based on reality that allow them to keep their existing jobs, especially related to income generating tourism, and to encourage and create new ones as well? Come up with a solution that involves all the stakeholders throughout the entire decision making process rather than 5 minutes on a given day. There are many possible avenues this can take.

And, if this is a desire to counter the overreaching AirBnBs of the world, there are much more effective ways to do this while protecting the city's local tourism income market. No need to throw the baby out with the bath water. It requires a bit more effort and creativity, but it is much more satisfying and is of greater economic benefit in the long term. It also has the added potential to make Victoria an enlightened leader in Canada in this respect.

Legal properties grandfathered in existing under current guidelines will be absorbed by new housing starts over time without putting in place punitive licensing, fees or taxes, and would show good faith to this public sector on the part of the Council members. If you must make changes, implement changes that apply to new properties coming online. Otherwise, once trust is broken, it is very difficult to restore, with existing residents whose businesses suffer, with people who lose their jobs, and with retirees on fixed incomes hoping to make ends meet. It also creates an additional hurdle when competing to attract needed innovative investment into the city.

Secondly, if short term vacation tourist rentals are zoned out of existence or made financially unviable to property owners through fees, licenses and further taxes, what will replace this tourism segment and wealth creation for local businesses? As above, every economy, in order to grow, needs outside sources of income brought into it. Otherwise, an economy stagnates.

Vancouver Island, and the city of Victoria in particular, are tourist destinations especially when compared to the likes of Toronto. Destination tourism is what gives Victoria its market advantage over cities like Toronto, Ottawa, Calgary, etc. Tourism is a market that provides an outside influx of capital wealth, and it is being encouraged at the provincial level just a few blocks down the road. Whereas short term tourist rentals bring new money and provide for growth of the local wealth in its economy, long term rentals recirculate existing capital. There is more than enough room for both in a vibrant economy that is moving forward.

Also, the Council is considering to "develop new Short Tern Rental business regulations to establish specific requirements for Short Term Rental business licenses and potentially apply different business license fees to different uses, as well as fines for **non-compliance**. Community engagement and opportunities for public feedback would precede any changes to business regulation."

Are there not regulations already in existence for such concerns? Should not current regulations be enforced first, and results analyzed before making changes that may be worse in their net effect for the city's residents and businesses? Again, the danger of may be.

The city's businesses and employees on the job make more money (wealth creation) off our unit through tourism dollars spent in the city than we do by more than double. Multiply this effect out among all the legal short term tourist rentals. What does the Council offer to replace this income and the jobs it generates for Victoria?

In making any fundamental business decisions, many factors must be objectively taken into consideration without prejudice. This is the sound, normal course of due diligence. To this end and to recap, there are a dozen or so questions that should have definitive and specific facts to support them made public before making any decisions regarding changes to the short term tourist rental market:

We respectfully submit that the Council delineate to the public what actions it is considering if short term vacation rentals are shown *not* to cause a significant shortage of long term rentals?

Does the Council plan to conduct a scientific business survey of Victoria short term vacation rental owners to determine if whatever regulations are being considered would in fact result in a property becoming a long term rental or not?

What would the monthly rentals be on these units?

Would they be affordable?

And to what percentage of the city's residents?

What if these units only would be affordable to the top 10% of income earners, say those earning more than 120K per year for example, but tens of thousands of tourists who have expendable income could afford them,

Victoria City Council - 21 Sep 2017

bringing additional short term tourist income into the city, what action would the Council take to encourage this capital wealth inflow to the community?

Who will make up the shortfall in income to local tourism businesses from the loss of short term vacation rental tourists? How will it be replaced?

What about the existing jobs that will be lost as a result greatly reducing the short term vacation rental market? What provisions is the city council making to provide jobs for these people?

What will the Council use to replace the popular short term vacation rental in Victoria's tourism market? Tourists need a place to lay their heads, and wallets, at night, if not in Victoria, then someplace else.

What is the exact percentage of legal short term tourist rentals versus all the other residential housing in Victoria? In most cities, the reality is that it is a very small percentage, less than one percent in major cities like Montreal and Toronto according to the CBC and Metro News. Is this worth the potential loss of a major tourism income segment especially when the province is doing the opposite by promoting tourism?

If these downtown transient zones were to be removed, what specific changes does the Council have in mind?

If short term vacation tourism rentals are shut down or impaired, a lot of tourist dollars will go someplace else. When this occurs, what plan does the Council have ready to go to replace all this lost outside tourism income?

The Council is considering developing new Short Term Rental business regulations to establish specific requirements for Short Term Rental business licenses and potentially apply different business license fees to different uses, as well as fines for **non-compliance**. Are there not regulations already in existence for such concerns?

Should not current short term rental regulations be enforced, and an economic impact assessment made with results analyzed before making changes that may be worse in their net effect for the city's residents, businesses and employment rate?

There is an old proverb that says look before you leap. No one wants to be the goat who leaped into the well without considering how to get out of it. Therefore, we ask that the Council's decision with regard to the short term tourist rental market objectively be considered by dutifully evaluating all segments of the public interest.

This specifically includes taking into consideration the positive economic impact of short term rental tourism to Victoria (creating wealth), and what negative effects its loss would have, both short and long term, rather than basing decisions on the publicly stated **may be** that more than likely, at least as demonstrated by media reports in other major Canadian cities, does not appear to be warranted.

| Michael | l & Kar | yn Allard |
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Sincerely,

Lacey Maxwell

From: peter cresswell

Sent: September 17, 2017 5:22 PM **To:** Victoria Mayor and Council

Subject: Short Term Rentals

Categories: filed

Our household is very supportive of Council's announced 'Proposed Change to the Zoning Regulation Bylaw'. We do not need more Air B & B sites in the downtown area of Victoria. What we need is more long term rentals for people who cannot find places to live in our fair city. Keep up the good work!

Take care Peter Mayor & Council,

The city of Victoria has been discussing short term vacation rentals, (STVRs), for over a year. Some believe that STVRs are responsible for rising property and rental prices, that STVRs are responsible for the lack of affordable housing in Victoria and that STVRs are responsible for the very low vacancy rate that exists in Victoria. Considering that best estimates put legal vacation rentals at approximately 1% of the rental stock in Victoria, it seems a little dramatic to lay the blame for these issues at the feet of STVRs.

Regardless, the discussion to date has been about bringing in a regulatory regime to licence and regulate STVRs in the city, with a focus on taxation and enforcement. Those of us who own legal and legitimate STVRs that contribute to the social good through employment, taxation and the retention of tourist dollars in the local economy have said from the beginning that the easiest first step to take would be to simply enforce the existing zoning bylaw.

Victoria has zones in which STVRs are legal and legitimate, and STVRs are expressly permitted. However, there are many STVRs in zones in which they are not permitted. These STVRs operate in contravention of existing zoning rules. Council has taken no action to enforce the existing zoning bylaws.

Last year city staff directly advised council that using rezoning as a tool to regulate STVRs would be overly blunt and ineffective. Rezoning would not return one STVR to the long-term rental market, it would not produce one unit of affordable housing, it would have no affect on vacancy rates and it would not decrease property values. All existing STVRs and their buildings would automatically become legal non-conforming, a status allowing current use to continue in perpetuity. Instead, staff recommended enforcing existing zoning and looking at regulatory reform.

Naturally, less than two weeks ago, council gave first and second reading to a re-zoning amendment bylaw that will try to eliminate the legal and legitimate vacation rental zones by deleting the term "vacation rentals" from the transient accommodation definition. Council has still not done anything to enforce the current zoning bylaw against STVRs in zones that do not allow them, but instead in this initiative has chosen to attack legal and legitimate STVRs.

This change affects thousands of owners and properties, not just the few active STVRs in affected zones. If this were a land use decision that affected less than 10 owners or properties then the city would be required to notify those parties in writing. Ironically, because it affects so many more properties and owners, this change can be made with only one public hearing advertised in the local newspaper, likely leaving the majority of affected owners unaware.

This downzoning has been presented as just a correction or an administrative change to fix some oversight in the zoning bylaw language, going so far as to use the Orwellian term "Right-Zoning". Vacation rental inclusion in transient zoning was not a mistake. The fact that vacation rentals are expressly contained in the transient accommodation definition alone proves that this use was both contemplated and approved by city councils and planners that long predate the current council.

Those leaders recognized the importance of the tourism industry to the city and saw vacation rentals as an important element in an overall accommodation sector strategy. Should this council wish to overhaul the way STVRs are treated then they should bring forward their whole policy, including specific regulatory and enforcement proposals in addition to any rezoning at the same time. Only this way can honest public input be sought by stakeholders and property owners, only this way can the overall strategy be evaluated and examined.

Two weeks and one public hearing is simply not acceptable for such a wide-reaching land use change that affects thousands of owners and properties and that is supposed to be part of an overall STVR policy. Please consider voting down this amendment and waiting until such a time as a complete STVR policy package can be presented, in its entirety for evaluation and meaningful public input.

David Langlois

Pamela Martin

From: Rita Chand Sent: Wednesday, September 20, 2017 7:25 PM

To: Public Hearings

Subject: Public Hearing - Short Term Rentals

I will unfortunately be away for the meeting so unable to attend. I am very passionate about vacation rentals and the benefits of them in Victoria and would like to lend my voice to the discussion that I will miss.

I have owned my home for almost 20 years and love my neighbourhood and love being a homeowner. I was a landlord for 15 of those years, and the last 6 of those 15 years were the worst I've ever experienced because of the tenants I had. Long term tenants who contributed nothing to the home in terms of caring for it or respecting it or my space or the rules. My last tenant left and I couldn't even go to the suite for a month because of the horrible taste in my mouth and the amount of stress I experienced while she lived in my home.

After she left, I had some ideas of what i wanted for my space and it eventually came together as a vacation rental. July through September i usually have short term rentals and the rest of the year are 30 days or longer. Often 60. I love the people i meet, i love the peaceful and respectful energy of my home. I put a lot of money into my renovation and making sure that my guests are well taken care of and by the reviews I have received the guests feel it. I have never been prouder of anything than what I have been able to accomplish with my home and my suite.

one of the best things is that the businesses, restaurants and otherwise in the neighbourhood get an influx of tourist dollars they may otherwise never see due to the fact that airbnb has made it possible for people to live like locals and spread those dollars around. I firmly believe that those who wish to stay in hotels still stay in hotels. Running a vacation rental has been one of the most rewarding things I've ever experienced. I know that when my guests are here they have a comfortable and warm experience and some have come back multiple times.

I realize there is a rental situation in Victoria as in other places, and I own my home, I have never missed a mortgage payment, I pay my taxes and I have always claimed my rental income. Always. And running a short term vacation rental 3 months of the year gives me so much joy. My guests come from all over the world, some who are moving here for school or otherwise, and I like to give them as warm a welcome as possible so they get off on the right foot and have a great first impression of Victoria. Short term vacation rentals have also made it possible for people who may otherwise not be able to afford to come here a chance to do that.

As a homeowner, it is not my responsibility to ensure that someone else has a long term place to live. There are so many other, more creative ways to deal with the rental situation than to crack down on the future.

I for one am passionate about this incredible opportunity to host people from all over the world here in Victoria in this little neighbourhood i call home and I hope to be able to continue to do so while continuing to live in the same house.

thank you Rita



September 21, 2017

Mayor & Council City of Victoria City Hall 1 Centennial Square Victoria, BC V8W 1P6

Dear Mayor & Council,

I am writing to express my concern with regard to Council's proposed zoning bylaw change to remove entire-unit short term rentals as a permitted use where they are currently allowed. In addition to negatively impacting those projects currently in the process of rezoning within the effected zones – and possibility jeopardizing the viability of such projects – I feel strongly that this change will only act to further reduce affordability within the downtown core.

As Council is well aware, Chard Development is currently in the process of applying to rezone the properties at 1312-1324 Broad Street. More than two years in the making, this project represents a partnership with the University of Victoria that if approved, would provide 52 rental accommodations to students of UVic plus an additional 104 condominium suites. As recommended by Council and City staff, the proposal will retain as much of the existing structure as possible. As a result, underground parking is not viable and hence, only small yet livable suites make economic sense. Given the size of the suites – and the lack of parking – these suites are likely to be more affordable than many and under the current zoning, the demand is anticipated to be strong. That said, such a last minute and drastic zoning change is likely to significantly reduce the marketability of these suites. It is disappointing to see Council considering such a short-sighted modification with such far reaching negative impact upon an industry that relies on long-term planning and stability.

Further, the appeal of these transient-zoned suites and their impact on Victoria's affordability cannot be underestimated. For part-time residents of Victoria – including snowbirds and the semi-retired – a home with transient zoning makes their commitment to the City financially viable. With the opportunity to rent their homes out when not in use – thereby recouping some of the expense of owning and paying taxes within the city – they are free to live, shop, eat out and generally contribute to the economic viability of downtown Victoria. They are able to host their friends and family without financial burden and to spread the word on the livability of our City.

Similar affordability benefits extend to those working within Victoria's booming tech industry. While many thriving organizations have chosen to base themselves in Victoria, their employees are often transient in nature and travel outside of the City often. The opportunity to purchase a home with transient zoning again makes ownership viable, as these citizens are able to rent out their homes



when traveling for work purposes. On the flip side, the availability of these short-term rentals to the many workers who are traveling to the City for work purposes helps to support those local businesses and the economy. As a business owner who often has staff traveling to and from Victoria – and staying in the City sometimes for 3 or more nights – I can personally attest to the attractiveness of a "home away from home" to my staff, many of whom have enjoyed the use of such transient-zoned short term rentals in the course of their work within the city.

While I appreciate the need for regulations and restrictions, I strongly encourage Council to consider the far reaching negative effects of this proposed zoning bylaw change and to vote against the proposal.

Sincerely,

Chard Development Ltd.

Dard Thord

David Chard President

Pamela Martin

From: Emma & Kevin Kirkland

Sent: Thursday, September 21, 2017 8:07 AM

To: Public Hearings

Subject: Testimonial for tonight's meeting

Hello:

I will be unable to attend tonight's council meeting due to being out of town, and therefore, I was directed to send my testimonial in through this means.

I rent my revenue property out as a vacation rental. The property is zoned appropriately and would like it on record that I would be opposed to any council decision that would limit the use of my unit as vacation rental.

We also own our home in Victoria proper, so we pay considerable property tax. Our home has a legal suite which is rented out long term.

I can be reached at to discuss matter further. Kevin Kirkland

1

Lacey Maxwell

From: Jayne Bradbury

Sent: September 21, 2017 11:15 AM **To:** Victoria Mayor and Council

Cc: Jonathan Tinney; khogan@udi.org; Lisa Helps (Mayor); Dave Chard

Subject: Fwd: UVIC properties - broad street

Looping in all of council. UDI is concerned about the uncertainty that this move introduces into the development process in Victoria.

Thanks Jayne

Sent from my iPhone

Begin forwarded message:

Prom: Jayne Bradbury **Date:** September 21, 2017 at 11:39:42 AM CDT **To:** Jonathan Tinney < JTinney@victoria.ca>

Cc: Dave Chard , "Lisa Helps (Mayor)" < mayor@victoria.ca>,

Subject: Re: UVIC properties - broad street

Jonathan and Lisa,

I am concerned about the precedent that this approach of removing allowable uses is setting. Even if Dave were to pursue transient zoning, what kind of guarantees would he have that council would not look to remove it in the future? Council is looking to remove uses from projects that it recently approved through a rezoning application and which were developed based on the approved zoning - essentially it is reversing some of its own policy decisions which removes certainty for property owners and developers. While the use is grandfathered in, it still reduces transparency, certainty and trust in the City's process.

Surely there are better ways to regulate STVR than zoning. We are currently in Austin and they appear to regulate through permitting.

Jayne

Sent from my iPhone

On Sep 21, 2017, at 7:41 AM, Jonathan Tinney < <u>JTinney@victoria.ca</u>> wrote:

Dave, this is the first I am hearing about this as a specific direction for your project. I don't recall it coming up in any of the meetings we've been in together.

If it had been brought up we would have informed you that Council has previously directed staff not too include transient accommodation in new zones within the downtown core as a standard part of the zone (which had been case previously). As well as you mention, Council is also currently considering removing this use from existing zones within the City.

That said, even with that direction and even if Council moves forward with the rezoning this evening, there is nothing stopping you from specifically requesting the use within the future zone for your project and having Council consider the specific merits of the use in this case (ie to support UVic as you say).

Happy to discuss further.

JT

On Sep 21, 2017, at 2:58 AM, Dave Chard

wrote:

Hi Lisa

Thank you for your reply.

Our primary concern is that we have designed the condo units as micro suites which accommodate short term rentals. Without parking they are the only possibility for success. The student housing for UVIC is 1/3 of this project.

After more than 2 years of planning and changing design direction to accommodate the cities and council members desires this is extremely disappointing.

In my opinion this is a knee jerk reaction to air bnb and you do not appreciate the development implications for old town heritage restoration.

I certainly hope that council will consider additional grandfathering for projects in the planning stage .

Sincerely

Dave

DIRECT
MAIN
MOBILE

CHARD DEVELOPMENT LTD.

OFFICE LOCATION MAPhttps://goo.gl/maps/VgzJHtxzTaK2

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On 20 Sep 2017, at 10:46 PM, Lisa Helps (Mayor) <mayor@victoria.ca<mailto:mayor@victoria.ca>> wrote:

Hello Dave. I've asked Jonathan to follow up. The purpose of the rezonings is not to prohibit student housing in the downtown. But Jonathan can give you more details in case I'm missing something.

__

Lisa Helps, Victoria Mayor

Lekwungen Territory

www.lisahelpsvictoria.cahttp://www.lisahelpsvictoria.ca

250-661-2708

@lisahelps

"When in doubt do the kindest thing possible." - Unknown

On Sep 20, 2017, at 9:21 AM, Dave Chard

wrote:

Hi Lisa

It's my understanding that there is a public hearing this week on the transient zoning issue .

We will be providing or making a submission opposing the concept of eliminating the transient zoning in old town.

I must say this is a shocker as we have been working with UVIC for over 2 years to create a unique partnership , maintain as much of the existing heritage of the Duck building and adjacent rubble walls and without any below grade parking (which I have always been very nervous on) . However we considered there was the ability to achieve these initiatives if we developed small units given the long standing transient zoning .

We have spent over 2 years developing the procedures with our architects (3 different companies), structural and geotechnical engineers and contractors and many other consultants trying to create a viable development. We have had numerous meetings with staff, you and councillor Madoff on this project.

Should this blanket elimination of transient zoning occur it would negate this time and effort spent on trying to create a viable revitalization of broad street . We have been endeavouring to submit our application but likely we are still a few days away after some 2 years or more . This type of project takes much planning and careful thought . We have had the CALUC meeting .

I would ask that council be careful on this initiative as I believe it's going to have far more reaching implications on heritage preservation and redevelopment in old town than you realize.

I respectfully hope that council will tread lightly or grandfather applications that have at least been discussed with the city .

In our case I feel 2 years work and significant funds will have been wasted after following the preferences of staff and council members. Not to mention the Benifits of trying to bring UVIC student housing to downtown victoria.

Your thoughtful consideration would be appreciated.

Thank you

Dave Chard

DIRECT
MAIN
MOBILE

CHARD DEVELOPMENT LTD.

OFFICE LOCATION MAPhttps://goo.gl/maps/VgzJHtxzTaK2

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Lacey Maxwell

From: Jessica Colwill

Sent:September 21, 2017 9:25 AMTo:Victoria Mayor and CouncilSubject:Short-Term rental support

Dear Mayor and Council,

My name is Jessica Colwill and I live at <u>1457 Richardson Street</u>. I am emailing you today to express my opposition to the proposed bylaw amendment up for discussion at the City Council meeting of September 21, 2017, prohibiting Short-Term Rentals in the entire City unless where expressly allowed.

This Council has stated that it is trying to address housing availability and affordability. This bylaw amendment does little-to-nothing to increase the availability of housing, as evidenced by Director Jonathan Tinney's report to the Committee of the Whole back in August, 2016. Not to mention, the gross misuse of scarce City resources in enforcing this change.

While this bylaw does impact housing affordability, it does so negatively. Banning short term vacation rentals makes it that much harder for families to live comfortably in the City, where a large proportion of one's income goes to paying for shelter. Young families like mine are turning more and more to modern, non-traditional sources of income that not only relieve the financial pressure on us, but help to replace the dwindling number of hotel rooms in Victoria. Our economy lives and dies on tourism, and as a household that relies heavily on the hospitality industry to thrive, this removes an option to turn when things are tight.

I strongly oppose this Council limiting the choice of homeowners to rent out portions of their home and urge Mayor and Councillors to vote down this amendment.

Jessica Colwill 1457 Richardson Street

Sent from my iPhone

Pamela Martin

From: Laura Corfield

Sent: Thursday, September 21, 2017 11:05 AM

To: Public Hearings

Subject: Zoning Regulation Bylaw Amendment: Short-Term Rentals

Importance: High

To Whom It May Concern,

We have a few condos in the downtown core all in transient zoned buildings, that we purchased for this specific reason with another one purchased and currently being built. We are told by our guests that they love the service we provide and that home away from home feeling. Not only that but a lot of guests find the hotel prices too high and quite often they are sold out. Our guests are still able to visit Victoria which brings a lot of tourism and money spent in our local businesses that wouldn't occur if they didn't have the right place to stay. We have had the pleasure of hosting guests from all over Europe, Australia, The States and Eastern Canada. In the fall and winter time we offer a service that brings many snow birds that reside in Victoria for the fall or Winter months, who wouldn't be able to or want to stay in a hotel for that period of time. In addition we have provided a home away from home for people who need to travel to Victoria repeatedly for a variety of health reasons. From a person fighting cancer who had to be in Victoria 3 nights a week for 8 weeks straight to couples traveling to Victoria for fertility treatment. I think by getting rid of our service and those of others like us it would be disservice to the City of Victoria and the many people that hope to visit and experience the best of what the city has to offer.

Regards, Laura

LAURA CORFIELD | Mortgage Specialist Dominion Lending Centres

207-3531 Uptown Blvd. Victoria BC, V8Z 0V9 www.slcorfield.ca

1

Lacey Maxwell

From: Michael Colwill

Sent:September 21, 2017 9:17 AMTo:Victoria Mayor and CouncilSubject:Letter supporting Air B and B

Dear Mayor and Council,

My name is Michael Colwill and I am the General Manager of The Fernwood Inn and the upcoming Fernwood Pizza Company. I am emailing you today to express my opposition to the proposed bylaw amendment up for discussion at the City Council meeting of September 21, 2017, prohibiting Short-Term Rentals in the entire City unless where expressly allowed.

As the proprietor of a thriving hospitality establishment, I am against any measures that make visiting Victoria more difficult. I make it a point to get to know as many of my customers as I can, and more and more, I'm hearing from customers how they are staying in a short-term vacation rental somewhere in Fernwood. Short-term vacation rentals are a boon to our business, because as I'm sure you are all well aware, there are no hotels in Fernwood. And as a Council that has expressed support and has funded infrastructure for and all things local, walkability and cycling, banning short-term vacation rentals flies in the face of that. Short-term vacation rentals bring customers to a neighbourhood that has really only traditionally benefited from tourism tangentially. With short-term vacation rentals, we benefit directly from tourists staying on our neighbourhood, walking and cycling down to Fernwood Square.

The Fernwood Inn rents out ten units of traditional rental housing and plans to brining onboard two more next door. We intend for these to remain traditional rental housing. Please don't punish small businesses, in less densified areas like ours that rely on walk-in and ride-up traffic, by reversing years of progress towards becoming a top choice for tourists. This will do nothing positive for housing availability and affordability, and serve only to reward downtown hotels by further limiting the supply of tourist accommodations and allowing them to crank up their room rates.

I strongly oppose this amendment and urge Mayor and Councillors to vote it down.

Michael Colwill General Manager The Fernwood Inn & Fernwood Pizza Company M.J. Freeman #001-1015 Moss Street Victoria BC V8V 4P2

September 21, 2017

I own a short term vacation home (and also manage some rentals for other hosts) and have been renting my place out for over 3 years now and have hosted many wonderful people from around the world who have come to visit Victoria. These people have not wanted to stay in hotels and want to enjoy their experience here in a space they can call their own for the time they are here. Most hotels are unaffordable for these people, this year a basic downtown hotel cost around \$300.00/ night to stay and most people cannot afford those prices and having the short term rentals allows people to come from all over the world to stay in our city and not just visit for a day. I have hosted hundreds of people and have 258 raving reviews from tourists to our city. These people like the personal touch and experience that an STR provides. These rentals put money into our city and communities and help keep the economy in the city where everyone benefits. Tourists should be allowed to choose if they want to stay in a hotel or in a holiday home and not be forced to stay at a hotel because a city says no to short term renting.

A little history: The reason I started doing short term rentals was that after doing long term rentals, after each tenant I had in my property, the place was left damaged because it was not treated respectfully. I have had new carpets ruined after a year's leasing, walls damaged and even had to replace an oven which was only 2 years old due to abuse from a tenant. One tenant at one location had chickens on the front lawn after being told not to do this at the property, they still proceeded to do this. I have even had to evict drug dealers. These properties are in good neighbourhoods and they should have been respected and cared for by the tenants.

Due to this I decided to do the short term rentals and haven't looked back since, I now rest assured that my place will be treated respectfully after each visit and can honestly say I barely have had any issues over the years of doing this. So with comments like "tenants are being displaced by vacationers" and with some of my experiences with tenants 'I as a landlord have a right to choose who I want in my property and how I want my property to be used.

With STRs, guests are verified to check that who they say they are, they are and if anything should go wrong then they have all the information to contact that person and take any matter up with them. In all the years I have been doing this I have never had an issue where I have felt abused by a guest as I have by tenants in the past.

By disallowing short term rentals in the city of Victoria this will not resolve the housing issue here in Victoria. The problem in Victoria is that it is not a cheap city to live in and there are not enough places for low income people to be able to afford to live in. It is not the responsibility of people like myself to provide a low income place for these people to live. New rental buildings that are being built are still unaffordable for people who have a low income. To compare short term rental homes to hotels is

bizarre and I do think that how Seattle's proposals and Quebec reaching their agreement on a lodging tax is fair and I believe that we should be doing the same here and this will benefit affordable housing efforts to end homelessness initiatives. I support a lodging tax on short term rental properties like they have done in Quebec.

M.J.Freeman

Robin Bayley

Address: 39 Linden Ave., Victoria, BC

I represent: Myself and people with allergies and other disabilities

Topic: Restricting short term rentals restricts choice for people w. disabilities

Dear Mayor and Council

The action I ask Council to take:

Consult with disability communities and analyze the issue from this perspective, to minimize the impact on people with disabilities. Ensure that this valuable form of accommodation is available in future.

I am writing, as a member of the public, instead of appearing before you at the public hearing because City Hall is inaccessible to me, due to a lack of pet restrictions or scent-reduction policy. I explored participating by video conference or other remote means and was told by the Committee Secretary that "At this time our *Council Procedures Bylaw* does not allow the means of participating electronically at the meeting. Council does however, consider written correspondence for public hearing items." I disagree with this interpretation and believe that although the Bylaw does not explicitly provide for electronic participation, it does not prohibit it, and it is within the power of Council to allow members of the public to address it remotely with notice and when warranted.

I was told that I could submit a written submission. I hope that you will give this written submission the same consideration as you do of those who appear in person.

I face similar barriers to those that prevent me from attending City Hall when searching for accommodation while traveling. I know from my participation in online allergy forums that others with pet and food allergies do too. We need kitchens and pet-free accommodation, and this is extremely limited, and when it is, it is at the highest price range.

While on vacation or engaged in work related travel, I stay in short term rentals, to accommodate my disability, which is generally not accommodated in hotels. Were these not available to me, I could not have travel. I enlisted the help of tourism Victoria to find out what hotels in Victoria can accommodate my disability. There is **one** hotel whose rack rate \$399 a night during the summer, and it does not entirely accommodate my condition.

My point is that there are some needs that hotels and other traditional vacation accommodation types do not fill. Short term vacation rentals fill niches, and are more flexible. The needs will not go away, and if they cannot be filled in Victoria, people will go to communities where they can be accommodated.

I have not seen any consideration of the effect on people with special needs in the public discussion of short term rentals in Victoria. Discouraging such rentals by onerous regulation would decrease accessibility of the city and limit mobility of people with disabilities.

Checking accessibility forums, I see that Victoria already gets mixed reviews, due to heritage properties not being accessible to people with mobility impairments.

In conclusion, my argument is that Short term rentals fill niches that hotels do not, and heavily regulating short term rentals to the effect of restricting mobility rights of certain segments of the population.

Pamela Martin

From: Sue Gentry

Sent: Thursday, September 21, 2017 7:59 AM

To: Public Hearings; Victoria Mayor and Council

Subject: AirBnGreed

Dear Mayor and Council,

Do the math:

In one house two suites were rentals that previously housed a single mom with 2 kids / 2 university students etc.

Two entire flats, now each renting @ \$141 per night.

Each unit: \$141 x 365= \$51,465.00 / 12 months = \$4,288.75 per month per suite.

Who do you know that could possibly pay the monthly rent of \$4,288.75 a month?

Who would refuse to make \$102,930.00 a year off 2 suites?

Landlords in Victoria?

And unfortunately we can assume no Municipal, Provincial or Federal taxes have been or will be paid on this income. Believe it, it is happening in your City.

What does the living wage have to be in Victoria to allow people to pay these exorbitant rents?

What kinds of business can survive paying those wages?

How many businesses will fold because of high wages?

What tax base does the city have if so many businesses have to close?

And what is the city going to do with the homeless created by the renovictions – and with what money?

Think about it and do the math.

Thanks,

Sue

1

Lindsay Milburn

From: Jonathan Tinney

Sent: Thursday, November 24, 2016 9:44 AM

To: Lindsay Milburn
Cc: Andrea Hudson

Subject: FW: National Public Polling Results on Homesharing

Attachments: Airbnb -Executive-Summary-EN (1).pdf; CICIC-Polling Data Deck-EN (1).pdf

FYI in case you haven't received yet.

From: Ange Valentini

Sent: Monday, November 21, 2016 5:08 AM **To:** Jonathan Tinney <JTinney@victoria.ca>

Subject: National Public Polling Results on Homesharing

Good morning,

Airbnb is pleased to provide you with the attached CICIC Research and Communication's national public polling results on how Canadians view home sharing. The results of the six surveys, one national and six separate city specific surveys, including Vancouver were undertaken between September 19 and September 30, 2016. This is the first time that any data has been released regarding the views of Vancouver residents on the issue of home sharing.

With roughly 55,400 active Airbnb hosts across the country, Airbnb is an economic lifeline for everyday Canadians. The surveys indicate that the vast majority of Canadians support home sharing and easy to follow regulations for hosts. In total, over 3,600 Canadians were surveyed on how they view home sharing, including over 500 Vancouver citizens.

Thank you for your continued interest in our platform and for your contribution to the establishment of smart, fair rules around home sharing in Vancouver. We look forward to continuing to work collaboratively with the City of Vancouver as they develop guidelines in support of home sharing. Should you have any questions or would like to discuss any of these results in more detail, please do not hesitate to contact me.

Ange Valentini
Senior Associate, Public Policy
Canada

Lindsay Milburn

From: Robert Batallas

Sent: Friday, September 15, 2017 10:55 AM

To: Lindsay Milburn
Subject: FW: Rezoning

My correspondence from today...

From: Ed Tait

Sent: September 15, 2017 9:15 AM

To: Robert Batallas < RBatallas@victoria.ca>

Subject: RE: Rezoning

Robert:

Thank You VERY much for your as always, timely response.....

Regardless it is absolutely terrible news; the City seemingly intends to remove, without compensation a right the Owners of this parcel have had for many years and it seems also, to remove the right of Owners in neighbouring buildings, to continue to operate as they have been and in many cases I am sure, their purchase of the properties was based on the ability to rent as per the zoning which existed when they purchased and which in-fact, exists today....

And yes, unless Council is acting on your recommendation the fault does not lie with you....

It seems to me negative feedback is inevitable.

Best

Ed

From: Robert Batallas [mailto:RBatallas@victoria.ca]

Sent: September 15, 2017 8:19 AM

To: Ed Tait

Subject: RE: Rezoning

Hi Ed, the direction that Council has given is to rezone all property as identified in the map to remove their ability to operate a 'Vacation Rental' which is defined as rentals **less than 30 days**. The rezoning will amend the current definition of Transient Accommodation to remove reference to 'Vacation rental'. There is more detailed information on the City website which help to better explain this matter:

http://www.victoria.ca/EN/main/business/permits-licences/short-term-rentals.html

Please take a look at the website and please feel free to call me if you would like to further discuss. Similarly, you and/or Mr. Farmer may wish to attend the Public Hearing to provide Council with your thoughts on this initiative.

I should be around all day today if you want to call. 250 361-0286

From: Ed Tait

Sent: September 15, 2017 8:09 AM

To: Robert Batallas < RBatallas@victoria.ca>

Subject: Rezoning

Robert:

Further to the property, currently a parking lot, zoned CA-3C at 1624 Store Street....

Would I be correct in my assumption that the meaning of this advertisement is that the City's intension is to leave in place and unchanged, the right the Owners have now, to allow what was referred to as Transient Accommodation to continue...?

Best

Ed

It's your neighbourhood

The Public Hearing is on Thursday, September 21, 2017 at 6:30 p.m. Provide your input.





Get Involved:

If you are interested in being considered, you with City Council at the publichearings@victori



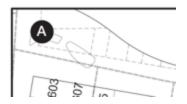
What is being proposed?

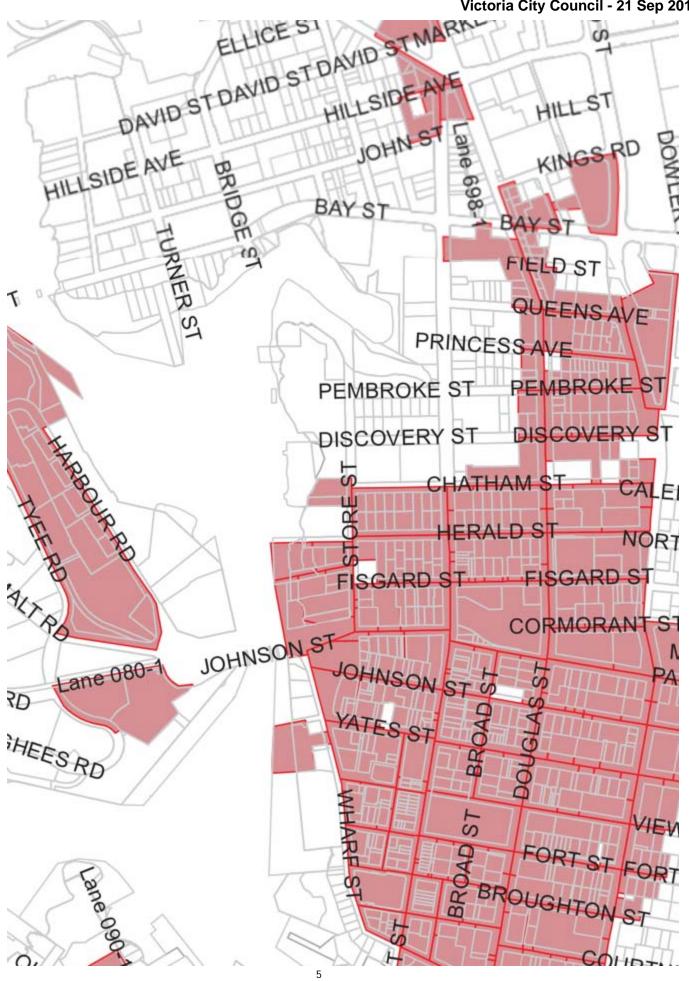
A. Application for Rezoning of Property Known as 1402-1406 Douglas Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1107) No. 17-070;

To rezone the land known as 1402-1406 Douglas Street from the CA-3C Zone, Old Town District, to the CA-82 Zone, Old Town Cannabis 2 District, to permit a storefront cannabis retailer.

New Zone: CA-82 Zone, Old Town Cannabis 2 District Legal Description: The easterly 60 feet of Lot 671, Victoria City







What is being proposed?

A. Application for Rezoning of Property Known as 1402-1406 Douglas Street

Zoning Regulation Bylaw, Amendment Bylaw (No. 1107) No. 17-070:

To rezone the land known as 1402-1406 Douglas Street from the CA-3C Zone, Old Town to the CA-82 Zone, Old Town Cannabis 2 District, to permit a storefront cannabis retailer.

New Zone: CA-82 Zone, Old Town Cannabis 2 District Legal Description: The easterly 60 feet of Lot 671, Victoria City

Existing Zone: CA-3C Zone, Old Town District

Application for Heritage Designation:

Under the provisions of the Local Government Act, the City of Victoria intends to design exterior of the building located at 1402-1406 Douglas Street, legally described as the eafeet of Lot 671, Victoria City, as protected heritage property, under Heritage Designation 1406 Douglas Street) Bylaw No. 17-078.

B. Short-Term Rentals: Proposed Changes to the Zoning Regulation Bylaw

Zoning Regulation Bylaw, Amendment Bylaw (No. 1112) No. 17-084:

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw by amending the de "Transient Accommodation" by removing a reference to vacation rentals, creating "St Rental" as a new use, and by prohibiting Short-Term Rentals except where expressly This amendment bylaw will affect properties throughout the city where Transient Accom is currently permitted as shown below in the maps of the zones, which is also avawww.victoria.ca/shorttermrentals. To check whether a particular property will be affecte contact the Zoning Department at 250-361-0316 or zoning@victoria.ca.|Zoning can also

7

Lindsay Milburn

From: Jonathan Tinney

Sent: Wednesday, February 22, 2017 1:31 PM

To: Councillors

Cc: Jason Johnson; Colleen Mycroft

Subject: Fwd: AIRBNB

Attachments: image001.gif; image002.png; image003.gif; image004.gif; image005.gif

Councillors, please find a note from resident (she requested it be forwarded to Council) and staff's response below. Please let me know if you have any questions.

Regards,

Jonathan Tinney, MCIP
Director - Sustainable Planning & Community Development
1 Centennial Square
Victoria, BC V8W 1P6
250.588.1500

Begin forwarded message:

From: Lindsay Milburn < lmilburn@victoria.ca
Date: February 22, 2017 at 12:03:39 PM PST
To: Jonathan Tinney < JTinney@victoria.ca>

Subject: FW: AIRBNB

My response.

From: Lindsay Milburn

Sent: Wednesday, February 22, 2017 12:03 PM

To:

Cc: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: RE: AIRBNB

Dear Kate,

Thank you for your email. As requested, I have forwarded it on to Councillor Lucas. By way of this email I am also forwarding your concerns on to Mayor and Council at large.

For clarification, short term rentals are regulated under the *Zoning Regulation Bylaw*. The regulations currently in force are as follows:

- ? Transient accommodation (short term rental) is permitted as a use in addition to residential in Downtown Victoria.
- ? Short term rentals are also permitted under the <u>Home Occupation Bylaw</u> in up to two bedrooms within a single family dwelling City-wide.
- ? Short term rentals are not permitted in secondary suites or in any suite in its entirety (e.g. a whole house or apartment) outside Downtown.

? Anyone operating a short term rental is required to have a business license.

It is important to note that Council is considering further regulation of short term rentals. You can read the results of a recent Council workshop on the matter here (item 9), and watch a video of the discussion by following the links to the Committee of the Whole Meeting of January 19, 2017 on this page.

Please let me know if you have further questions or concerns.

Kind regards,

Lindsay Milburn
Senior Planner – Housing Policy
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250-361-0351 F 250-361-0557









From: Kate Hanley

Sent: Tuesday, February 21, 2017 5:26 PM **To:** Lindsay Milburn < limiburn@victoria.ca>

Subject: Fwd: AIRBNB

Begin forwarded message:

From: Kate Hanley | Subject: AIRBNB

Date: February 21, 2017 at 5:01:08 PM PST

To: lmilburn@victoria.com

This afternoon I was approached by a woman in James Bay Square asking me to sign a petition "AGAINST AIRBNB".

I asked her WHY AND WHAT it was actually "against".

She replied that people who operated airbnb rentals were doing it ILLEGALLY - and should have licences just like B&B owners.

Further, that they were taking housing away from the market.

I told her that I, myself, was such an operator of airbnb accommodation and that she was giving out MISINFORMATION (aka lies) to the unknowing public in that no regulations existed such as she wrongly stated.

She rudely replied that I was therefore doing something illegal and was depriving

HALF OF THE CITY OF VICTORIA from obtaining accommodation!!

I stood there a while and can testify that she continued to harass people with her petition - GIVING OUT THE WRONG INFORMATION _ and that most people were actually signing it - being unaware of the true facts. I told her I was reporting her to City Hall - (herewith).

There is an ominous parallel here between what is going on in the U.S. with their so-called president disseminating wrong information (lies) to an unknowing public - in order to obtain their votes.

I think you should be aware of what is going on in James Bay - and maybe elsewhere in town - and investigate this type of misinformation.

Who is this woman who has taken it upon herself to stand for hours each day - and i have been informed by someone - even weeks - to wrangle signatures from the public via MISLEADING INFORMATION?

So that, eventually, when the petition is submitted to whomever it is submitted to - presumably Victoria Council - it will give a MISLEADING request, i.e. requested/signed by people unaware and being mislead of the facts.!

I am told that JBNA is also involved in petitioning in this dishonest way also - so maybe she is connected with that association.

I spoke with Nancy Johnston re this matter and she suggested I write you. Please cc Margaret Lucas on this - I do not have her address

Thank you,

Kate Hanley 228 St. Andrews St.

From: Ange Valentini

Sent: Monday, November 21, 2016 5:08 AM **To:** Jocelyn Jenkyns; Lindsay Milburn

Subject: National Public Polling Results on Homesharing

Attachments: Airbnb -Executive-Summary-EN (1).pdf; CICIC-Polling Data Deck-EN (1).pdf

Follow Up Flag: Follow up Flag Status: Completed

Good morning,

Airbnb is pleased to provide you with the attached CICIC Research and Communication's national public polling results on how Canadians view home sharing. The results of the six surveys, one national and six separate city specific surveys, including Vancouver were undertaken between September 19 and September 30, 2016. This is the first time that any data has been released regarding the views of Vancouver residents on the issue of home sharing.

With roughly 55,400 active Airbnb hosts across the country, Airbnb is an economic lifeline for everyday Canadians. The surveys indicate that the vast majority of Canadians support home sharing and easy to follow regulations for hosts. In total, over 3,600 Canadians were surveyed on how they view home sharing, including over 500 Vancouver citizens.

Thank you for your continued interest in our platform and for your contribution to the establishment of smart, fair rules around home sharing in Vancouver. We look forward to continuing to work collaboratively with the City of Vancouver as they develop guidelines in support of home sharing. Should you have any questions or would like to discuss any of these results in more detail, please do not hesitate to contact me.

Sincerely,



Ange Valentini Senior Associate, Public Policy Canada

From: Victoria E. Adams

Sent: Wednesday, February 1, 2017 5:12 PM

To: Kimberley Stratford

Cc: Lindsay Milburn; Andrea Hudson; Jonathan Tinney

Subject: Questions Re: Short-Term Vacation Rentals

Attachments: Victoria STVR and LTR Housing Questions Final.docx; VICTORIA STVR Final Paper.pdf

Hello Kimberley,

I am attaching a series of questions I have regarding short-term vacation rentals (Airbnb/VRBO units) in the City of Victoria.

I understand that a presentation will be made regarding the topic "Short-Term Vacation Rentals" at the next meeting of the James Bay Neighbourhood Association – Wed., Feb. 8, 2017.

As the City has produced few statistics regarding the impact of STVRs, I do hope that some context will be given to this matter in relation to private property owners (particularly condos in strata councils used as Airbnb rentals), rental accommodation (affecting long-term tenants), hotel/motel/B&B operators, as well as single-family dwelling/secondary suite owners.

I look forward to receiving this information prior to the meeting, or perhaps addressed in the meeting.

Sincerely,

Victoria Adams James Bay resident

From: Lindsay Milburn

Sent: Tuesday, June 27, 2017 12:29 PM

To: 'Danelius Nk'

Subject: RE: Council Meeting June 22nd | Short-term Rentals in Victoria

Hi Danelius & Anita,

On June 22 Council voted to direct staff to prepare bylaw amendments to rezone the downtown to remove transient accommodation as a permitted use in residential buildings.

However, no change will take place without a public hearing; and the public hearing on this matter will likely occur sometime after the summer. So in essence, Council has at this point directed staff to move forward in the process, but no change has yet taken place.

As discussed earlier, legal non-conforming rules will mean that even if Council ultimately votes to rezone the downtown following the public hearing, if a short term rental unit is currently operating in a transient zoned condo, it, and all other units in that building, will retain the right to operate STR legally unless all units cease operations for a period of six months with no intention to resume.

Understanding this is a complicated issue, so if you have further questions or require further clarification, please do not hesitate to give me a call.

Best,

Lindsay Milburn
Senior Planner – Housing Policy
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250-361-0351 F 250-361-0557









From: Danelius Nk

Sent: Tuesday, June 27, 2017 11:18 AM **To:** Lindsay Milburn < lmilburn@victoria.ca>

Subject: Re: Council Meeting June 22nd | Short-term Rentals in Victoria

Hello Mrs. Milburn,

Hope your meeting last Thursday went well.

We just wanted to reach out to you to see if the outcome of the meeting and approved/proposed regulations in regards to short-term rentals in Victoria will affect vacation rental units in existing transient zoned buildings?

Thanks and best regards,

On Wed, Jun 21, 2017 at 11:43 AM Lindsay Milburn < lmilburn@victoria.ca> wrote:

Thank-you for your feedback Danelius. I will ensure your note is forwarded to Mayor and Council.

Best,

Lindsay Milburn

Senior Planner – Housing Policy

Sustainable Planning and Community Development City of Victoria 1 Centennial Square, Victoria BC V8W 1P6

T 250-361-0351 F 250-361-0557









From: Danelius Nk [mailto:

Sent: Wednesday, June 21, 2017 11:36 AM
To: Lindsay Milburn < lmilburn@victoria.ca
Subject: Input Short-term Rentals in Victoria

Dear Mrs. Lindsay Milburn,

I'm writing to you in regards to the most recent discussions in regards to short-term rentals in Victoria.

My wife and I own a vacation rental in Victoria (the building is zoned for transient use and the strata allows short-term rentals as well)

We just wanted to give you some input as to why we think vacation rentals are great for Victoria and its residents that may help in your discussion rounds:

Victoria City Council - 21 Sep 2017

- 1. Our prices are 30-60% cheaper than those of surrounding hotels. The feedback of our guests (mostly families) suggest that if Airbnb/VRBO rentals didn't exist, they would not consider coming to Victoria, because hotel prices are just not affordable for them. Removing short-term rentals from the market "to the greatest extent possible" as stated would only escalate hotel prices and reduce tourism in Victoria.
- 2. The boost in tourism in Victoria over the last few years goes hand in hand with the increase in popularity of short-term rentals and is also a result of it. It caters to a group of people (lower income people and families) that would otherwise not come to our beautiful city. With only hotels in our city, we would limit yourself to mainly higher-income visitors, while families and other groups opt for other vacation destinations.
- 3. Homes that are transient zoned possess an increased value. People that buy and own in these areas/buildings, own or buy exactly for that reason. Taking away that value would significantly impact the value of homes and therefore also jeopardize people's investments.
- 4. The sharing economy will inevitably become a major part of the global economy and by significantly restricting it we would not move with times. Instead, we think, should try and create a level-playing field for hotels and those owner that want to keep their vacation rentals, while making sure that those homes that are zoned for residential use remain residential.

| 5. | Lastly, our vacation home as well as many other places of home owner's would go unused if we weren't able to open it up to vistors. |
|----|---|
| | |

I hope this helps. Please let us know if you require any further input from us.

Sincerely,

Danelius and Anita

From: Victoria Mayor and Council **Sent:** Tuesday, June 20, 2017 4:17 PM

To: Councillors

Subject: Re: Email to Mayor and Council RE: STVR support

Good Afternoon!

Please see below a staff response to an email regarding Short Term Vacation Rentals.

Thank you! Lacey

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6









From: Lindsay Milburn Sent: June 20, 2017 4:15 PM

Subject: RE: Email to Mayor and Council RE: STVR support

Hello,

As noted, an economic opinion was procured by City staff on the impact of short term rentals on the availability and affordability of long-term rental housing in Victoria; however Council has not directed staff to proceed with a deeper analysis of the financial benefit of short term rentals to the City of Victoria, and instead due to the existing shortage of long-term rental housing in the City, has directed staff to focus on ensuring that units developed for residential accommodation be used for the primary purpose of housing to the greatest extent possible.

At this time, the City is not proposing a ban on short term rental, but rather proactive enforcement of current zoning regulations that prohibit STR in areas that are not zoned for transient accommodation, including in single family dwellings (except as a home occupation, meaning up to two bedrooms within a single family home), secondary suites, garden suites, and multi-unit developments with no transient zoning rights. Council has proposed further changes including extending the home occupation bylaw to multi-unit dwellings to permit more residents to list up to two bedrooms in their home as STR, rezoning the downtown to remove transient accommodation as a permitted use, and to explore ways to permit residents to rent out their principal dwelling units for occasional use as STR. Essentially, Council has directed staff to permit STR where it will not have an impact on the long term rental market in order to provide homeowners and renters a means to offset the high cost of housing, but to restrict it as much as possible where STR may be taking units out of the rental pool.

Other regulations including a new STR business regulation system and pro-active enforcement strategy are also under development.

Your comments below have been shared with Mayor and Council and will also be made publically available and circulated on the agenda as part of the correspondence on this matter when any zoning changes go forward. However if

you would like your comments publicly heard at the next Council meeting you (or a representative) will need to request to address Council. Instructions for how to do this are available here: http://www.victoria.ca/EN/main/city/mayor-council-committees/committees/request-to-address-council.html.

Please do not hesitate to contact me should you have further comments or concerns.

Regards,

Lindsay Milburn
Senior Planner – Housing Policy
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250-361-0351 F 250-361-0557









From: John Doe

Sent: June 20, 2017 3:01 PM

To: Ben Isitt (Councillor) < BIsitt@victoria.ca; Geoff Young (Councillor) < gyoung@victoria.ca; Charlayne Thornton-Joe (Councillor) < gyoung@victoria.ca; Margaret Lucas (Councillor) < gyoung@victoria.ca; Chris Coleman (Councillor) < gyoung@victoria.ca; Margaret Lucas (Councillor) < <a href

< MAlto@victoria.ca >; Victoria Mayor and Council < mayorandcouncil@victoria.ca >; |

Subject: Re: Email to Mayor and Council RE: STVR support

I am disappointed you didn't answer my questions. In fact, your response is the exact same one that you sent me when I emailed about a non-related concern months ago.

I would like you to read this out at the council meeting on Thursday, June 22.

My questions are related to the direction the Victoria City council is taking regarding short term vacation rentals. It is apparent, based on recent council meetings and local news interviews, that members of the council are pushing to severely limit if not completely ban short term rentals from within the City of Victoria.

1) How has the Victoria council assessed the financial implications of losing millions of dollars of yearly revenue that flows into the City from short term vacation rental tourism? I cannot find any financial assessments related to this concern. Short term vacation rentals have expanded the City's tourism base to include visitors who are not serviced by the hotel industry or by other accommodation

options. This includes families, people visiting friends and family, visitors who want to visit Victoria for longer stays, and other visitors who are not interested in staying in large hotels. This represents millions of dollars per year that go directly to Victoria residents and small business.

- 2) Good governance does not include making decisions based on conjecture, personal beliefs, and speculation. City staff and a third party consulting company reported in October 2016 that short term rentals have a negligible impact on rental housing and no impact on affordability. Since that report was presented to City council, the council has directed City staff to look into how short term rentals can be severely limited and/or shut down. This is contrary to City staff recommendations. I would like to know what new reports the councillors have in their possession to go against City staff recommendations and in a direction that is contrary to the information provided in the October 2016 report?
- 3) If you move forward to banning short term rentals in this City, how do you respond to concerns from home owners like us on affordability? We have a small secondary suite/in-law suite in our residential home. We use this for my aging parents so that they can stay in town to visit their grandchildren. This suite is vacant approximately 80% of the time. Short term vacation rentals provide us with a rare opportunity to offset some of the very high costs of home ownership we face in this City including very high property taxes, municipal utilities, gas, hydro, insurance, etc. I have seen councillors argue about improving affordability for Victoria residents. What about affordability for home owners?

In my opinion, short term rentals provide many benefits to the City of Victoria. Aside from the obvious financial benefits that are realized by Victoria residents and small business, they also provide an opportunity for homeowners to afford the high costs of living here and owning a home here.

While we feel that hosting short term visitors has been a lot of work, we also feel that it has been a very positive and we can attest to the value that short term rentals bring to our neighbourhood and the community around us, for example:

- 1) We are the most invested in ensuring our neighbourhood is clean and safe and that our house is well maintained because we get rated by our guests on the space that we provide. This benefits our whole neighbourhood.
- 2) We are ambassadors for our City and we promote local business, amenities, and attractions that many tourists would not be aware off. This benefits the region as a whole.

I look forward to your response.

On 16 June 2017 at 18:34, Ben Isitt (Councillor) < BIsitt@victoria.ca > wrote:

Thank you for writing and sharing your concerns.

Ben

Ben Isitt

Victoria City Councillor and CRD Director

Email. <u>bisitt@victoria.ca</u>

Tel. <u>250.882.9302</u>

From: Victoria Mayor and Council Sent: June 15, 2017 10:09 AM

To: John Doe

Subject: Email to Mayor and Council RE: STVR support

Good Morning,

Thank you for your email and attached letter regarding short term vacation rentals in Victoria. Your email and letter has been shared with Mayor and Council.

As you may know, the City of Victoria is actively developing regulations regarding short term rentals and Council has directed staff to develop an enforcement strategy which is expected to come before Council during the Committee of the Whole meeting that is in progress. You can watch the Committee meeting in progress on the City of Victoria's websitehttp://victoria.ca.granicus.com/MediaPlayer.php?view_id=2&event_id=770.

Further discussion and vote on this topic will occur at the Council meeting set for Thursday, June 22 at 6:30 p.m.

Thank you very much for taking the time to share your thoughts with Mayor Helps and the City of Victoria. Input from our citizens helps ensure that we are balancing the views and needs of the community on important decisions. I hope that you will continue to stay engaged on City of Victoria matters. If you are interested in staying up-to-date on City of Victoria news, events, and opportunities for public input subscribe to the City's bi-weekly newsletterhttp://www.victoria.ca/EN/main/residents/communications/e-newsletter.html, visit the City of Victoria's websitehttp://www.victoria.ca/EN/main/residents/communications/e-newsletter.html, or download the City's ConnectVictoria Apphttp://www.victoria.ca/EN/main/city/mayor-council-community-drop-in.html>. Mayor Helps also holds regular Community Drop In sessionshttp://www.victoria.ca/EN/main/city/mayor-council-committees/mayor-lisa-helps/mayors-community-drop-in.html> which are open to all members of the public.

Sincerely,

Lacey Maxwell
Correspondence Coordinator
Mayor / City Manager's Office
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

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[Description: Description:

cid:image005.gif@01CF3C88.FC1AFE40]http://www.linkedin.com/company/city-of-victoria-bc?trk=biz-

companies-cym>

From: John Doe

Sent: June 14, 2017 3:16 PM

To: Victoria Mayor and Council < <u>mayorandcouncil@victoria.ca</u>>

Cc: Lindsay Milburn < lmilburn@victoria.ca>

Subject: STVR support

I wish to remain anonymous because I fear reprisal if there is increased enforcement of STVRs.

I am disappointed to find out that City council in Victoria is pushing forward on policy to reduce, if not ban, short term vacation rentals. This is despite City staff recommendations. City staff have reported that based on a third party analysis commissioned to review STVRs in Victoria, that "it is not possible to argue that there is a significant and persistent negative impact of STVR on rental housing stock" and banning STVRs "would not likely improve affordability" (October, 2016).

I would like the City to make available to me, and to provide at the next council hearings on this matter (scheduled for June 15), the detailed report on whatever information and sources council is using to direct policy. I expect this data must be contrary to the specific information that I have provided in quotes above and I assume that it has been made available to council after the October 7, 2016. This new data must be made available to the public.

I would also like to receive the report on the financial implications of removing STVRs from the City of Victoria's revenue stream. Using information in City reports, the estimated 300 units based on 60% occupancy may generate in excess of \$15,000,000. Furthermore, enforcement options are estimated to be significantly costly. Removing this much revenue from the City is financially irresponsible; however, I assume that the councilors would not make policy decisions regarding STVRs without a full financial analysis. Please make this available as personal opinions are not appropriate.

Hotel reports (that do not want the added competition) and reports from opponents of STVRs are not acceptable sources based on the obvious bias.

It has come to my attention that there have not been very many people to come forward at council meetings in support of STVRs though there has been a small group of the same people who regularly attend to protest. Operators of STVRs cannot come forward at these meetings for fear of reprisal by a City council which includes individuals who have often affirmed their personal beliefs that STVRs should be banned. Personally I feel that those councilors should not be included in any decision making on the matter because personal beliefs acted upon without supporting data (and in this case in contradiction to City staff recommendations) show an obvious conflict in interests and that those councilors should be recused. If it was possible for supporters to STVRs to come forward I'm sure they would, but consider this, if there are 300 units in the City there are 300 supporters, and anyone who has stayed in an Airbnb or VRBO would be hypocritical to not support them.

We can speak specifically to the use of a small secondary suite in our primary residence. Here are some of the positive benefits we experience:

- * Increased income We find it very challenging to afford to own our house in this city given the very high property taxes and other expenses. We have invested in a small, self-contained suite because of the potential income offered by using it as a STVR. This suite is now also used to house my aging parents when they come into Victoria to visit their grand children. Much of our added income from our unit is fed directly back into the community and our house.
- * Greater investment in our community and neighbourhood To succeed at the STVR system we have to provide an excellent experience for our guests. As such, we are now more committed than ever in ensuring our community, house, and neighbourhood reflects all the best that Victoria has to offer.
- * Social capital We truly enjoy meeting visiting families from around the world. We are also keen ambassadors for our city promoting local business and attractions.

Operating a STVR certainly requires work; however, we feel that there are many benefits, more than I have outlined above, and that these come in the form of both financial and social benefits. We also provide a different type of housing, one that isn't serviced by the hotel system. Our housing supports visiting families (about 65%) and longer term vacationers or people who are visiting Victoria to stay near to friends and family (about 30%). Only about 5 to 10% are individuals or couples that may stay in a downtown hotel if our place was not available (though I would argue that they may find that cost prohibitive).

Finally, any steps you take to reduce or ban STVRs should be taken very carefully. People book their vacations months in advance. If you cancel those vacations you will seriously tarnish the reputation of Victoria as a welcoming tourist destination.

Please reply to my email and the questions I have provided. I will also read through the council meeting minutes to ensure that my questions have been addressed.

Thank you

From: Lindsay Milburn

Sent: Monday, August 14, 2017 11:59 AM

To: 'Alison Malis'
Subject: RE: General Inquiry

Hi Alison,

While the rules around tenancy issues including eviction are outside the City's purview (they are regulated by the province through the Residential Tenancy Act), the City does have existing rules around where short term rentals are permitted in its Zoning Regulation Bylaw. The City is also currently actively working on creating new Short Term Rental regulations as well as a proactive enforcement scheme. For details, please see the City's STR webpage: www.victoria.ca/shorttermrentals.

In terms of recourse, tenants in BC can appeal eviction decisions through the Residential Tenancy Branch by applying for dispute resolution (http://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/solving-problems/dispute-resolution/applying-for-dispute-resolution). Residents of Victoria who believe short term rental is occurring illegally can report a suspected zoning bylaw violation to our Bylaw Services Department. More information on that process can be found here: http://www.victoria.ca/EN/main/city/bylaw-services.html.

Please let me know if you have further questions or concerns.

Lindsay Milburn
Senior Planner – Housing Policy
Sustainable Planning and Community Development City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250-361-0351 F 250-361-0557

----Original Message-----From: Alison Malis

Sent: Friday, August 4, 2017 11:29 AM

To: Public Service Centre - Internet email <publicservice@victoria.ca>

Cc: Lindsay Milburn < lmilburn@victoria.ca>

Subject: RE: General Inquiry

Thanks for your reply

It's a building that my daughter lives in. It's an unethical move by the landlord owner and my daughter plans on disputing it through the appropriate channels, but surely in a city with such a low rental vacancy rate this shouldn't be allowed. I have no problem with homeowners renting out suites or rooms as short term rentals, but evicting long-term tenants under the guise of "family" occupancy and then placing the units on AirBNB should be illegal. It's certainly unethical. And greedy. And as the mayor lives in James Bay she should have a vested interest in this kind of scam, right?

Alison Malis

----Original Message-----

From: Public Service Centre - Internet email [mailto:publicservice@victoria.ca]

Sent: August 4, 2017 9:51 AM

To:

Cc: Lindsay Milburn < lmilburn@victoria.ca>

Subject: RE: General Inquiry

Good morning Alison,

Thank you for contacting the City of Victoria. I have forwarded your email regarding the City's position on short term vacation rentals to a senior planner who oversees our housing policies. I did get an automatic reply stating that she is away on vacation until August 14th. If you would like to speak to someone sooner than that, please feel free to contact our Community Planning Department directly at 250-361-0382.

Thanks very much,

Sommer Fernandes
Public Service Centre
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6 T 250.385.5711 F 250.361.0317

----Original Message-----

From: webforms@victoria.ca [mailto:webforms@victoria.ca]

Sent: August 3, 2017 3:32 PM

To: Public Service Centre - Internet email

Subject: General Inquiry

From: Alison Malis

Email:

Reference: http://www.victoria.ca/EN/main/city-hall.html

Daytime Phone :

Victoria City Council - 21 Sep 2017

It's come to my attention that a landlord in James Bay is evicting tenants one by one on the "family use" clause, but three of the units that have been vacated through eviction are now on AirBNB. what is the City's position on this?

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify The City of Victoria immediately by email at publicservice@victoria.ca. Thank you.

IP Address: 207.6.163.68

From: Lindsay Milburn

Sent: Thursday, February 16, 2017 8:32 AM

To: 'Fisher House'
Subject: RE: STR/PST

Thank you, your message has been forwarded to Mayor and Council.

----Original Message----

From: Fisher House

Sent: Thursday, February 16, 2017 6:54 AM To: Lindsay Milburn < lmilburn@victoria.ca>

Subject: STR/PST

Dear Lindsay,

We, as members of Victoria's Best B and B's, would like to also support the repeal of the PST exemption for units less than four for the reasons laid out in Ian McPhee's letter.

Personally, while I see it as an inconvenience and feel that it may impact my business somewhat in that I won't be able to offer as competitive a rate, I feel it may be the only way to get AirBnB in line. I believe it's more a CRA issue with AirBnB operators evading paying any tax, but at least if they are accountable to the province, there will be some record of the operation at least. It is absolutely essential that this is enforced municipally, though.

On another note, I feel that certain members of the council recusing themselves during discussion is harmful. I understand they cannot be seen to "influence", however, they should be there to provide information. When the experience leaves the room, the remainder of Council is making decisions in a vacuum ignorant of the current situation.

Sincerely, Jennifer and Calvin Smith Fisher House Bed & Breakfast Best BnB Victoria Executive

Sent from my iPhone

From: Lindsay Milburn

Sent: Thursday, February 16, 2017 12:23 PM

To: 'Victoria E. Adams' **Subject:** RE: STR/Renters

Hi Victoria, thanks for the info. I will review. Re your question on complaints, per Bylaw Services, we receive on average 2-3 complaints about STRs monthly.

- Lindsay

From: Victoria E. Adams

Sent: Thursday, February 16, 2017 9:14 AM **To:** Lindsay Milburn < lmilburn@victoria.ca>

Subject: Re: STR/Renters

Hello Lindsay,

Thank you and your Bylaw Enforcement colleague for the STR presentation to JBNA last night. I would be interested to know how many inquiries and complaints the City of Victoria has received over the past year regarding short-term vacation rentals – aka – Airbnb, VRBO, HomeAway etc.

I see that the City is now redefining transient accommodation from "Short-Term Vacation Rentals" to "Short-Term Rentals". Perhaps this is to suggest that an income-accommodation suite can be used for multiple purposes throughout the year: seasonal student use (Sept.-May), and for short-term vacationers over the summer months.?

Until the appearance of online accommodation platforms (over the past five years), residential rental real estate was available primarily for use by long-term tenants. Now a higher revenue stream can be earned in a shorter period of time from tourists who are seen as "higher value" customers than local residents. When STRs are operated primarily as untaxed and unregulated business ventures, it's not difficult to understand why some home owners believe their "property rights" to use them as they wish trump those of their neighbours and other members of the community who are impacted by STVRs and subsidize their STVR privileges. It is interesting to note that 59% of Victoria households who are tenants do not have the privilege of sub-letting their units or a portion of them for use by tourists. Some may conclude that the notion of housing equity might well be biased in favor of STR business home-owners and tourists as opposed to local home-owners and long-term tenants using homes as shelters not investment vehicles.

As for the data concerning the number of STR units exceeding long-term rentals, they are derived from primary and proxy sources: AirDNA/Airbnb and Craigslist. Please see page 34 of my "Home-Truths...Report" to Council.

I have also attached other data (Census 2016 on dwelling counts and unoccupied units) which I am sure you have already seen. I have used the same census tract information to identify the distribution of these unoccupied dwellings in Victoria's neighbourhoods. And, I enclose a Letter to the Editor regarding the impact

of vacant units (particularly furnished units used as secondary short-term rentals) on the permanent rental housing stock supply for long-term tenants.

I understand your limitations as the only social planner in the city with no resources to undertake necessary research in the critical area of housing. I would be pleased to work with you on a volunteer basis to help fill the knowledge gap as navigating in an environment of uncertainty and complex stakeholder interests can be very challenging.

Hope to see you at the Housing Network forum later today.

Sincerely,

Victoria Adams

From: Lindsay Milburn

Sent: Thursday, February 16, 2017 8:07 AM

Subject: STR/Renters

Hi Victoria,

Was good seeing you last night. You mentioned the number of STR units in Victoria is higher than the number of long term rental in the City; could you share your data source for that statistic please? Are you using numbers from Inside AirBnB?

Thanks kindly,

Lindsay Milburn
Senior Planner – Housing Policy
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250-361-0351 F 250-361-0557









From: Victoria E. Adams

Sent: Friday, January 13, 2017 2:39 PM

To: Chris Coates

Cc: Jonathan Tinney; Lindsay Milburn

Subject: Submission of paper for Committee of Whole Workshop on Short-Term Rentals (PDF

attached)

Attachments: VICTORIA STVR Final Paper.pdf

Chris Coates City Clerk City of Victoria

I am forwarding you a copy of my paper, "Home Truths: Implications of Short-Term Vacation Rentals on Victoria's Housing Market", as a contributing document for consideration of Council and staff regarding their upcoming workshop on Short-Term Vacation Rentals.

The purpose of this paper is to invite discussion among home-owners and tenants; hoteliers and tourism operators; policy analysts; planning professionals and politicians about the growing impact of home-sharing platforms—Airbnb, VRBO and HomeAway, on the character of our City's neighbourhoods. What are the consequences for the City's housing market, in light of the rental housing shortage, low vacancy rate, soaring rents and housing prices, and the increasing prevalence of evictions and homelessness?

Many factors—demographic, economic, and social—affect our shifting urban landscape. One factor that exacerbates the growing conflicts between property-owners, tenants, and neighbours is the rapid growth of the "home-sharing" economy and the shift of residential property (the need for shelter) to an investment vehicle.

Who enjoys the economic benefits of short-term vacation rentals, suite deals? Tourists, family members, and friends looking for an inexpensive alternative to a hotel; or, owners of private homes and condos who rent out space to help pay down their mortgage and the online accommodation platforms which charge a fee for booking and services. What makes this such a compelling case? Unlike the City's other traditional accommodation suppliers, this new "sharing" economy enterprises remain untaxed, unlicensed and unregulated.

This paper examines the impact of this new economy in areas where short-term holiday home rentals overlap with a dwindling supply of rental housing stock. New high-rise condo developments, their concentration in the downtown hotel zone and nearby neighbourhoods such as James Bay and Fairfield, are playing out in a City comprised of tenant households and a growing homeless population; this, amidst an influx of more than three million tourists annually.

The paper's grass-roots examination of how an emerging home-sharing economy affects the quality of life of residents in the "City of Gardens," raises important questions: How do we balance individual freedoms and social consequences? Do property rights trump matters of social justice and community well-being? What public policies are needed to guide local government re decisions that can prohibit, regulate or promote various technologies impacting our City? Should government action be based on identified special interests? Or should it be based on balancing wide-ranging personal choice with the well-being of all citizens?

I sincerely hope that the information provided in this document will be considered in light of a complex and changing situation with regard to the impact of short-term vacation rentals on the housing and accommodation sector in Victoria, B.C.

Should you require any additional information, please do not hesitate to contact me.

Victoria Adams James Bay resident

From: Alex Dagg

Sent: Wednesday, September 28, 2016 7:16 AM

To: Lindsay Milburn

Subject: Vancouver housing study

Attachments: TheAirbnbCommunityInVancouver-September2016[3][2].pdf

Please find attached a study regarding Airbnb and the Vancouver Housing Market authored by Airbnb's Head Economist, Peter Coles, that was released today. Thank you for your continued interest in our platform and for your contribution to the establishment of smart, fair rules around home sharing in British Columbia. Should you have any questions or would like to discuss any of these issues in more detail, please do not hesitate to contact me.

--|--

> Alex Dagg Public Policy Canada

From: Michael Geoghegan

Sent: Tuesday, January 10, 2017 11:00 PM

To:Lindsay MilburnSubject:Zillow report

Dear Lindsay:

Thanks for taking my call today. You mentioned that the report regarding short term rentals (STR) is not coming out now til Friday and that council will be having a meeting to discuss the report Friday morning at 9am. I am hoping that you have had a chance to read the Zillow report re: STR

http://www.zillow.com/research/short-term-home-rentals-zhpe-13927/

The growing presence of short-term room and home rental services like Airbnb and HomeAway are not impacting the overall supply or affordability of rental housing in a meaningful and large way, according to experts, though some smaller effects may be felt in certain markets or segments.

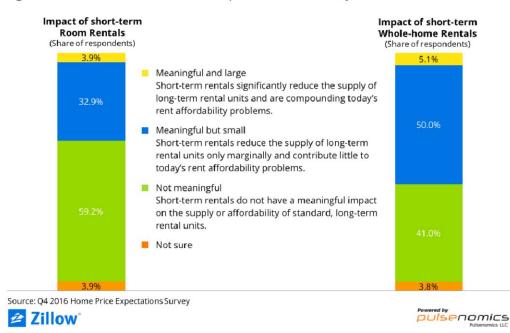


Figure 1: How do short-term rentals impact rent affordability?

Just 5.1 percent of housing

experts with an opinion said the ability to rent entire homes for short periods would have a meaningful, large impact on the supply and affordability of more traditional, longer-term rentals, according to the Q4 Zillow Home Price Expectations Survey (ZHPE). [1] An even smaller share, just 3.9 percent, said the ability to rent smaller rooms within a larger home would have a meaningful and large impact on the overall rental market (figure 1).

I look forward to further discussions with you and Mayor and Council on this matter.

| Sincerel | ly, |
|----------|-----|
|----------|-----|

Michael Geoghegan

cell



This email has been checked for viruses by Avast antivirus software. www.avast.com

From: Victoria E. Adams

Sent: Friday, August 11, 2017 1:30 PM **To:** Lindsay Milburn; Jonathan Tinney

Cc: Kimberley Stratford; Ben Isitt (Councillor); Margaret Lucas (Councillor); Jeremy Loveday

(Councillor)

Subject: AIRBNB RECENT RESEARCH STUDIES - POLICY AND PLANNING

Attachments: etd10101_SGriffiths (1).pdf

Attention: City of Victoria

Jonathan Tinney

Director of Sustainable Planning & Community Development

Lindsay Milburn

Senior Planner - Housing Policy

Kimberley Stratford

Neighourhood Coordinator – James Bay

Councillors: Issit, Loveday, and Lucas

In light of Council's recent deliberations regarding possible changes to STR transient zoning downtown, and a possible regulatory policy framework for STRs in Victoria, I am forwarding you two studies recently completed on the matter of Short-Term Vacation Rentals (Canadian academic research papers re: STR policy and planning implications related to housing and tourism).

- -- Sarah Griffiths (Simon Fraser University, School of Public Policy) "Where Home Meets Hotel: Regulating tourist accommodations in the age of Airbnb (Spring 2017).
- -- David Wachsmuth (McGill University, School of Urban Planning) "Short-term cities: Airbnb's impact on Canadian housing markets" (August 8, 2017).
- NOTE: The second report will be sent under separate cover.

I have read both papers and feel that they offer an important practical planning perspective on the challenging issue of regulatory changes or policy implications for short-term vacation rentals to address the matter of protecting long-term rental housing stock, integrating alternative tourist accommodation opportunities, and curbing the commercialization of housing in the city, particularly with regard to the implications of STRs in neighbourhoods.

Sincerely,

Victoria Adams James Bay resident

From: Jonathan Tinney

Sent: Thursday, October 6, 2016 11:40 AM

To: Lindsay Milburn
Cc: Andrea Hudson

Subject: FW: Airbnb - talk about a ban?

Attachments: 12 Reasons to support Airbnb and the home sharing economy.pdf

For inclusion in the council package. JT

From: Lisa Helps (Mayor)

Sent: Monday, October 3, 2016 7:40 AM **To:** Jonathan Tinney <JTinney@victoria.ca> **Subject:** Fwd: Airbnb - talk about a ban?

Here's another

--

Lisa Helps
Mayor, City of Victoria,
www.lisahelpsvictoria.ca
250-661-2708
@lisahelps

"We're all just walking each other home." - Rumi

Begin forwarded message:

From: Liza Rogers

Subject: Airbnb - talk about a ban?

Date: 27 September, 2016 7:13:02 PM PDT

To: <<u>ccoleman@victoria.ca</u>>, <<u>bisitt@victoria.ca</u>>, <<u>jloveday@victoria.ca</u>>, <<u>mlucas@victoria.ca</u>>, <<u>pmadoff@victoria.ca</u>>, <<u>cthornton-joe@victoria.ca</u>>,

<gyoung@victoria.ca>, <malto@victoria.ca>, <mayor@victoria.ca>

Good evening Mayor and Councillors

Please find attached 12 reasons to support Airbnb and the home sharing economy

I hear rumblings of an outright ban and I'd like to know more about when there will be an opportunity to hear and learn more about this idea.

Pasted below are my points in the event that you prefer not to open documents.

Thanks for reading.

| 170 |
|-----|
| 1/1 |

12 Reasons to support Airbnb and the home sharing economy:

Please note: these are simple bullet points that have facts and case studies to back them up. Arguments against these points are welcome and encouraged.

- 1. Allows young people to enter the buyer s market and therefore open up rental stock that they had been occupying
- 2. Enables single people affected by death or divorce to hold on to their homes and maintain independence and self-sufficiency
- 3. Creates new service jobs such as housekeeping, renovations, landscaping etc
- 4. Keeps the middle class in the city rather than pushing them out to suburbs
- 5. Helps to keep local people in the city rather than having only people who earn their income elsewhere and live mostly elsewhere
- 6. Gives travellers the options to stay with families and have a true local experience; This is an overall global theme in travel and tourism and is bringing people to our cities
- 7. Encourages community and connection and offers locals and visitors opportunities to learn about other countries and cultures
- 8. When correctly operated, offers a safe, low risk effective way to add an income stream to those who need to earn extra money to make life more affordable
- 9. Offsets the shortage of hotel space we currently face
- 10. Offers people the opportunity to stay in large family homes that might otherwise be sold or bulldozed and replaced (often by foreign owners)
- 11. Actually allows the unaffordable to become more affordable to an entirely new sector of citizens
- 12. Offers temporary housing to people moving to Victoria who need a place to stay while settling in to a new area

Solutions to the apparent causes of Airbnb creating a rental crisis

| } mi | Create a peer / neighbourhood approval process that ensures properties meet inimum standards of compliance, and care |
|----------|---|
| } | Tax Airbnb owners at a fair rate |
| } | Impose a maximum number of properties owned and operated |
| } the | Offer free courses on how to set up Airbnb in the city and surrounding areas within e guidelines set by government |
| } | Build more rental units |
| } | Set up an Airbnb hotline for complaints and compliments |
| } | Ensure understanding of the entire picture which includes the pros and cons |
| Liz | za Rogers |
| | |
| _ | |
| | |
| Co | za Rogers mmunity Connector & Consultan |
| | Con-nec-tor � a human social network � hub� responsible for bringing people from different cial, cultural, professional, & economic circles together� |

From: Jonathan Tinney

Sent: Thursday, April 13, 2017 8:13 PM

To:gordon clarkCc:Lindsay MilburnSubject:RE: Vacation Rentals

Gordon,

Thanks very much for your note. It will be provided to Council for their consideration of this matter when it comes back to them later on this Spring.

Regards,

Jonathan Tinney

From: gordon clark

Sent: Wednesday, March 29, 2017 11:30 AM **To:** Jonathan Tinney <JTinney@victoria.ca>

Subject: Vacation Rentals

I understand Council is considering various options for regulation of short term rentals.

As an owner/manager of a five bedroom vacation property close to d/t victoria I would like to share my experience and thoughts re this issue.

Firstly let me address the issue of competition to the "hotel" industry. Based on my experience travellers who opt for short term vacation rental properties are simply not interested in the hotel experience. The vast majority of our guests are made up of family reunions, class mate reunions, wedding parties, alumni friends or simply groups of personal friends and business associates that gather for reconnecting, rest and recreation, or business meetings. They value the fact that they are all under one roof with full cooking and outdoor leisure facilities. Being close to d/t makes it easy for them to walk to nearby services, indeed most of our guests fly or sail into the city. If properties such as ours that can handle larger groups did not exist they simply would not choose Victoria as a destination. Based on the many positive testimonials we receive it is clear that our guests value the opportunity to be in home away from home and would not be meeting in victoria if our type of accomadation did not exist. (would be happy to provide web site address to anyone wanting to review our property and guest comments).

Having said that I would be more than happy to contribute to a tourism fund and/or purchase a business licsence to legitimize this burgeoning industry and would encourage City Hall to recognize that short term rentals can be an important part of Victoria's hospitality industry and indeed compliments offerings of "hotels" as opposed to competing with them.

Secondly there is the issue of short term rentals impacting on longer term rental stock, especially for the more affordable rent market. I'm sure there is some impact but we cant "throw out the baby with the bathwater".

Victoria City Council - 21 Sep 2017

The shared economy is here to stay because it addresses a large market demand and should be regarded as a service which is an important part of victoria's hospitality/tourism industry. Increasing rental stock for lower income earners

can best be addressed by government initiatives/subsidies other than severe restrictions on the short term sector. Case in point is my property. Prior to converting to short term I rented my property long term (which was fully furnished) for \$3500/ mo.

The cash flow with the two options is very similar, difference being much higher operating costs with short term including wages for management, maintenance/upkeep, and turn over cleaning costs. Short term allows myself and family to use and constantly improve and care for the property when unoccupied. We constantly get compliments on how our property is presented and pride ourselves in being an important part of Victoria's tourism industry while at the same time being a good neighbor. In over four years of offering short term accomadation we have never had concerns expressed from neighbors and have a good relationship with them.

I can appreciate the fact that short term would not be suitable in certain residential neighborhoods however would encourage any restrictions to recognize areas compatible with vacation rental. In my case the property is actually the only single family house you will come across amidst proffessional offices and multi family residential.

I appreciate the opportunity to express my experience with short term rentals and hope that they are considered by Council. Please get back if you require any additional info. I would be happy to meet with any Council or staff member to discuss this issue.

Sincerely Gord Clark

From: Community Planning email inquiries
Sent: Tuesday, April 11, 2017 10:06 AM

To: Lindsay Milburn

Subject: FW: Controls on vacation rentals in downtown

Hey Lindsay -

I think this one is also for you:)

Thanks, Quinn

----Original Message-----

From: Susan Read

Sent: Saturday, April 08, 2017 11:12 AM

To: Community Planning email inquiries < Community Planning@victoria.ca>

Subject: Controls on vacation rentals in downtown

Community Planning Committee:

From your report, one of the goals of solving the housing crisis is to make downtown a vibrant and affordable community for locals. However, after my husband and I tried to purchase a condo in the downtown area after looking for over a year, our efforts were stymied by the skyrocketing prices and a large number of units being used to rent short-term to tourists. I can appreciate owners wanting to make money from their investments but this trend is having a major impact on the housing crisis. I believe some controls should be imposed; at least a business tax like hotels and bed and breakfasts have to pay to level out the playing field. Also, perhaps some tax benefits can be given to those who rent out for longer terms like six months to a year. I believe Victoria's downtown core's vitality will continue to be jeopardized if some measures are not taken. Some communities like Tofino have imposed restrictions on short-term rentals. Perhaps we should look at their policy or others to gain some control over the situation. As a side note, my husband and I gave up on living downtown and bought a condo in the Fernwood area.

Thank you for listening,

Regards, Susan Read

From: Pamela Martin on behalf of Council Secretary

Sent: Friday, June 23, 2017 12:47 PM

To: Lindsay Milburn

Subject: STVR

Hi Lindsay,

We got the below email from a gentleman who spoke last night on STVR. I've responded to him and forwarded this to Council, but was told that you also get anything relating to STVRs.

Thanks!

Pamela Martin Council Secretary Legislative Services City of Victoria 1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0617 F 250.361.0348









From: Blake MacKenzie

Sent: Friday, June 23, 2017 12:04 AM

To: Council Secretary < councilsecretary@victoria.ca>

Subject: Re: Thank you for your submission - City of Victoria - Address Council Form

Hi Pamela,

As I mentioned in my presentation to council tonight that I would send to council information how the City of Seattle is providing a framework to regulate the short term rental industry.

Can you please pass this on to council for information purposes.

https://www.seattle.gov/council/issues/regulating-short-term-rentals

It might help since Seattle council was at the point where Victoria council is today over a year ago.

They are facing affordable housing issues identical to Victoria, Vancouver, and Portland.

It is by far the most progressive, fair, and balanced approach to regulate the industry while using it to raise funds for affordable housing initiatives.

Thank you.

| - | | | ~~ | |
|---|------|----|------|-------|
| В | lake | Ma | cK 6 | enzie |

From: webforms@victoria.ca [mailto:webforms@victoria.ca]

Sent: Monday, June 19, 2017 6:33 PM

To: Council Secretary < councilsecretary@victoria.ca>

Subject: Thank you for your submission - City of Victoria - Address Council Form

Name: Blake MacKenzie Date: June 19,

2017

Address: 106 - 1016 McCallum Road

I wish to appear at the following Council meeting: June 22, 2017

I represent: North West Vacation Rental Professionals Association

Topic: Short Term Rentals

Action you wish Council to take:

Work to preserve short term rentals of all sizes in Victoria, however, under a licensing framework that is fair to all types of furnished rental owners. We also support the creation sales tax that supports local affordable housing initiatives or includes the industry into the hotel room tax. Not to ban whole houses or homes owned by true vacation rental owners since they have been doing this for well over 20 years in our city.

CONTACT INFO:

Contact Name: Blake MacKenzie

Contact Address: 1016 McCallum Road, Unit 106, Victoria, BC, V9B 4C6

Contact Phone Number:

Contact Email:

| From: | Danelius Nk | | | | | |
|---|--|--|--|--|--|--|
| Sent: | Wednesday, June 21, 2017 11:36 AM | | | | | |
| To: | Lindsay Milburn | | | | | |
| Subject: | Input Short-term Rentals in Victoria | | | | | |
| Dear Mrs. Lindsay Milburn, | | | | | | |
| I'm writing to you in regards to the most | recent discussions in regards to short-term rentals in Victoria. | | | | | |
| My wife and I own a vacation rental in V | ictoria (the building is zoned for transient use and the strata allows short-term rentals as well) | | | | | |
| We just wanted to give you some input as to why we think vacation rentals are great for Victoria and its residents that may help in your discussion rounds: | | | | | | |
| 1. Our prices are 30 – 60% cheaper than those of surrounding hotels. The feedback of our guests (mostly families) suggest that if Airbnb/VRBO rentals didn't exist, they would not consider coming to Victoria, because hotel prices are just not affordable for them. Removing short-term rentals from the market "to the greatest extent possible' as stated would only escalate hotel prices and reduce tourism in Victoria. | | | | | | |
| 2. The boost in tourism in Victoria over the last few years goes hand in hand with the increase in popularity of short-term rentals and is also a result of it. It caters to a group of people (lower income people and families) that would otherwise not come to our beautiful city. With only hotels in our city, we would limit yourself to mainly higher-income visitors, while families and other groups opt for other vacation destinations. | | | | | | |
| 3. Homes that are transient zoned possess an increased value. People that buy and own in these areas/buildings, own or buy exactly for that reason. Taking away that value would significantly impact the value of homes and therefore also jeopardize people's investments. | | | | | | |
| 4. The sharing economy will inevitably become a major part of the global economy and by significantly restricting it we would not move with times. Instead, we think, should try and create a level-playing field for hotels and those owner that want to keep their vacation rentals, while making sure that those homes that are zoned for residential use remain residential. | | | | | | |
| 5. Lastly, our vacation home as well as n | nany other places of home owner's would go unused if we weren't able to open it up to vistors. | | | | | |
| I hope this helps. Please let us know if yo | u require any further input from us. | | | | | |
| Sincerely, | | | | | | |
| Danelius and Anita | | | | | | |
| | | | | | | |

From: Miko Betanzo

Sent: Monday, September 18, 2017 9:04 AM

To: Lindsay Milburn

Subject: FW: Dockside Green Questions

Re. the request for STR correspondence.

Miko Betanzo

Senior Planner – Urban Design Sustainable Planning & Community Development City of Victoria, 1 Centennial Square, Victoria BC V8W 1P6 mbetanzo@victoria.ca

T 250.361.0604 F 250.361.0386









From: Jim Handy

Sent: July 6, 2017 8:34 AM

To: Tom Zworski <tzworski@victoria.ca>; Miko Betanzo <mbetanzo@victoria.ca>; Thom Pebernat

<tpebernat@victoria.ca>; Lindsay Milburn <lmilburn@victoria.ca>; Alison Meyer <ameyer@victoria.ca>; Andrea Hudson

<AHudson@victoria.ca>

Subject: FW: Dockside Green Questions

FYI

From: Jim Handy

Sent: July 6, 2017 8:33 AM

To:

Subject: Dockside Green Questions

Dear Mr Lawson

Thank you for your email received June 26, 2017.

Firstly we would like to clarify that the 'change of use' from a residential to a retail use would require a Building Permit and not a Development Permit (unless exterior changes to the building are being proposed, then a Development Permit may be required to evaluate those changes for compliance with the applicable Design Guidelines for Dockside Green). The purpose of the Building Permit is to ensure compliance with the BC Building Code. For further advice relating to the Building Permit process please contact our Permits and Inspections Team on 250 361 0344.

A residential apartment, whether occupied by the owner, or a person renting the property on a long term or short term basis, has the same specification requirements under the Building Code and, therefore, a Building Permit is not usually required to allow the use of a condominium as a short term rental. A retail use has different requirements under the BC Building Code i.e. different exiting requirements, fire resistance specifications etc., hence a Building Permit is required for a change of use from residential to retail. The same would apply to the conversion of a residential unit to a pub or restaurant (i.e. a Building Permit would be required). Again, our Permits and Inspections Team will be able to advise

Victoria City Council - 21 Sep 2017

further on matters relating to the BC Building Code. Other approvals may also be required for commercial uses, i.e. a Liquor License for a pub, and we would assume that permission from your Strata Corporation would also be required to the change the use of a residential unit to a commercial operation.

As you may be aware, your property is Zoned CD-9 Zone, Dockside District. 379 Tyee Road is situated in sub-area DA-A of the CD-9 Zone which lists "retail" and "transient accommodation" as permitted uses. The CD-9 Zone does place a maximum limit on the amount of retail permitted on the Dockside lands and includes regulations relating to the maximum floor plate of any retail unit. If you are able to provide further specific information about the proposed retail business (the nature of the business, the floor area, parking, location etc.) we will be able to confirm whether the use is in compliance with the Zone or whether further approvals are required.

With respect to your second question, regarding the interaction between Transient Accommodation and Multiple Dwelling, we have the following comments:

"Transient Accommodation" as defined in the Zoning Regulation Bylaw describes an activity or a use that can be carried out on the land or in a building in a zone where that is permitted. It does not describe a particular type of structure or building – it can be carried out, subject to other lawful limitations, in any building or structure in the same zone.

A "Multiple Dwelling" describes a type of a building that can be constructed and operated within a zone where it is permitted. It should be noted that not only does the definition of "Multiple Dwelling" specifically identify it as a building, it also does not require that the building be used exclusively for residential purposes. Any building that has three or more self-contained dwelling units is a Multiple Dwelling, even if it contains other, non-residential, uses.

As a result, it is possible (subject to specific zoning provisions) for Transient Accommodation to be carried out in a building that is a Multiple Dwelling. At this point, it is worth noting that reference to "permitted residential use of a dwelling unit" in the definition of Transient Accommodation (a term you highlighted in your original email) is part of an exemption which allows for accommodation of visitors and other guests and is not a general limitation on the scope of Transient Accommodation. In other words, nothing in the existing definition prohibits Transient Accommodation use in a self-contained dwelling unit.

There is no doubt that the existing zoning bylaw was written before heightened interest in short-term vacation rentals occurred and, as a result, its provisions are not specifically crafted to deal with issues associated with such uses. That is why City Council has recently directed staff to explore amendments to City's bylaws, including the Zoning Regulation Bylaw, to better regulate short-term vacation rentals, including to prohibit them in zones that were intended as residential zones. We expect such amendments to be brought forward in the next few months.

This brings me to your third question regarding proposed business regulations. As was explained in the staff report to Council, the purpose of the new regulations would be to better regulate the short-term vacation rentals where they are permitted to address various issues and problems associated with their operations. You are correct that there already are some regulations in place that apply to vacation rentals as they apply to all businesses. The intention of the new regulations is to supplement existing regulations with provisions which are better suited to the realities of the shared economy. With regard to the existing strata rules (under the Strata Property Act), it is not intended that the City regulations would in any way affect existing strata rules. Rather, the intention is to make City regulations work in concert with other rules. For example, at this time the City does not have the authority to deny a Business Licence for an operation that does not comply with a strata bylaw. Under the proposed regulation, an applicant for a Business Licence would have to demonstrate that the proposed operation complies with strata bylaws.

We trust that the commentary above answers your questions.

Regards

Jim Handy, MCIP RPP Senior Planner - Development Agreements Sustainable Planning and Community Development Department City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0523 **F** 250.361.0386









Home Truths: Implications of ShortTerm Vacation Rentals on Victoria's Housing Market

An Independent Citizen's White Paper by Victoria Adams

Victoria, B.C. 1/13/2017

Table of Contents

| Execu | tive Summary | 4 |
|-------|--|-------|
| Chant | er 1. Introduction | 6 |
| - | | |
| 1.1 | Overview | 6 |
| 1.2 | Victoria explores options to regulate short-term vacation rentals | 8 |
| Chapt | er 2. Situational Analysis | 9 |
| 2.1 | The shifting housing landscape | 9 |
| 2.2 | Victoria's rental housing market context | 11 |
| 2.3 | Beyond the bravado, buildings and beautiful gardens | 12 |
| 2.4 | Airbnb and the "sharing" economy | 14 |
| Chapt | er 3. Victoria's Short-Term Vacation Rental Market and Long-Term Rental Housing Mark | et 16 |
| 3.1 | Salient features of the short-term vacation rental market in Victoria | 16 |
| 3.2 | Victoria's long-term rental housing market | 25 |
| 3.2.1 | Population and housing tenure | 25 |
| 3.2.2 | Composition and location of the housing stock | 29 |
| 3.2.3 | Vacancy rates, rents, and demand for rental housing | 33 |
| 3.2.4 | The impact of Airbnb units on the secondary rental housing market | 35 |
| 3.2.5 | Household incomes of renters and owners | 37 |
| 3.2.6 | Residential building costs and home prices | 38 |
| 3.2.7 | Housing market changes and the impact of gentrification in James Bay | 39 |
| Chapt | er 4. Implications of the Expanding Short-Term Vacation Rental Sector | |
| • | toria's Tourist Accommodation Market | 43 |
| 4.1 | A snapshot of short-term vacation rentals, long-term rentals, | |
| | and tourist accommodation in James Bay | 45 |
| 4 2 | What's missing from this nicture? | 49 |

| Chapt | ter 5. Conclusions & Housing Policy Implications | 51 |
|-------|--|----|
| 5.1 | The social effects of increased tourism and the home-sharing economy on Victoria | 53 |
| 5.2 | Grappling with the consequences of short-term vacation rentals | 54 |
| 5.3 | Balancing the conflicting interests of home-owners, renters, and hoteliers | 56 |
| 5.4 | Recommendations and reflections | 58 |

Executive Summary

Canadian author Yann Martel has characterized his homeland as "the greatest hotel on earth: it welcomes people from everywhere".

This is an apt description of why owners of this second-largest piece of real estate in the world are eager to capitalize on every underutilized room, empty condo suite, or temporarily vacant home they can.

The question is: What happens to a community or indeed an entire country that sees itself as a convenient impermanent waystation or a speculative real estate opportunity with no lasting responsibilities attached?

If you're Mark Zuckerberg, the immensely wealthy founder of Facebook's 1.7 billion world-wide fan club, you have the answer: "find a way to change the game so it works for everyone." And the name of the game in the 21st century is maximizing profit just as it has been for hundreds of years. The name of the game may have changed, based new business models and technologies, but the game always promises to deliver perks and premiums for all those willing to pay the price. Let no one forget however, that like all games, there are winners and losers.

In the last decade, there has been an explosive growth in a new game - the online "home-sharing" market that connects people seeking short-term lodging with those who wish to rent their property to leisure or business travelers. These platforms charge a fee for hosting residential listings, managing bookings and payment, and providing additional services such as insurance. Airbnb, the largest of these home-sharing platforms, established in 2008, is now a company valued at more than \$40 billion, with more than three million listings worldwide and hosts in 190 countries and 34,000 cities.

In 2015, Airbnb hosts with more than 50,000 listings in Canada, provided accommodation to more than 327,000 guests from across the country and elsewhere. Some 935,000 travelling Canadians also stayed with Airbnb hosts located in the country and beyond its borders. Airbnb says 85 percent of its global hosts rent out their primary residences in large cities five or six times a month as a modest way to supplement their income.

This "disruptive" peer-to-peer technology has changed the travel and accommodation landscape significantly, increasing competition for large-scale commercial hotel operators and smaller independently owned bed-and-breakfasts. It has also had a significant impact on the traditional rental housing market in major urban areas which provide permanent accommodation for workers, families, and retirees.

What these "home-sharing" ventures often overlook is the potential negative impact on permanent accommodation availability in cities with affordable rental housing crises. In particular, what goes unmentioned is the fact that the most significant source of home-sharing revenue for Airbnb, VRBO and other tourist accommodation platforms comes from absentee multiple listing landlords and real estate speculators who operate entire units or buildings as unlicensed, unregulated, and untaxed commercial hotels.

The new 'collaborative consumer' model espoused by Airbnb and others is based on leveraging the existing housing market while generating income and retaining profits outside the formal regulatory and taxation environment. This novel form of enterprise poses a challenge for local governments: (1) how to address the severe shortage of shelter together with soaring prices of housing and rents in urban areas and, (2) how to handle effectively and equitably the complex issue of regulating and taxing this new transnational home-sharing enterprise.

A 2015 study by Chris Gibbs¹ of Ryerson University's Ted Rogers School of Management and the hospitality consulting group, HLT Advisory, showed the growth of Airbnb across Canada and its negative impact on hoteliers particularly in four major cities: Toronto, Ottawa, Calgary and Vancouver. The author concluded his findings with the recommendation that municipalities carefully consider regulatory and licensing issues relating to the operation of Airbnb and other similar platforms.

This independent white paper explores the issue of home-sharing, in particular, the potential impact of Airbnb on the rental housing market British Columbia's capital city, Victoria. It draws on the timely research of Karen Sawatzky, a former Victoria resident who has just completed her S.F.U. Master of Urban Studies thesis, "Short-Term Consequences: Investigating the Nature, Extent and Rental Housing Implications of Airbnb Listings in Vancouver." Her thesis also considers the important research findings of the Canadian Centre for Policy Alternatives on the impact of Airbnb in Toronto.²

While this paper does not purport to be authoritative academic study, it nevertheless contemplates, from a thoughtful citizen's perspective, the overall changes that are taking place in the urban landscape with a view to assessing the impact of home-sharing in a popular tourist destination. Today, the City of Victoria has 955 active Airbnb listings, or one short-term vacation rental listing for every 87 inhabitants, while the neighbourhood of James Bay has one Airbnb listing for every 60 residents³. In addition to Victoria's experience with the new lodging model, the author also considers the experience of local governments expressed by members of the Union of B.C. Municipalities and Tourism Victoria. These stakeholders try to balance the needs of permanent residents needing affordable, accessible places to live, while recognizing the need to cater to tourists looking for accommodation be it in hotels and motels, guest houses and bed-and-breakfasts as well as granny suites and condo units.

This paper provides no definitive answers. It does however create a foundation for citizens, urban professionals, and decision-makers to discuss issues of home-sharing, the costs and benefits of short-term rentals to individuals and to the community, and shed light on policy guidelines that may help develop an appropriate regulatory framework to solve issues related to licensing, compliance, and enforcement of a burgeoning new sector of the 21st century economy.

¹ Dr. Chris Gibbs, "Airbnb...& The Impact on the Canadian Hotel Industry", Ted Rogers School of Hospitality and Tourism Management, (PowerPoint Presentation), June 2016.

http://www.ryerson.ca/content/dam/tedrogersschool/htm/documents/ResearchInstitute/CDN_Airbnb_Market_Report.pdf

² Zohra Jamasi, Trish Hennessy, *Nobody's Business: Airbnb in Toronto*, (Toronto: Canadian Centre for Policy Alternatives), September 2016.

³ Data based on third-party analytics firm, Airdna (December 1, 2016) and Airbnb (December 31, 2016).

Chapter 1. Introduction

1.1 Overview

The City of Victoria is experiencing a significant redevelopment of its existing housing stock, involving demolition of older single family homes and low-rise wood-frame apartment blocks, particularly in the downtown core and in the adjacent neighbourhoods of James Bay and Fairfield.

Victoria is now ranked the second least affordable place to live in Canada. *The 2016 Demographia International Housing Affordability Survey* indicates that a home in B.C.'s capital city now has a price tag that is more than 6.9 times the median household income of the area. In their view, a home in this City is "seriously unaffordable" to many buyers and is certainly well beyond the financial means of most renters.

While Victoria may have been named by *Conde Nast Traveler* as the seventh best city to visit in the world, tourism being its second largest industry, there remains an unanswered question: Can the City's infrastructure be sustained by hospitality alone? Must the City's permanent residents and their quality of life be sacrificed in order to attract the lucrative domestic and off-shore transient tourist trade?

According to Victoria. Citified.ca⁴, the real estate buying frenzy which has seen a soaring market over the past two years is far from over. One of the top five-busiest months in the city's real estate history, reveals that pre-sale prices for new construction and resale homes are hitting new highs as inventory falls. In other words, the demand for accommodation is outstripping supply in a tight housing market.

The median price for a single-family home in what Mayor Helps calls a "21st century world leading city"⁵ is now \$650,000. As for condos, the benchmark price is \$371,300 up 22 percent over November 2015. With a modest increase in the number of condos 171 versus 159 sold over this time last year, and a consistently low inventory, it takes on average only 33 days to sell a condo unit now (compared to 62 days in November last year), according to The Condo Group⁶.

Victoria is now the recipient of affluent newcomers: Vancouverites cashing out on homes and buying condos here, and Prairie retirees seeking a comfortable climate and cozy condos. The city attracts well-paid civil servants and an increasing segment of high-tech millennials who like to bike or walk to work. Added to the mix is a small but growing cohort of overseas investors who are seeking a safe place to park their funds while their children pursue an education in the city.

⁴ Mike Kozakowski, "One year in, Victoria's real-estate buying frenzy far from over", Ctified.ca, November 2, 2016. http://victoria.citified.ca/news/one-year-in-victorias-real-estate-buying-frenzy-far-from-over/

⁵ Lisa Helps, "A look back at 2016 with Victoria Mayor Lisa helps", Victoria News, December 30, 2016, p. A5. http://www.vicnews.com/news/408809005.html

⁶ The Condo Group.com, Victoria Real Estate: VREB Releases its November Numbers, December 2, 2016.

In this growing capital region economy, we are witnessing increasing income disparities and uneven distribution of wealth both of which are having a significant impact on the quality of life of residents. And, as a popular island tourist destination, we are seeing profound impacts on this port city from millions of tourists flowing through it, in addition to the growing in-migration of financially secure retirees from the Lower Mainland and elsewhere across the country. Some of the most significant impacts are felt by tenants who represent 60 per cent of the city's households. In a tight rental housing market with a vacancy rate of 0.5 per cent, one can expect to pay an average of a \$1,000 a month for a one-bedroom apartment in Victoria.⁷

It is in this context we see the impacts of economic change playing out in the City of Victoria, particularly in the competitive housing market. There is a growing trend toward infill densification, demolition of older homes and low-rise apartments, and replacement with multi-storey condo developments in the downtown area and surrounding neighbourhoods. In this urban environment, there is an increasing displacement of tenants as property owners convert their units to cater to the rapidly growing and highly profitable short-term vacation rental (STVR) market rather than the long-term renters (LTRs). With more than 1,700 rental condos in the downtown area, many condo owners see a business investment opportunity in renting out entire suites at premium prices to capitalize on the tourist demand for non-hotel lodgings.

Not surprisingly, the growth of the short-term vacation rental market now referred to as the "alternative accommodation" market is also having an impact on the existing hotel industry, half of which is located in the City of Victoria. The general manager of the Inn at Laurel Point in James Bay says that competition from Airbnb and other short-term rental services, which has grown to 1,000⁸ or more units, is now a threat to the hotel industry in Victoria⁹. To put this in perspective, this new accommodation niche now represents the equivalent of one-third of the hotel room capacity for the City. (The Downtown and Inner Harbour is home to 30 hotels with 3,186 rooms.)

The same hotelier pointed out that the STVRs have a distinct advantage over hotels. The Airbnb and other similar home-sharing units don't pay the City's 3 per cent marketing tax on accommodation, the Province's 8 per cent room tax, Provincial and Federal Sales Tax or Income Tax. In addition to taking a bite out of hotel industry revenues, he added that STVRs are now posing an additional concern, increased pressure on employee housing. Apparently his new assistant manager who recently moved to Victoria was unable to move into an apartment when the landlord decided instead to list it in on Airbnb.

⁷ Canada Mortgage and Housing Rental Market Report Victoria CMA, Fall 2016, p.8.

⁸ Insideairbnb.com http://insideairbnb.com/victoria/ on August 1, 2016 reported 1,691 listings for the Greater Victoria area while Airdna LLC (US) https://www.airdna.co/city/ca/victoria on December 1, 2016 reported 937 Airbnb active listings for the City of Victoria.

⁹ Deborah Wilson, "Victoria hotelier calls for fair taxation of Airbnb rentals", CBC, November 29, 2016. http://www.cbc.ca/news/canada/british-columbia/victoria-airbnb-hotels-taxes-1.3871973?cmp=rss

Housing for hotel and resort industry employees is also a significant issue in the tourist town of Tofino, B.C. which has recently taken steps to regulate Airbnb rentals.

1.2 Victoria explores options to regulate short-term vacation rentals

It is in this context that Victoria City Council received an October 27, 2016 report from staff on Short-Term Vacation Rentals¹⁰ assessing the impact of short-term vacation rentals on the rental housing pool with options to regulate Airbnb and other similar short-term vacation rental platforms.

This report included a brief opinion on "Short-Term Vacation Rentals Policy" given by a Vancouver-based urban planning consultant to the City, several personal testimonials relating the benefits of short-term rentals to property owners. It is interesting to note that Airbnb has established more than 100 clubs for hosts and guests globally, with the hope that these active home-sharing "community members" will become a political force to shape local regulation in its favor.

In addition, the report also narrowed the discussion to four possible options for regulating short-term vacation rentals and summarized their advantages and disadvantages.

- 1) Prohibit STVRs throughout the city. (This option was not recommended, without referencing the experience of several tourist destinations¹¹ in Florida). Staff's primary objection is based on the premise that this option "removes property owners' existing development entitlements". There is no consideration of whether the existence of what some see as 'pseudo hotels' in residential neighborhoods, could lead to disillusionment with local government who may be perceived as ineffective in protecting the interests of local tax-paying citizens including renters. *Note: The City of Richmond, BC voted on January 10, 2017 to ban short-term rentals, according to The Globe & Mail.*
- 2) Continue to permit STVRs but with limitations.
- 3) Maintain current development rights in zoning, communicate licensing requirements for data collection, and prohibit STVRs in affordable housing projects funded by the City.
- 4) Permit STVRs throughout the city.

Staff recommended option 3 as the best policy option, with a view to continuing to monitor the situation and discuss it further at a workshop for Council in January 2017.

¹⁰ Jonathan Tinney, Director, Sustainable Planning & Community Development, City of Victoria, "Short-Term Vacation Rentals". Report to City Council, October 7, 2016. https://victoria.civicweb.net/FileStorage/D755644EC04447E0876D7DB7C2D22B84-report%20short%20term%20vacation.PDF

¹¹ Chabeli Herrera, "How \$20,000 fines have made Miami Beach an Airbnb battleground", Miami Herald, November 27, 2016, http://www.miamiherald.com/news/business/biz-monday/article117332773.html and Gwen Filosa, "Key West cracking down on vacation rentals", Miami Herald, May 19, 2016. http://www.miamiherald.com/news/business/biz-monday/article117332773.html

Chapter 2. Situational Analysis

2.1 The shifting housing landscape

The United Nations recognizes housing as a fundamental human right; however, there is no guarantee of the right to shelter for everyone in Canada. What can be said is that governments at all levels are committed to improving the quality of life for residents by increasing jobs, the tax base, purchasing power, diversity as well as availability of goods and services, amenities and infrastructure to serve the needs of the community. At the foundation of this economic development rationale is the notion that the ownership of private property will spearhead and sustain the growth of communities together with the health and well-being of people.

In fact, this "home-ownership" ethos is one of the primary guiding principles to ensure the economic vitality of British Columbia according to the real estate industry:

"Realtors believe home ownership is the dream of most British Columbians and deserves a preferred place in our system of values. Home ownership contributes to community responsibility; civic, economic, business and employment stability; family security and wellbeing." ¹²

It also appears that this thesis of the real estate industry is the rationale behind the City of Victoria's housing strategy, particularly with regard to options for regulating short-term vacation rental properties. The staff report¹³ indicates the preferable option is one that "maintains existing property owners' rights in the downtown core where transient accommodation use is permitted" and avoids "removing property owners existing development entitlements."

The 2011 National Household Survey (NHS) indicates that housing for 87 per cent of Canadians is provided through the private market, with than two thirds of households owning their own homes while 31 percent rent. In the province of B.C., 70 percent of households own homes while 30 percent rent. What is significantly different in the City of Victoria, is that 60 per cent of households (24,820) rent compared to 40 percent who own their own homes.

Home-ownership in Canada has been consistently subsidized by all levels of government through the tax system including home-owner grants for improvements such as energy conservation, disability alterations, etc. From a housing perspective, the introduction of a capital gains tax (with the exception of a principle residence) and the elimination of investment real estate as a tax shelter for other income (that resulted in the boom in the construction of apartment buildings prior to 1972) were said to have a

Page 656 of 855

¹² The Victoria Real Estate Board http://www.vreb.org/about-vreb/quality-of-life, p. 4.

¹³ Tinney, City of Victoria Short-Term Vacation Rentals Report, p. 6.

profound effect on the housing landscape across the country.¹⁴ Removing the incentives to build rental accommodation encouraged a market shift towards home ownership in the 1970s, particularly with the rise in popularity of the fragmented home-ownership model, known as strata title properties or "condominium" units.

During the early 1980s, with a downturn in the economy, the federal government offered interest free loans to developers in order to increase jobs in the construction industry and subsidize a small portion of units for low-income and special needs tenants. Increasingly however, the responsibility for housing has been devolved from the federal and provincial governments to local governments. This shift in the allocation of increasingly limited tax dollars onto municipal authorities is now placing ever greater pressures on taxpayers who must also carry the growing and costly infrastructure upgrades for roads, bridges, and ports, as well as utility, water, and sewage systems.

The housing market in this country has consistently favored home-owners. Canadian housing policy researcher, David Hulchanski, points out that Canada's housing system is comprised of a primary and secondary group, each with its own distinct and unequal range of government activities and subsidies. The primary part of the housing system represents the majority of Canadian households including most home-owners and those tenants who live in the higher end of the market. The secondary housing part consists of tenants in the lower portion of the rental market and lower-income home-owners in rural areas.

This dual housing policy recognized by all three levels of government assists home-owners and neglects tenants. Hulchanski suggests that because Canada has never had a policy of tenure neutrality, i.e. providing assistance to home-owners and tenants equally, the consequence is that the housing policy has subsidized home-ownership for the past 45 years.¹⁵

Today's home-owners in the country, on average have twice the income of tenant households. So, it is not surprising that housing developers and the municipal authorities, who regulate them, are committed to supporting the flow of benefits and amenities to wealthier homeowners. These may include re-writing bylaws such as those in the City of Victoria to encourage urban agriculture revenue-generating opportunities for property-owners, rain-water rewards to reduce stormwater user fees for home-owners, segregated off-leash dog walking parks for canine owners who live in private homes as well as the provision of property tax deferrals for senior home-owners. Few if any of these benefits are available to tenant households in the City of Victoria, 25 percent of who currently spend more than 50 percent of their before-tax household income on rent plus utilities¹⁶.

What is apparent in this cursory examination of the rental housing market is the dearth of information available on the status of renters, particularly their current needs and gaps in services. While Canada Mortgage and Housing (CMHC) collects rental housing data, it does so in a limited fashion, focusing on

¹⁴ The Rental Housing Index, Examining the Rental Housing Market in British Columbia, Hannah M. McDonald, UBC MSc. Planning Thesis, U.B.C., 2015, p. 5.

¹⁵ Ibid., p. 13.

¹⁶ Ibid., p. 23

larger purpose-built rental structures and the break-down of units by key neighbourhoods. However, CMHC fails to identify smaller purpose-built rentals: apartments (with fewer than 3 units), rented single-family dwellings/duplexes/triplexes, rented condos, and secondary suites and accessory garden suites by neighbourhood or by age of structure. As a consequence, the private sector rental housing market profile remains incomplete at best, ignoring for the most part smaller non-corporate landlord properties. These house seasonal tenants, particularly students, 80 percent of whom cannot find accommodation on campus at the University of Victoria.

2.2 Victoria's rental housing market context

The months-long presence and plight of homeless people living in tents on the grass outside the B.C. Law Courts in downtown Victoria in 2016, covered by the local and national media, drew attention in a profound manner to the unresolved crisis of providing shelter for many of our most vulnerable citizens.

Although raised in a family home in the Lower Mainland, I have spent my entire adult life as a renter in many towns and cities across Canada. Based on my own experience as a tenant for 17 years in my father's birthplace, Victoria, I have witnessed the growing gentrification of my own neighbourhood, James Bay. I have also seen the growing displacement of hundreds of tenants due to the extensive refurbishment of high-rise apartments and the demolition of older homes replaced by multi-storey condominiums, well beyond the ability of many middle-income residents to buy or even to rent.

It is disconcerting to live in a place where home-ownership is an unattainable dream for many young working families. If city centres are transformed into high-rise "smart" glass towers with high security systems that welcome only well-heeled tourists accommodated in suites owned by absentee landlords, whose quality of life does the city really support and sustain?

As housing costs soar, even here in a quaint colonial outpost on the southern tip of Vancouver Island, tenants, who form the majority of the City's households, are facing a chronic rental shortage, exacerbated by consistently low vacancy rates. When not faced with eviction due to condo conversions, hundreds now are threatened by a growing 'renoviction' trend in the City. These factors are also compounded by sharp increases in rents for upgraded apartment units and luxury-priced condos, and an increasing trend among landlords to impose costly fixed-end leases to avoid rent controls. Not surprisingly, this precarious state of affairs weighs heavily upon students, seniors, and moderate income working people whose only affordable option is renting as opposed to buying a roof over their heads.

As if this were not enough, many new condo owners are now purchasing units as investment properties in the core area and surrounding neighbourhoods, while owners of single-family "character" home are building garden flats and converting their secondary suites. This is not being done to accommodate long-term tenants, but rather short-stay vacationers willing to pay premium prices for places near tourist attractions. This growing trend by property owners, property managers and corporate housing investors in major cities around the globe who use online platforms, like Airbnb, VRBO and others to

market short-term vacation rentals, is now another factor reshaping the urban housing landscape. This notion of freedom to use one's property as an investment vehicle rather than a principal residence has potential negative consequences for many neighbourhoods by potentially limiting options for non-homeowners to find appropriate and affordable shelter.

This context has prompted me to ask: What is the extent and nature of Airbnb listings in the City of Victoria? What are the implications of that information in relation to the rental housing market here as well as possible regulatory options for short-term vacation rentals in the City.

2.3 Beyond the bravado, buildings, and beautiful gardens

The City of Victoria's Strategic Plan 2015-2018 states that: "Victoria is a leading edge capital city that embraces the future and builds on the past ... Victoria is a city that is liveable, affordable, prosperous and vibrant, where we all work in partnership to create and seize opportunities and get things done." ¹⁷

Prior to the arrival of the European explorers in the late 18th century, Victoria was inhabited by the Coast Salish Nation including the Songhees and Esquimalt indigenous people. In 1841, the Hudson's Bay Company established its first trading post. Later a fort and settlement was built, followed by the City's development as a port, supply base and outfitting center in the Gold Rush of the 1850's. Victoria's position as a commercial center gradually diminished with the expansion of the trans-Canada railway, as roads and infrastructure for the province and growing international trading hub of Vancouver emerged in the early 20th century.

The provincial capital, incorporated in 1862, is home to a population of 83,000 and serves a metropolitan administrative center for a region comprised of 360,000 inhabitants. Greater Victoria's population is projected to grow by 4.5 percent every 5 years between 2010 and 2025, ¹⁸ while the City's population is expected to increase by approximately 20,000, reaching 100,000 by 2041. The most salient changes in demographics over the next three decades¹⁹ are the proportion of residents over the age of 65 forecast to increase dramatically from 17% to 29% of the total population. A BMO Wealth Study recently indicated that 15 percent of Canadian baby boomers are planning to retire in Victoria. During the same time frame, the proportion of children and young adults is anticipated to decline; families are encouraged to seek accommodation on the booming West Shore or Saanich peninsula rather than in the city.

Today, the city's economy is based on providing jobs in government services, health care, and education and retail services. The City continues to fulfill its traditional role as a pre-eminent tourist destination and maritime service sector through its naval base and private sector shipyard maintenance work.

¹⁷ City of Victoria Strategic Plan 2015-2018, Amended February 2016, p. 1.

¹⁸ Mayor's Task Force on Economic Development and Prosperity, p. 29.

¹⁹ City of Victoria, Official Community Plan – July 2012 (Updated June 23, 2016), p. 21.

However, the thrust of new economic initiatives is based on diversification through the expansion of a its preeminent high-tech industry comprised of more than 800 firms with 23,000 employees generating an annual revenue in excess of \$3.5 billion dollars. ²⁰

Today more than 39 percent of the total income in the region depends on public sector employment, whereas tourism accounts for six percent of the regional income. Non-employment sources of income such as pensions, investments, and government transfer payments account for slightly more than one-third of Greater Victoria's total income.

The "City of Gardens", boasts of more than 1,000 hanging flower baskets in summer, offering residents and more than 4 million visitors annually a taste of its temperate climate, based on more than 2,000 hours of sunshine and 66 cm of rainfall yearly. Among its assets are: Victorian heritage architecture, a scenic Inner Harbour cityscape, natural green spaces including the venerable Beacon Hill Park, numerous walking and bike paths, not to mention its historic museum and other cultural amenities that invite both residents and visitors from afar to enjoy them.

The most pressing urban issues facing the City are those related to land management and development, significant infrastructure upgrades and transportation network redesign. But more importantly, one of the critical questions is how to accommodate the anticipated growth in population and changes in the regional economy over the next several decades. This is no small matter when the city and region are facing major natural hazards such as earthquakes, wind and storm surges, as well as climate change—which represent a significant threat to life and property. Little attention has however been paid as to how to mitigate such risks while furiously expanding high-priced residential development in the core. Without a serious emergency plan for the City, or a long-term development plan (taking into consideration high-risk areas and extensive reconstruction following a major disaster re ports, roads, bridges, utilities and underground services)—citizens and tourists alike would be left to fend for themselves.

Victoria's economy has traditionally relied on public administration jobs but these may be curtailed during long-term slow growth periods, while the tourism sector faces numerable challenges: a strong Canadian dollar, demanding cross-border security, higher energy costs associated with an island location and increased competition from the dozen surrounding regional municipalities offering greater supplies of commercial and industrial land and major retail expansion opportunities.

The most noticeable test, however, will be felt in the capacity of the City to integrate new ground-oriented housing under the existing zoning structure in a well-built environment. This is also compounded by the question of how to accommodate high to medium densities in the core area and housing within the neighbourhoods that is more affordable, and development in village areas that also supports shops, services and amenities within walking distance of households.

²⁰ Viatec http://www.viatec.ca/cpages/about

Few purpose-built apartments have been constructed over the past four decades. As a consequence, the market for condominiums, new multi-storey buildings and those converted to condos in high-rise apartment blocks (particularly in the downtown urban core areas) has increased the competition for both potential homeowners and real estate investors. Meanwhile, the older rental housing stock (built prior to 1971) is deteriorating or reaching the end of its life cycle and will eventually need to be replaced.

With the cost of land and construction in urban areas increasing significantly over the past decade, and growing servicing costs, municipal governments are expanding their tax base primarily through higher density, premium-priced multi-storey condominium properties. The growing trend toward neighbourhood gentrification poses a dilemma. Can affordable rental housing units be built in cities to fulfill the growing demand for 1) workforce housing, and 2) accommodation for many seniors on fixed incomes or those with special needs living on modest incomes. There is however a growing divide among home-owners and tenants when it comes to quality of housing in the city. While new housing units conform to the new seismic building codes, the old rental housing stock may be receiving a premium makeover but they are not being upgraded to seismic standards. After a major earthquake, it will be rental properties that will sustain the burden of catastrophic loss, and it will be tenants who will be obliged to live without shelter on the streets.

2.4 Airbnb and the "sharing" economy

The fast-growing "sharing" economy is emerging as a disruptive force reshaping the economy in transportation (Uber and Lyft ride-sharing/delivery services, or Google's driverless cars), online retail platforms such as Amazon, social-media information sharing platforms like Facebook and Twitter, or shared travel accommodation platforms such as Airbnb, VRBO, and HomeAway.

Airbnb, one of the brightest stars of the 'sharing economy,' was established in 2008 after their American founders rented out an airbed in their spare room in San Francisco to bring in some extra cash. Almost ten million 'shared' lodgings listings later, this \$40 billion (US) home-sharing digital platform now does business in 190 plus countries and 34,000 cities— soundly trouncing the business valuations of their main competition, hotel chains like Hilton, Marriott, and Hyatt, while operating with limited regulation or oversight.^{21, 22,} And, while many celebrate the arrival of juggernaut Airbnb on the urban landscape, (the largest lodging company in the world, with more than 3.1 million rooms), some see the heart of their cities imploding, like the people of Paris, France.²³

²¹ Matt Egan, "Hilton: We're not scared of Airbnb", CNN, October 28, 2015 http://money.cnn.com/2015/10/28/investing/airbnb-hilton-hotels/

²²Brian Solomon, "Airbnb Raising More Cash at \$30 Billion Valuation", Forbes.com, Sept. 22, 2016. http://www.forbes.com/sites/briansolomon/2016/09/22/airbnb-fundraising-850-million-30-billion-valuation/#540496eb66f2

²³ Alison Griswold, "Paris is blaming Airbnb for population declines in the heart of the city", Quartz, Jan. 5, 2017.

This year the company will have booked \$12.3 billion²⁴ in rentals all over the globe, while the number of guests is expected to soar to a half-billion by 2025 according to the investment firm Cowen & Company. Billed as an alternative accommodation service, this privately held company that does not disclose its revenue or losses, reportedly reached \$900 million in revenue in 2015.

This is remarkable for a "gig economy" company, almost a decade old that offers a digital platform linking home-owners looking to rent out surplus space with travellers seeking a local, non-hotel experience. Not your average home-sharing short-term sub-letting business, the Airbnb model promotes and facilitates a variety of financial services including insurance-like products to hosts and guests, while maintaining centralized control of all listings. In return, Airbnb takes a 3 percent commission (before fees and taxes) from home-owner "hosts" while "guests" pay Airbnb an additional service charge of approximately 6-12 percent on all bookings.

The company makes a number of claims concerning its positive impacts on the quality of life in cities whose "people-to-people platform ...by the people and for the people that was created during the Great Recession to help people around the world use what is typically their greatest expense, their home, to generate supplemental income."

In November 2015, Airbnb launched its "community compact" as a first step in establishing relationships with the cities in which it does business. The purpose of such a commitment is to "work with our community [of hosts] to help prevent short-term rentals from impacting the availability and cost of permanent housing for city residents".

It is precisely this underlying pledge to its home-sharing partners which is at the heart of whether this business model serves only homeowners and short-term vacation renters at the expense of long-term local tenants. Slee (2015)²⁵ argues that while the "sharing" economy allows its members "access" to the use of a variety of assets such as cars, power tools, talents of others and homes (whose owners are members of a self-regulated network) linked to each other by way of a peer-to-peer platform, the business model is a form of unregulated monopoly to maximize profits for the platform owners, intermediaries and retailers.

These alleged benign on-demand home-sharing platforms do more than disrupt the economies of expensive hotel chains. They foster a new form of privileged consumption, and market 'lifestyle as a service'. Locals will find themselves expelled from their homes to satisfy the self-serving needs of short-term property owners catering to an influx of tourists. This will lead to a precarious, unsustainable state of affairs for all cultures and subcultures. As contradictions sharpen, politicians and citizens alike will be asked to choose sides; however, this matter is never addressed in the new STVR policy for the city.

²⁴ Katrina Brooker, "Airbnb's Ambitious Second Act Will Take It Way Beyond Couch-Surfing", Vanity Fair, November 2016, http://www.vanityfair.com/news/2016/11/airbnb-brian-chesky

²⁵ Tom Slee, What's Your's is Mine – Against the Sharing Economy (OrBooks, January 1, 2015)

Chapter 3. Victoria's Short-Term Vacation Rental Market and the Long-Term Rental Housing Market

3.1 Salient features of the short-term vacation rental market in Victoria

The City of Victoria Staff Report, October 7, 2016 to Council on "Short Term Vacation Rentals" contains a selection of testimonials from local residents extolling the benefits of this new tourism industry in town. These remarks focus, among other things on, "12 Reasons to support Airbnb and the homesharing economy". These include everything from:

- assisting new home-buyers entering the housing market to pay off their mortgages,
- creating new service jobs as housekeepers, part-time maintenance contractors,
- relieving shortages in hotel space, and
- helping visitors stay in large family mansions that "might be sold, or bulldozed and replaced (often by foreign owners).

Other Airbnb supporters highlight the "nurturing community" virtues of the Airbnb experience for visiting grandparents who can stay nearby their families in neighbourhoods, as well as offering respite places for hospital patients, home-stay locations for visiting students and as "affordable getaways after exams". They go further by suggesting that by sharing secondary suites in homeowner-occupied houses and making connections with guests near and far, hosts can make an income that allows them to keep their homes and make a valuable contribution to local economy without any measurable negative impact on the existing rental stock in Victoria.

Apparently the Airbnb data shared by these supporters revealed that 539 hosts earned an average of \$5,700 annually for 49 days worth of tourist accommodation, generating more than \$3 million in revenue for the hosts and additional guest expenditures of \$5,128,000 for the local economy.

However, what these testimonials didn't say is that if these tourists came to Victoria, they would have spent their money on a host of goods and services whether or not they stayed in Airbnb units or in a hotel. Furthermore, where is the evidence to assert that a tourist in Victoria is worth more than a permanent resident? Tenants pay rent, buy groceries and other goods and services, pay income taxes, property taxes and utility fees. Airbnb tourists pay no lodging taxes, no sales tax - in fact, many receive GST rebates on their expenditures if they live outside of Canada.

Whatever one may think of the 'home-sharing' philosophy, the ever expanding mission of Airbnb is not only to become the premier if not global leader in the home-rental business but also a travel

Page 663 of 855

²⁶ Liza Rogers, Community Connector & Consultant attachments and testimonials regarding support for Airbnb enterprises and the home sharing economy in Jonathan Tinney's, Short-Term Vacation Rentals Report, City of Victoria, October 7, 2016.

entertainment and activity broker to sell all sorts of services such as guided tours, musical outings, as well as transportation services which could put Airbnb in direct competition with other gig economy transport companies like Uber, Lyft and Google.

While there are no doubt many benefits that hosts derive from operating Airbnb rooms, suites, and entire homes, there is a growing body of anecdotal evidence that many of these alternative rental accommodations are located in the same areas that have a higher proportion of rental housing stock in the core areas and surrounding neighbourhoods. In an environment of soaring land values and premium-priced high-density multi-storey private developments in popular seaside tourist destinations (e.g. Victoria, Vancouver, San Francisco, Barcelona, or Venice), and skyrocketing rents due to a dwindling supply of affordable rental housing stock, long-term tenants (LTRs) are facing displacement pressure from new condo-dwelling investors and corporate Airbnb operators in these areas.

Enterprising property owners are seeking ever more profitable ways to maximize their return on their investment by converting affordable housing to unlicensed online hotels. The short-term vacation rental model, promoted by companies like Airbnb, poses serious questions as to whether long-term tenant needs are being sacrificed in favor of a city that expands its tax base by rewarding home-owners. Those without security of housing tenure are increasingly sent to the periphery of cities if not the hinterlands, where even less rental housing stock is available.

They City of Victoria's short-term vacation rental (STVR) market, (approaching almost 1,000 units) is approximately 15 percent the size of the Vancouver market.

Table 1 - Growth of Airbnb Active Listings in Victoria 2008-2016

| 2008 | 1 | 2013 | 133 |
|------|----|------|-----|
| 2010 | 5 | 2014 | 256 |
| 2011 | 22 | 2015 | 535 |
| 2012 | 62 | 2016 | 938 |

Source: Airdna LLC (US) https://www.airdna.co/city/ca/victoria - December, 2016.

Victoria has seen the spectacular growth of Airbnb units since the founding of the company in 2008. Particularly since 2012, the number of Airbnb listings has grown 15 fold consistent with a sharp increase multi-storey condominium construction projects in the downtown core and VicWest as well as mid-rise condos in James Bay.

Why do landlords prefer Airbnb guests to long-term tenants? Owners maintain flexibility and control in deciding who, when, what length of time, and how much to charge the occupant. They are not governed by any rent controls or tenancy legislation nor are they subject to any taxation or health and safety

licensing requirements. Furthermore, payment is upfront and guaranteed by the booking platform; reviews are given for both prospective tenants and landlords, and through Airbnb's liability insurance option, any damage and repair costs related to guests are covered up to a value of one million dollars.

A Report to Council by the City of Victoria's Economic Development Office, dated October 16, 2014, ²⁷ indicated a recommendation by staff to "continue strategic discussions with Airbnb towards a possible working partnership to address the core areas of concern."

This report summarized a few salient Airbnb statistics underlining the importance of this new revenue generating segment of the market benefitting homeowners with implications for the tourism industry. Apparently after Airbnb announced its first partnership with Portland, Oregon, the City of Victoria contacted the company "to express an interest for Victoria to be a partner in Canada".

In 2014, it was reported that more than 1,019 hosts used Airbnb since 2008, of whom 354 had active listings in 2014 serving 7,336 guests (April 2013-March2014), equivalent to 30,017 guest nights with an average length of stay of 4.1 days. The staff report further reported that "the demographic using this site is just the type of visitor we want in our downtown."

The report also highlighted the City's "core areas of concern" in order to:

- "adapt and evolve as and where necessary the wording of our relevant zoning and bylaws covering the needs of those home owners providing their homes for short term rentals through sites such as Airbnb";
- "working to ensure a more even playing field for short-term accommodations by evolving towards a fair taxation approach (i.e. applying something similar to the hotel tax for Airbnb listings)";
- "working to ensure that Airbnb listings are available for emergency accommodations if required in the event of a disaster";
- "shared promotion of the city and neigbourhoods and local businesses as a leading tourist destination".

In 2016, the City of Victoria adopted amendments to the *Zoning Regulation Bylaw* to reduce parking requirements for secondary suites. It also revised regulations for such suites "to develop and implement programs and events to assist homeowners who may be interested in adding a new secondary suite—or legalizing an existing secondary suite—to understand the benefits and possibilities associated with secondary suites, and the requirements that must be met to establish them."²⁸

²⁷ Sage J. Baker, Economic Development, City of Victoria, Memo to Council: "Update re possible partnership with Airbnb", October 16, 2014.

²⁸ Jonathan Tinney, Director, Sustainable Planning & Community Development, City of Victoria, Memo to Council Re: Secondary Suites – Part I Regulatory Changes, October 28, 2016, p. 1.

While these changes were made ostensibly to increase the number of livable, safe and affordable secondary suites as a rental option in the City, the thrust of this initiative was to offer developers a "proven way of adding gentle densification to neighbourhoods" as well as "improving affordability for homeowners by increasing their buying power at time of purchase, and offsetting mortgage costs through the course of ownership".

This newly minted regulatory change simply means the City will not only allow homeowners to enhance the value of their property but also offer them a new income stream by legalizing the rental of secondary suites. The highest rate of return these days is a short-term vacation rental (the average being \$118/night in Victoria versus the average long-term rental of \$33/night).

In the absence of a housing inventory for Victoria or the Capital region, there are no statistics on the actual number of secondary and garden suites in the city. Time will tell whether these changes in bylaws will house more long-term renters in a market with 0.5 vacancy rate or whether they will simply enhance the income of home-owners at the expense of tenants. It also remains to be seen whether supporting online platforms that support the independent travelling public is simply a way of facilitating high-profit short-term rentals for landlords in urban centres while doing little to contain rising rents and protect dwindling rental housing stock.

The City may have expressed its concerns about the growing presence of an alternative accommodation industry; clearly, it has a keen interest in facilitating the growth of its residential tax base. Civic politicians have many expectations to meet. These include satisfying the complex needs of real estate development interests, a growing number of personal and commercial home-sharing enterprises, as well as promoting its traditional hospitality industry partners.

Many of the Airbnb listing photos and descriptions reveal they are located primarily in recently constructed premium priced high-rise condos with panoramic views of the Inner Harbour and the U.S. Olympic peninsula. Still others are located in larger "character" homes with self-contained suites or accessory garden cottages in the city's upscale neighbourhoods of James Bay, Fairfield and Fernwood. These patterns in the Victoria market reflect similar Airbnb results world-wide, where their lodging portfolio is comprised of two-thirds full-time entire units (almost half of which are condo or apartment-like accommodation) and the remainder are rented as private rooms.²⁹

While modest growth in new housing units has occurred in many of Victoria's neighbourhoods with the exception of the Downtown core, Harris Green, and VicWest (2006-2011), the largest concentrations of Airbnb units has occurred in neighbourhoods with the highest proportion of rental units: Downtown, Harris Green, Fairfield and James Bay. (See Table 2 below.)

²⁹ Ethan Wolff-Mann, "The Big Reason why Airbnb terrifies the hotel industry", Yahoo Finance, Jan. 5, 2017. http://finance.yahoo.com/news/airbnb-dwarfs-hotels-in-room-availability-162135372.html

Table 2 - City of Victoria Neighbourhood Analysis of Airbnb listings versus Total Number of Housing Units, % Change in Number of Housing Units 2006-2011, and Housing Tenure

| | No. Airbnb | %Airbnb Entire | | | |
|-----------------|---------------|-------------------|-----------|---------------|-------------|
| | Listings | Listings/ | | | |
| | (Ave. | % Multiple | Total No. | % Change | (%) Units |
| | Price | Units | Housing | Housing Units | Rented |
| Neighbourhood | per night) | Listings | Units | 2006-2011 | Owned |
| Burnside Gorge | 10 (\$120) | 90/0 | 2,795 | 1 | 1,755 (63%) |
| | | | | | 1,040 (37%) |
| Downtown | 134 (\$127) | 87/40 | 1,425 | 68 | 1,040 (73%) |
| | | | | | 385 (27%) |
| Fairfield | 85 (\$117) | 75/31 | 6,780 | 1 | 3,735 (55%) |
| | | | | | 3.045 (45%) |
| Fernwood | 66 (\$ 97) | 71/70 | 4,840 | -2 | 3,095 (64%) |
| | | | | | 1,750 (36%) |
| Gonzales | 22 (\$120) | 73/41 | 1,710 | 1 | 500 (29%) |
| | | | | | 1,205 (71%) |
| Harris Green | 15 (\$108) | 87/20 | 1,350 | 11 | 875 (65%) |
| | | | | | 475 (35%) |
| Hillside-Quadra | 28 (\$ 81) | 50/14 | 3,685 | -1 | 2,205 (60%) |
| | | | | | 1,475 (40%) |
| James Bay | 123 (\$141) | 75/58 | 6,695 | 0 | 4,645 (69%) |
| | | | | | 2.045 (31%) |
| Jubilee | 22 (\$101) | 73/41 | 2,945 | -1 | 1,780 (60%) |
| | | | | | 1,165 (40%) |
| North Park | 32 (\$ 88) | 69/28 | 2,120 | 1 | 1,640 (77%) |
| | | | | | 480 (23%) |

| Home Truths: Impl | lications of Short-Term \ | Vacation Rentals on | Victoria's Housing Market |
|-------------------|---------------------------|---------------------|---------------------------|
|-------------------|---------------------------|---------------------|---------------------------|

| Oaklands | 24 (\$ 94) | 67/29 | 3,115 | 1 | 1,315 (42%) 1,800 (58%) |
|---------------------------|-------------|-------|--------|----|------------------------------|
| Rockland | 34 (\$139) | 53/47 | 1,830 | -2 | 1,025 (56%) 805 (44%) |
| Victoria West | 45 (\$117) | 71/40 | 3,675 | 16 | 1,860 (51%) 1,815 (49%) |
| TOTAL City of Victoria | 640 (\$118) | 74/41 | 42,995 | 3 | 25,475 (59%) 17,485 (41%) |

Sources:

Murray Cox, InsideAirbnb.com – Victoria Airbnb listings, August, 1, 2016 Statistics Canada 2011 National Household Survey (City of Victoria website)

This data reveals that neighbourhoods with the highest proportion of rental units, also have the highest Airbnb rates per night (with the highest proportion of entire units in either newly built condos downtown and neighbourhoods within walking distance of the core area or in large character homes situated in Rockland).

As the Table 3 below indicates, there are several noticeable differences between the Victoria and Vancouver Airbnb statistics provided by Murray Cox (insideairbnb.com):

- higher proportion of Airbnb units in Victoria are for "entire homes";
- higher proportion of multiple listings in Victoria (indicating they are likely to be operating as commercial enterprises as opposed to mortgage helpers);
- higher percentage occupancy, longer stays, and higher estimated monthly income for Airbnb hosts in Victoria.

Table 3 - Vancouver & Victoria Comparative Airbnb Statistics – 2015/16

| Total Listings | % Entire Homes | % Occupancy (days occup.) | Price/ Night | Est. Mthly. Income | % Multiple Listings |
|-------------------|---|---|--|--|---|
| 1,691 | 66.6 | 31 (114) | \$124 | \$1,041 | 40 |
| 640 | 74.4 | 38 (139) | \$118 | \$1,277 | 40.5 |
| 123 | 74.8 | 35 (126) | \$141 | \$1,328 | 57.7 |
| 134 | 87.3 | 45 (165) | \$127 | \$1,681 | 39.6 |
| | | | | | |
| 4,728 | 67.2 | 24 (87) | \$127 | \$ 844 | 33.3 |
| 999 | 80.9 | 32 (116) | \$157 | \$1,386 | 42.6 |
| 593 | 70.3 | 26 (98) | \$118 | \$ 832 | 28.3 |
| 567 | 71.8 | 20 (72) | \$140 | \$ 745 | 25.6 |
| | Listings 1,691 640 123 134 4,728 999 593 | Listings Homes 1,691 66.6 640 74.4 123 74.8 134 87.3 4,728 67.2 999 80.9 593 70.3 | Listings Homes (days occup.) 1,691 66.6 31 (114) 640 74.4 38 (139) 123 74.8 35 (126) 134 87.3 45 (165) 4,728 67.2 24 (87) 999 80.9 32 (116) 593 70.3 26 (98) | Listings Homes (days occup.) Night 1,691 66.6 31 (114) \$124 640 74.4 38 (139) \$118 123 74.8 35 (126) \$141 134 87.3 45 (165) \$127 4,728 67.2 24 (87) \$127 999 80.9 32 (116) \$157 593 70.3 26 (98) \$118 | Listings Homes (days occup.) Night Income 1,691 66.6 31 (114) \$124 \$1,041 640 74.4 38 (139) \$118 \$1,277 123 74.8 35 (126) \$141 \$1,328 134 87.3 45 (165) \$127 \$1,681 4,728 67.2 24 (87) \$127 \$ 844 999 80.9 32 (116) \$157 \$1,386 593 70.3 26 (98) \$118 \$ 832 |

Sources:

Inside AirBnB – Vancouver (neighbourhoods) published Dec. 3, 2015 - http://insideairbnb.com/vancouver/

Inside AirBnB - Capital Regional District and City of Victoria (neighbourhoods), published Aug. 1, 2016 - http://insideairbnb.com/victoria/

What both Victoria and Vancouver Airbnb listings show is that the majority of listings are for "entire homes". Many of these units are rented for more than 100 days per year (consistent with other metropolitan areas where Airbnb operates), suggesting that the owners are not using these units as their primary residences. Furthermore, the largest concentration of the home-sharing listings is in the downtown core and contiguous neighbourhoods that are in close proximity to major tourist attractions, entertainment, and restaurants.

A case can be made that those who are offering "entire homes" to travellers as opposed to long-term tenants are now fuelling a growing Airbnb sub-economy comprised of third-party property management companies. The purpose of these intermediaries is to help absentee owner "hosts" maximize their return on their assets by offering "guests", concierge and security services as well as housekeeping and personal transportation and guide services.

While it is true that over 80 per cent of Airbnb hosts in Victoria offer single listings, as is shown in Table 4 below, the most lucrative segment of the short-term rental business (now euphemistically called a "home-sharing club"), comes from multiple listings. These are property owners or management firms offering two to five or more listings with higher-occupancy rates than single unit owners. These commercial interests, representing real estate developers or investment firms, often purchase multiple units in large residential strata title complexes are now operating flexible accommodation enterprises that rival the existing lodging industry. They have little incentive to serve the housing needs of long-term tenants.

Table 4 - A Profile of City of Victoria Airbnb Active Listings, December 2016

Total Number of Airbnb Active Listings (Dec/16):

937

- 337 in Downtown (36%); 140 in James Bay (15%)
- (49%) other neighbourhoods

Total Number of Airbnb Hosts:

647

- 532 hosts single listing (82%)
- 115 multiple listing hosts (18%)
 - 73 hosts 2 listings
 - 18 hosts 3 listings
 - 10 hosts 4 listings
 - 14 hosts 5+ listings

694 listings (74%) are available for rent 4-12 months a year 243 listings (26%) are rented 4-12 months a year

Total Number of Airbnb Listings Victoria (August 2015-August 2016)

955

Source: Airdna LLC (US) https://www.airdna.co/city/ca/victoria - December, 2016.

According to the documentation provided in the Staff Report to Council in the Fall of 2016 on Short-term Vacation Rentals³⁰, 539 hosts in 2015 hosted 16,070 guests (more than double 2013-14), typically about 49 days during the year for an average stay of 3.5 days generating an annual income of \$5,7000 for a typical host. This is however only a partial picture of the Airbnb "sharing" economy in Victoria.

Using the December 2016 Airdna statistics (based on 937 active listings) and a nightly average price of \$125 for units in Victoria, the smaller multiple listing hosts generated more than \$10 million for their owners, while the single unit hosts representing more than 80 percent of the owners generated slightly

³⁰ Tinney, City of Victoria Short-Term Vacation Rentals Report, Attachment 2, October 7. 2016.

more than half of that total. In other words, this novel home-sharing industry is putting more than \$15 million annually into the pockets of homeowners, yet it remains untaxed and unregulated.

What these short-term vacation rental statistics show is that in the traditionally low-season for the hospitality industry, in December 2016, there were 937 Airbnb listings and 410 Vacation Rentals By Owner (VRBO)—i.e. a minimum of 1,347 home-sharing listings for the City of Victoria.

On December 29, 2016, the Airbnb website indicated 300+ listings for Victoria, showing an average nightly rate of \$125 for shared rooms and entire units, and an average of \$129 per night for entire units. In the upscale neighbourhood of James Bay, there were 180 listings with an average nightly rate of \$137. More significant is the fact that 76% of these Airbnb listings were for entire units that garnered an average nightly premium of \$159.00.

The most lucrative Airbnb units are those operated as multiple long-term vacation rental listings. These "hosts" do not reside on the premises and operate these units as commercial accommodation enterprises through a property management or real estate development company. These multiple listing owners represent more than 20% of all listings that generate almost 70% of the revenue, estimated to be more than \$10 million annually for the City of Victoria market.

It remains to be seen whether those engaging in enterprising home-sharing activities (i.e. homeowners and online peer-to-peer accommodation platforms like Airbnb and VRBO) are willing to "share" both the benefits and the burdens of taxation and regulation like other sectors of the economy.

3.2 Victoria's long-term rental housing market

3.2.1 Population and housing tenure

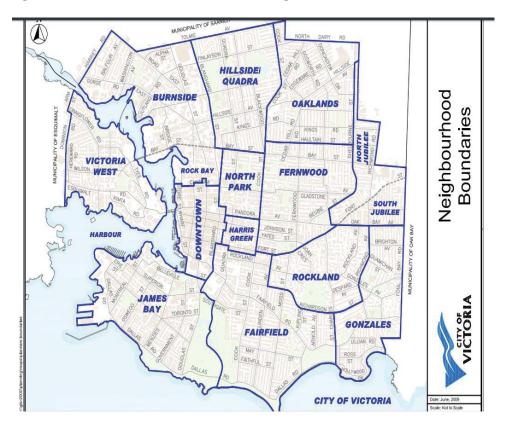
The City of Victoria, with a population of 80,017 as of the 2011 census³¹ is the 14th largest city in British Columbia and the capital of the province.

It represents 22.2 percent of the Capital Regional District population of 359,991, occupying only 2.9 percent (19.47 sq. km.) of the region's land base. The proportion of the city's population to the region has dropped only slightly since the turn of the millennium when it registered 22.8 percent (74,125).

The second largest muncipality by population in the region after Saanich, Victoria has population density of 4,109 per sq. km., and a growth rate of 2.5 percent, lower than the region's (4.3 percent).

The boundaries of Victoria's 12 neighbourhoods provide bearings for situating the population, and residential dwellings, and hotel zones within the city (see Figure 1 below).

Figure 1 – Boundaries of Victoria's 12 Neighbourhoods



City of Victoria

Permanent Rental
Housing and ShortTerm Vacation
Rentals found in all
neighbourhoods
but concentrated
in Downtown &
James Bay which
are also the
primary Hotel
Zones.

Source: City of Victoria website

³¹ Focus on Geography Series, 2011 Census, Subdivision Victoria CY - https://www12.statcan.gc.ca/census-recensement/2011/as-sa/fogs-spg/Facts-csd-eng.cfm?LANG=Eng&GK=CSD&GC=5917034

The 2011 Census reveals that the age group 0-14 years (7,285) accounted for 9.1% of Victoria's population, while the working age population 15-64 (58, 025) represented 72.5%, with the largest cohort being those aged 25-29. Almost 15,000 seniors – those aged 65 plus accounted for 18.4% of the population, almost 4% higher than the national average. The median age of Victorians is 41.9, which has increased slightly from 41.6 in 2006.

Of the 42,960 households residing in the City in 2011, approximately 34% lived in family units (with or without children). However the largest segment of Victoria households 21,070, were single-person households representing 49% of all households, a considerably higher proportion than live-alone households in B.C. (28.3%), and Canada (27.6%).

As Table 5 below indicates, the two most populous neighbourhoods in the city are Fairfield (11,650), and James Bay (11,240), (both of which lie adjacent to the Downtown core sharing access to Beacon Hill Park and views of the Inner and Outer Harbour) and comprise almost 30 percent of the City's population.

Table 5 - City of Victoria 2011 Population by Neighbourhood

| Neighbourhood | 2011 | Percent | |
|-----------------|--------|---------|--|
| | | | |
| Burnside | 5,860 | 7.3% | |
| Downtown | 2,740 | 3.4% | |
| Fairfield | 11,650 | 14.6% | |
| Fernwood | 9,425 | 11.8% | |
| Gonzales | 4,175 | 5.2% | |
| Harris Green | 1,870 | 2.3% | |
| Hillside Quadra | 7,245 | 9.1% | |
| James Bay | 11,240 | 14.0% | |
| Jubilee | 5,240 | 6.5% | |
| North Park | 3,050 | 3.8% | |
| Oaklands | 6,825 | 8.5% | |
| Rockland | 3,490 | 4.4% | |
| Victoria West | 6,805 | 8.5% | |
| Total | 80,015 | 100.00 | |

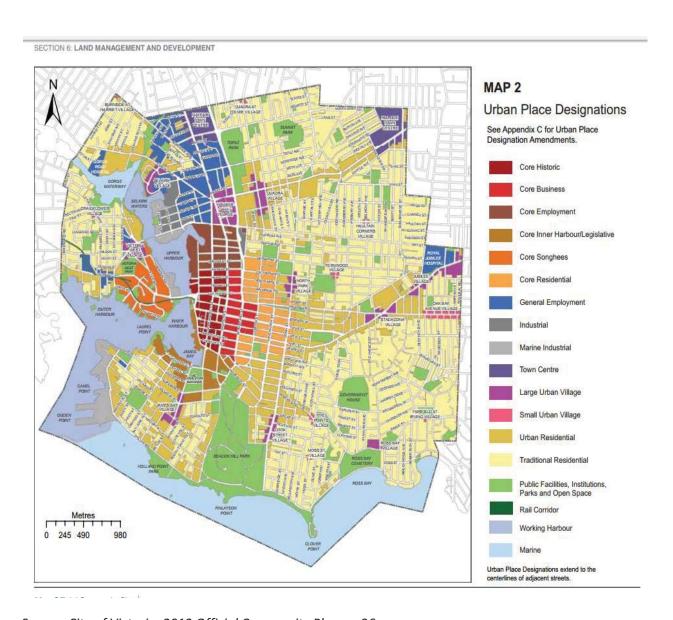
Source: Statistics Canada Census 2011

According to the City of Victoria's 2012 Official Community Plan, it is anticipated that over the next three decades "at least 20,000 new residents and associated housing growth is shared across the city in the following approximate proportions: 50% in the Urban Core; 40% in or within close walking distance of Town centres and Large Urban Villages; and 10% in Small Urban Villages and the remainder of the residential areas." 32

Page 673 of 855

³² City of Victoria, 2012 Official Community Plan, p. 34.

As seen in the map below, the Urban Core area (peach through burnt umber/red hues), includes a significant portion of Victoria West, Downtown, Harris Green, part of North Park, and the Inner Harbour side of James Bay. This is also the area that has seen the highest concentration of new condo construction and Airbnb growth in the City of Victoria since 2012.



Source: City of Victoria, 2012 Official Community Plan, p. 36

The City of Victoria reported in 2015³³ that of the new housing development units applied for from 2012 to 2015, 64% were located within the Urban Core, while 21% were located in or within walking distance of a Town Centre or Large Urban Village, 15% were located in a Small Urban Village or the remainder of the residential areas. In 2015 alone over 80% of the new development occurred within the Urban Core.

³³ City of Victoria, Official Community Plan Annual Review 2015, p. 12.

This is the high-growth, high-density condo development target area, as well as where one also finds a concentration of premium-priced short-term vacation rental units.

It is anticipated that Victoria will accommodate a minimum of 20% of the region's cumulative new housing units over the next three decades, while the urban Core is expected to accommodate a minimum of 10 percent of the region's cumulative new housing units to 2041. In 2015, Victoria had accommodated 51% of the region's new housing units (total new units = 1,986), while the Urban Core had accommodated 22% (436 units)³⁴.

Despite the rising cost of housing during the last three decades, the trend of ownership in Victoria has been increasing from 34% in 1986 and 1981, 37% in 1996, 37.5% in 2001, 40.5% in 2006 and 41% in 2011. Tenants currently represent 59% of all Victoria occupied dwellings, which is the highest proportion in of all municipalities and towns in the Capital Regional District which has an average 34%.

As Table 6 indicates the neighbourhoods with the highest proportion of rental units are in the Urban Core (including Downtown, Harris Green, and North Park), as well as Fairfield, Fernwood, and James Bay.

Table 6 - City of Victoria 2011 Housing Tenure by Neighbourhood

| Neighbourhood | Total Units 2011 | Rented Units (Percent) |
|-----------------|------------------|------------------------|
| | | |
| Burnside | 2,795 | 1,755 (63%) |
| Downtown | 1,425 | 1,040 (73%) |
| Fairfield | 6,780 | 3,735 (55%) |
| Fernwood | 4,840 | 3,095 (64%) |
| Gonzales | 1,710 | 500 (29%) |
| Harris Green | 1,350 | 875 (65%) |
| Hillside Quadra | 3,685 | 2,205 (60%) |
| James Bay | 6,695 | 4,645 (69%) |
| Jubilee | 2,945 | 1,780 (60%) |
| North Park | 2,120 | 1,640 (77%) |
| Oaklands | 3,115 | 1,315 (42%) |
| Rockland | 1,830 | 1,025 (56%) |
| Victoria West | 3,675 | 1,860 (51%) |
| Total | 42,955 | 25,475 (59%) |

Source: Statistics Canada 2011 National Household Survey

Tenants are being squeezed in terms of a dwindling housing stock, vacancy rates below 1 per cent, and consistently high rents. And, it is long-term tenants who are also facing the impact of a growing "Airbnb effect". In fact, alternative short-term lodging is now seen as a more profitable business opportunity than providing long-term accommodation to the majority of the population: working households and modest income seniors who live side by side with tourists in nearby Airbnb units, licensed bed and breakfast, and hotels.

Page 675 of 855

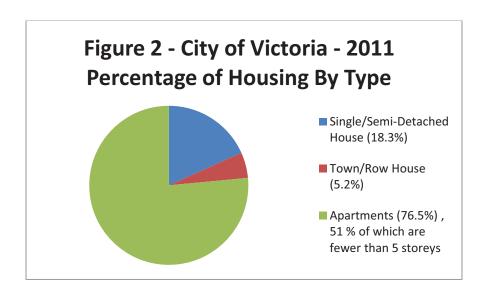
³⁴ City of Victoria, Official Community Plan Annual Review 2015, p. 14.

3.2.2 Composition and location of the housing stock

As of the 2011 Census, there were 42,955 private dwellings in Victoria's 12 neighbourhoods with a modest growth of 3 percent in the city's overall housing stock since 2006. Approximately 70 percent of the City's housing stock was built prior to 1981, with half of that construction occurring prior to 1961.

Little new housing stock has been added to the City, only 4,995 units (12%) between 1981 and 1990, with a slower rate of increase (10%) in the period 1991 and the turn of the century when 4,240 units were added. The years 2001-2011 saw a further decline to 8% in new construction, with only 3,550 units added to the housing stock.

Figure 2 below reveals that apartments account for the majority of Victoria's housing stock, with slightly more than 50% comprising low-rise multi-family rental accommodation with approximately 17 percent representing more than five storey apartment complexes.



Source: Statistics Canada Statistics Canada Census 2011

What these statistics do not reveal is the fact that in 2016, the City of Victoria lost 158 housing units in its apartment pool, while 289 units were added to the condo rental pool, and more than 400 units of accessory housing were added to the Greater Victoria housing stock.

What is often overlooked is the fact that between 2015 and 2016, Airbnb, a growing competitor in the rental housing market, leveraged an additional 403 units from the existing City of Victoria housing inventory to satisfy the needs of vacationers.

The table below presents a snapshot of the rental housing type in the Victoria Market, in 2010 and 2016.

Table 7 - City of Victoria Rental Housing Market Breakdown, 2010 and 2016

| Housing Type | 2010 | 2016 | Change | |
|------------------------|--------------------|--------------------|--------|--|
| | Apartment | | | |
| Bachelor | 2,161 | 2,268 | +107 | |
| 1 Bedroom | 9,378 | 9,615 | +237 | |
| 2 Bedroom | 4,111 | 4,238 | +127 | |
| 3 Bedroom | 175 | 189 | + 14 | |
| Total | 15,825 | 16,310 | +485 | |
| | Condominium | | | |
| All rented units | 2,506 | 3,195 | +689 | |
| | Other Secondary | | | |
| | Rentals | | | |
| Single Detached | | | | |
| Semi-Det., Row, Duplex | | | | |
| Other Secondary Suites | 5,400 ¹ | 6,000 ² | +600 | |
| Total | 23,731 | 25,195 | 1,774 | |

Source: Canada Mortgage and Housing, Victoria CMA Rental Housing Market Reports, 2010-1016

Purpose-built apartments represent about 65% of the private rental accommodation market, rented condominiums - 13% of the market, with the remaining 24% representing secondary rentals in houses (single detached, semi-detached, row houses, as well as accessory suites and garden suites). The most significant growth has taken place in one-bedroom units comprising almost 59 percent of the purpose-built rental apartment stock.

One business publication³⁵ in June, 2016 reported that Victoria's hot real estate market is making it much more difficult for tenants to find accommodation in an already chronically tight rental market, with a vacancy rate now below 0.6%. There may be 50,836 rental units in the Capital Region but not enough to meet the demand. Often 30 to 40 prospective tenants turn up at open houses for new rental housing units.

According to the City of Victoria's 2012 Official Community Plan and Victoria's Housing Strategy 2016-2015³⁶, over the next decade, the city will need an additional 13,500 apartment units (of which 3,000 are expected to be new market and affordable rental units with 550 units allocated for families while the remainder will be private condo units). In addition to the addition of apartment-type units, the city

Page 677 of 855

^{1,2} Estimated number of Victoria households living in rental houses, secondary and garden suites based on Victoria households representing 28% of the total Victoria CMA households identified in the CMHC Rental Housing Market Reports 2012 and 2016.

³⁵ Business in Vancouver, "Victoria landlords swamped by tenant demand", June 26, 2016 https://www.biv.com/article/2016/6/victoria-landlords-swamped-tenant-demand/

³⁶ City of Victoria Housing Strategy 2016-2025, p. 4.

expects to build more than 2,700 ground-oriented units to accommodate another 20,000 residents by 2041.

With 1,524 rental apartments currently under construction in Victoria and another 1,070 approved by the City, according to a survey conducted by Colliers International, tenants should be relieved. But often they are in for a surprise when they learn that the new rents for these small units often exceed \$1,775 a month in a building designed to meet the needs of a moderate-income work force.

The changing landscape for rental housing means that the average price "per door" for a Victoria rental apartment building is now \$185,500, up from \$152,200 a year ago, while the average capitalization rate on smaller Victoria rental buildings is 4.3 percent, about one percent higher than the average in Vancouver, where the per-door price for apartment buildings is now in excess of \$240,000.

While other secondary rental units estimated to represent less than one-third of the rental housing stock in the city, little is known about this sub-component of Victoria's rental housing market.

Victoria has seen a growth in construction of residential strata title (fragmented ownership) units or condominiums, particularly since the turn of millennium. By 2010, there were 11,064 condo units in the city. And, by 2016 condos represented the largest segment of the new housing market in the City of Victoria with an additional 1,400 units, bringing the total to 12,553 strata title units. ³⁷

Between 2010 and 2016, there has been a steady growth of rental condo units in Victoria from 2,506 to 3,195. The number of rental condo units built now exceeds the number of new apartments and secondary unit increases recorded between 2010 and 2016. And, over the past five years, the proportion of condos in the City's strata title rental pool has gone from 22.7% to 25.5%.

According to the Canada Mortgage and Housing Corporation's Fall 2016 Rental Market Report for the Victoria Census Metropolitan Area, there were a total of 16,310 rental apartment units in the city, 158 less than the previous year.

The current CMHC neighbourhood apartment rental distribution breakdown is as follows:

- 17% is located in Cook Street Area (Fairfield neighbourhood with 2,793 units);
- 21% is located in James Bay with 3,461 units;
- 29% is located in Fort Street Area (Downtown with 4,606 units);
- 33% is located in the remaining 9 neighbourhoods, accommodating 5,450 apartment units.

While the City shows a general increase in housing units overall for the period 2010 to 2016, what is however significant in this year over year CMHC apartment rental housing data is the loss of 5 per cent (179 of the apartment units) in the James Bay area between October 2015 and October 2016.

³⁷ Rental Market Statistics, City of Victoria, Fall 2016, based on previous figures reported from CMHC Rental Market Housing for Victoria CMA, 2010-2015.

In fact, this neighbourhood has seen a steady decline in the total number of purpose built apartment units from 3,656 to 3,461 over the past four years. This neighbourhood is also witnessing an average of 5 demolitions dwelling units annually to make way for mid-rise condo developments as well as major condo housing projects like Capital Park and the growth of Airbnb rental units in the same neighbourhood.

While the CMHC statistics provides a general breakdown of apartment rental housing units by general areas, there is no similar breakdown of the condo rental housing market.

As can be seen by the table below, by far the most predominant form of housing development in the period 2012-2015 has been the increase in multi-storey condominium developments focused in four neighbourhoods:

- Downtown,
- VicWest,
- James Bay, and
- Fairfield.

These neighbourhoods are also those with the highest proportion of rental units in the city, and the highest concentration of short-term vacation rental units in Victoria.

Table 8 - Condo Unit Development Permits Issued in Victoria 2012-2015

| Neighourhoods | 2012 | 2013 | 2014 | 2015 | Total |
|------------------|------|------|------|------|-------|
| | | | | | |
| Burnside Gorge | 19 | 13 | 21 | 0 | 53 |
| Downtown | 290 | 33 | 113 | 221 | 657 |
| Fairfield | 9 | 36 | 13 | 104 | 162 |
| Fernwood | 2 | 2 | 36 | 35 | 75 |
| Gonzales | 1 | 24 | 0 | 0 | 25 |
| Harris Green | 93 | 0 | 0 | 0 | 93 |
| Hillside Quadra | 0 | 0 | 0 | 0 | 0 |
| James Bay | 57 | 92 | 12 | 28 | 189 |
| Jubilee | 0 | 0 | 9 | 0 | 9 |
| North Park | 0 | 6 | 8 | 0 | 14 |
| Oaklands | 0 | 9 | 1 | 16 | 26 |
| Rocklands | 0 | 0 | 0 | 22 | 22 |
| Vic West | 212 | 0 | 69 | 3 | 284 |
| City of Victoria | 683 | 215 | 282 | 429 | 1,609 |

Source: City of Victoria, Official Community Plan Annual Reviews for 2015 and 2016.

With more than a two fold increase in the number of condo permits issued between 2012 and 2016, it is not surprising to see a simultaneous phenomenal growth of short-term rental units in the city—reflected in a 15 fold increase in Victoria's Airbnb listings from 62 units in 2012 to 938 in 2016. (see Table 1). The vast majority of these listings are for newly constructed condo units in the downtown area, James Bay, and Fairfield.

3.2.3 Vacancy rates, rents, and demand for rental housing

The 2016 CMHC Rental Market Survey indicated that the vacancy rate in the Victoria CMA declined to 0.5 percent in October 2016. While the vacancy rate in the City of Victoria saw a steady increase from 1.3% in 2010 to 2.4% in 2013, it has been on a downward trend to 1.3% in 2014, and .6% in 2015 (compared to an average of 3.5% for the national vacancy rate).³⁸

Despite the introduction of new units to the rental housing market, supply remained constant as older housing units were removed from the market for renovation. With a limited increase in supply and an increase in demand that resulted from 2,100 new households moving into the Capital Region in 2016, the vacancy rate declined. The largest group of migrants into Victoria are the 16-24 age group who are more likely to rent than to buy.

The City of Victoria reported 158 fewer housing units than the previous year as aging units were removed from the overall housing stock for renovation, particularly in the James Bay neighbourhood.

As can be seen from Table 9 below, the City experienced close to a 6 percent increase in rents, with James Bay seeing an average rent hike of 7.5% as older multi-storey apartment blocks are refurbished while more five-storey condo units are being built to replace aging single-family dwellings.

Table 9 - City of Victoria Selected Private Rental Housing Statistics for 2016

| Zone | Vacancy Rate | Availability Rate | % Change of Average Room Rent Since 2015 |
|---------------------|-------------------|-------------------|---|
| | Apartments | | |
| Cook Street Area | 0.5% | 0.7% | 4.0% (\$ 980 ave.) |
| Fort Street Area | 0.3% | 0.9% | 4.8% (\$ 987 ave.) |
| James Bay Area | 0.8% | 1.3% | 7.5% (\$1,075 ave.) |
| Remainder of City | 0.5% | 1.0% | 6.7% (\$ 964 ave.) |
| All 4 Areas of City | 0.5% | 1.0% | 5.9% (\$ 997 ave.) |
| | Rented Condos | | |
| City of Victoria | 0.7% | Not avail. | - 1.9% (\$1,419 ave.) |
| | Secondary Rentals | | |
| Victoria CMA | Not Avail. | Not avail. | 1.9% (\$1,289 ave.) |

Source: CMHC Rental Market Report, Victoria CMA, Fall 2016

Page 680 of 855

³⁸ City of Victoria Housing Report 2015, p. 9.

In contrast, rental condos in the city saw an average 1.9% decrease in rents, with a slightly higher vacancy rate than purpose-built apartments and an average rent of \$400 more than an apartment unit, as more are built throughout the urban core. Although there are few details on changes in vacancy and availability rates for rented homes and accessory suites, rent rate increases were much lower than for purpose-built apartments, with an average of \$1,289 or about \$300 more a month than a purpose-built apartment unit. What is evident however is that few tenants have an option to move in the face of rising rents given both low vacancy and availability rates in all areas of the city.

Of the city's 16,310 apartment units in 2016, 59% are one-bedroom, 26% are two-bedroom units, 14% are bachelor units, and only one percent are three-bedroom units. While 485 apartment units were added to the City's rental housing stock between 2010 and 2016, almost half were one-bedroom units with less than a 3 percent addition to the three-bedroom family units in the rental pool.

To give some idea of the housing rental supply side shortfall, one urban housing researcher³⁹ used the "Bedroom Shortfall Indicator" to measure the minimum number of additional bedrooms a community needs to house all renters at all income levels suitably. She indicated that that Victoria needs a 6.7% increase [2,540] in its total number of rental bedrooms in order to house all rental households (particularly those in the \$0-\$57,772+ range) suitably.

The Fall 2016 CMHC Rental Market Report indicates that the average monthly rent for a 2-bedroom condo is \$1,511 (or a pro-rated nightly rate of \$50.36); for a 2-bedroom purpose-built apartment unit is \$1,188 (or a pro-rated nightly rate of \$39.60). Compare these rates to the average nightly rental rate for an Airbnb unit in the City of Victoria at \$118.00. It is not difficult to see why property owners might try to capitalize on the higher revenue generating opportunities afforded by a short-term vacation renter rather than a local tenant.

What is even more disconcerting is the fact that on December 11, 2016, Airbnb units available (938) exceeded the available rental units (723) for the Greater Victoria area posted on Craigslist. While 140 Airbnb units were listed as available in James Bay, there were only 49 rental units available for local residents in the same neighbourhood.

The City of Victoria represented 38% of the Craiglist rental unit listings for the Greater Victoria area of which 49 were listed in James Bay, 125 listed downtown and 102 listed elsewhere in the city. The Downtown area and James Bay rental listings represented 63% of the total rental housing portfolio.

In comparison, Murray Cox of InsideAirbnb determined that of the 640 Airbnb listings in the City of Victoria in August 2016, 123 were listed in James Bay while 134 were listed in the downtown area (comprising 40% of the Airbnb portfolio for the city). It is interesting to note that these short-term vacation listings exceed the rental units currently available both in James Bay and downtown.

³⁹ Hannah M. McDonald, U.B.C. MSc. Planning Thesis, The Rental Housing Index: Examining the Rental Housing Market in British Columbia, March 2015, p. 29.

3.2.4 The impact of Airbnb units on the secondary rental housing market

The following table estimates the impact of Airbnb units on the secondary market rental units (rented condos plus rented houses and accessory suites), as well as all rental housing in the City of Victoria in October 2016.

Table 10 - A Comparison of Victoria's Airbnb Units to Secondary Rental Housing Market Units in 2016

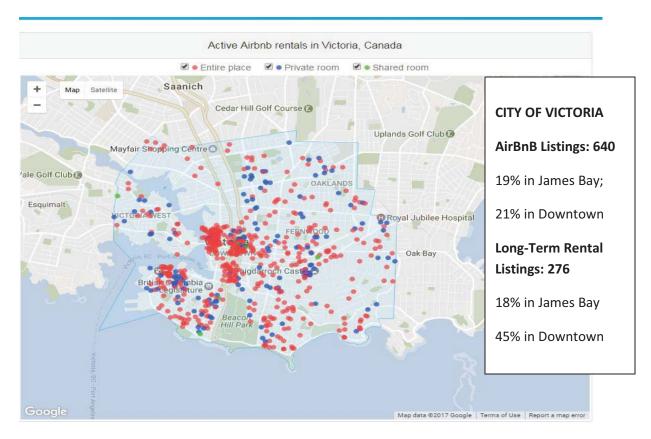
| Housing Description | No. of Units | Vacancy Rate | Estimated # of units Vacant Oct. 2016 |
|---|--------------|------------------------|--|
| Rented Condos (2016) | 3,195 | 0.7 % | 22 |
| Estimated # Households in Secondary Rented Houses and Accessory Suites (2016) | 5,978 | Est. Vac. Rate 0.7% | 42 |
| Estimated Total Number of Secondary Mkt. Rentals | 9,173 | | 64 |
| Estimated Total Number Of All Market Rentals | 25,570 | | |
| Estimated Full-Time Entire Airbnb Listings (representing 74.4% of all ABB units) | 697 | | |
| F-T Entire Airbnb Listings as % of Secondary Mkt. Rentals | 7.6% | | |
| Full-Time Entire Airbnb Listings as % of All Market Rentals | 0.27% | | |

While rental condos represent approximately 12% of the total rental housing market, they represent 35% of the secondary market for rental housing (which includes condos and rented houses and accessory suites). Airbnb listings currently represent approximately 7.6% of the secondary rental market units as few purpose-built rental units cater to tourists. However this may change as developers such as Concert Properties (owners of the Q-Apartments, the refurbished Queen Victoria Hotel), list some units as short-term vacation rentals. Their newly approved seniors' apartment complex ("The Tapestry" in James Bay) will offer "sought-after" rental units with amenities plus 42 luxury condo units, and the option of providing short-term stay units for respite use or as guest suites.

What is clear from this cursory analysis is that the total number of full-time entire Airbnb units is more than ten times the number of estimated vacant secondary market suites in the City of Victoria in October 2016. The issue remains as to whether these units would have remained empty were it not for the financial incentives built in to short-term rentals as opposed to long-term rentals. And, the unanswered question is whether the competition for housing that Airbnb creates is pitting tourists against tenants as is shown below in two areas of the City—James Bay and the Downtown core.

In James Bay there currently exist an estimated 1,577 condo units (based on BC Assessment and Victoria Real Estate Board sales data). Assuming 25% are rented, that would mean approximately 315 are in the rental pool. With a vacancy rate of 0.7%, there are roughly two vacant units. However, there are more than 100 entire Airbnb units currently available in James Bay to tourists. (Craigslist indicates there are currently 49 residential vacancies in James Bay, predominantly apartments). One can only conclude, therefore, that condo property owners who do not reside in their units find it more profitable to rent on a short-term basis to vacationers than to provide accommodation to a long-term tenant.

The map of the region below shows Victoria's 12 neighbourhoods; two principal areas – Downtown and James Bay, represented 40% of all Airbnb listings at the end of August, 2016 (according to data provided by Murray Cox of InsideAirbnb.com) and 63% of all long-term rental listings (December 2016).

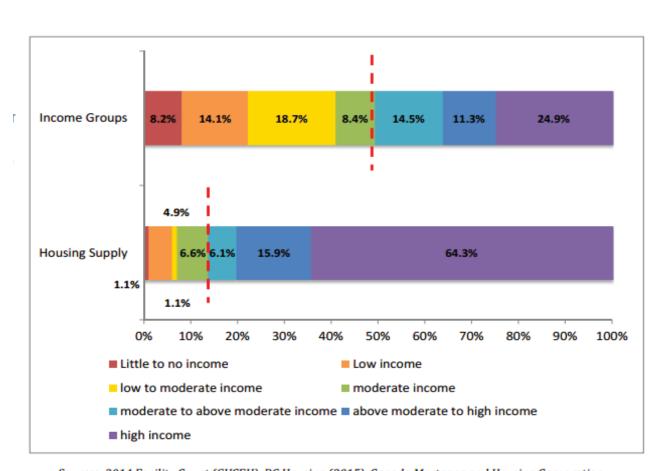


3.2.5 Household incomes of renters and owners

The Capital Regional Housing Gap Analysis & Data Book, prepared by the Community Social Planning Council of Greater Victoria in August 2015, paints a stark picture of the significant mismatch between the income of the region's population and the cost of available housing.

When only 13.7 percent of the region's homes are affordable for 50 percent of its households, this is a sufficient reason to suggest that there is a major disconnect between the ability of families to pay for a roof over their heads. In other words, there are only 22,000 housing units priced at 30 percent of the gross income of 79,000 households. Clearly there is an oversupply of housing for upper income groups, who although they represent less than 25 percent of households, more than 64 percent of the housing in the CRD is built to meet the needs of this income group.

Figure 3 - Percentage of Different Income Groups in the Capital Regional District Compared With Affordable Housing Supply for Each Group



Sources: 2014 Facility Count (GVCEH), BC Housing (2015), Canada Mortgage and Housing Corporation (2014), and 2011 National Household Survey, Statistics Canada

As of 2010, the average income of a private household in Victoria was \$59,648 compared to \$76,131 for the Capital Region; the average income of a one-person private household was \$37,763 (who comprised 37% of Victoria households in 2010), while the average income of two-or-more person households was \$78,583.

According to Statistics Canada's 2011 National Household Survey, in Greater Victoria, the average monthly shelter cost for an owned dwelling was \$1,265 compared to the average monthly shelter costs for rented dwellings at \$986. However in terms of the proportion of households that spent 30 percent or more of household income on shelter costs, this represented only 22.6 percent for owner households compared to 46.6 percent for tenant households.

A family paying more than 30 percent of before-tax income for housing is referred to as a "cost burdened" household—a commonly accepted definition for unaffordable rent. The housing affordability issues faced by lower income households means that after paying the rent, there is far less money left over to purchase food, medications, and other necessities. **Approximately 6,250 renter households spend more than 50% of their income on rent in Victoria; 56% of whom live in one-bedroom apartments.**⁴⁰

What do these figures mean in relation to housing costs elsewhere in the world? Canadians spend more of their income on housing than almost anyone in the world, according to a 2014 BlackRock Inc. survey. Ranked third globally, they spend approximately 43 percent of each dollar of household income on housing-related costs (mortgage, rent, and utilities) compared to the Netherlands at 51 percent, Sweden at 45 percent, U.S. at 42 percent, Germany at 35 percent and China at 15 percent.⁴¹

3.2.6 Residential building costs and home prices

The average cost of a home in British Columbia is \$100,000 more than the national average ⁴². The upcoming new building code changes to ensure more energy efficient housing could add an additional \$40,000 to the price, which when financed over time may amount to \$67,000. These changes, in addition to an inadequate supply of housing, high land costs, zoning restrictions, permit fees and processes are all seen to contribute to capital region's housing affordability issue, according to the Victoria Residential Builders Association.

According to the Victoria Real Estate Board Multiple Listing Service, the average price of a single-family home in the City of Victoria in 2015 was \$651,810, a six percent increase over 2014 prices. This is about 11 times the average annual household income in the City of Victoria. The average price of a condominium was \$353,409 in 2015, a one percent increase over 2014 prices, and about six times the average annual household income in the city. The average price of a townhouse was \$488,861 in 2015, a three percent increase over 2014 prices.

⁴⁰ The Rental Housing Index: Examining the Rental Housing Market in British Columbia. Hannah M. McDonald, MSc. Planning Thesis, UBC, March 2015, p. 44

⁴¹ MarketWired.com, October 30, 2014 http://www.marketwired.com/press-release/blackrock-survey-canadians-prioritize-long-term-financial-goals-but-their-short-term-1962637.htm

⁴² Les Leyne, "Province taken to task for housing costs", Times Colonist, October 13, 2016.

The current housing market is in a strong upward cycle benefiting from a low interest rate, a low Canadian dollar, and a low housing inventory in areas close to the urban core and amenities. The Multiple Listing Service Home Price Index benchmark for a single family home in Victoria in November increased 23.9 percent over the same time last year to \$753,800 compared to the average price increase of six percent for homes across the country. According to the Victoria Real Estate Board, in 2016, the city's housing market experienced record-breaking numbers—10,722 properties sold, exceeding the previous record of 9,241 sales in 1991.⁴³

Figures released by B.C. Assessment last week indicate that the City of Victoria saw the second highest jump in assessment values in the Capital Regional District. Oak Bay, with the highest property assessments, recorded a 31 percent jump, followed by the City of Victoria with a 24 percent increase in property values for a typical single-family home going from \$547,200 to \$679,000, and a typical strata residential increase in the range of five to 25 percent. ⁴⁴

An important factor for change in the local housing market is growing presence of the foreign buyer. Compared to previous months, October 2016 showed an increase in foreign buyers in the Capital Region. They represented 6.3 percent of property transfer taxes, and may well be a factor influencing the shortage of housing supply in the region.

In terms of debt levels per capita, City of Victoria residents⁴⁵ rank number seven in a list of 25 Canadian cities with the following government debts per capita: \$812 (Municipal), \$14,454 (Provincial), and \$33,261 (Federal). In addition, British Columbians carry an average consumer (non-mortgage) debt of \$38,682, the highest of any province in the country, while according to Statistics Canada's 2011 National Household Survey, only 55.9 percent of owner households in Greater Victoria are currently paying a mortgage.

3.2.7 Housing market changes and the impact of gentrification in James Bay

The shoreline of James Bay was once home to Coast Salish villages and their sacred burial grounds now host today's Laurel Point Inn and condominiums.

Transformation of this ancient landscape also came in the form of early colonial settlements in the middle of the nineteenth century. The first properties were built by the wealthy elite in the southern and eastern portions of the neighbourhood.

Many decades later cottages were built on the west side to accommodate workers who found jobs in the fishing, grain-handling, ship-building, and industrial hub. In the 1960s, when painful economic times saw rising poverty rates among families living in the neighbourhood, relief came in the form of Federal-Government-supported housing programs which saw the demolition of the older wood-frame cottages

⁴³ Kendra Wong, "Industrial rental rates on the rise, says expert", Victoria News, January 13, 2017.

⁴⁴ Kendra Wong, "Property assessments jump 24 per cent in Victoria", Victoria News, January 13, 2017

⁴⁵ CBC News, Canada's Debt Map – How much governments have borrowed where you live, May 3, 2016. http://www.cbc.ca/news/politics/national-debt-map-canada-1.3557745

and their replacement by several high-rise rental towers. This influx of newcomers spurned the development of our retail centres and hotels in the 1970s.

The next wave of multi-storey residential condo development occurred at the turn of the new millennium with reclamation of the former industrial land on the western periphery. Once again, the demolition of older single-family homes and low-rise apartment buildings throughout James Bay give rise to higher-density condo developments as newcomers from Alberta, the Prairies, Ontario and the Lower-Mainland take up residence here.

The multi-million dollar multi-storey residential and commercial redevelopment of the former Legislative Precinct property along Superior and the Douglas corner by Concert/Jawl Property developers promises a significant shift in the character of the neighbourhood.

Throughout these shifts in land use and migration of individuals and families to the neighbourhood, there is both development and displacement. James Bay represents a mixed use neighbourhood with diverse income groups and choice of housing that includes subsidized rental units and family-oriented townhouses, market rental units for moderate to middle-income households, and luxury properties (both single-family dwellings and condo units).

As land values increase, older structures are demolished and replaced by higher-density, higher-value multi-storey properties, while existing high-rise apartment towers are refurbished to generate higher rents. Indigenous people and lower-income individuals and families are obliged to move. Now many seniors who are long-time renters in the neighbourhood are now obliged to move. But those who are displaced are finding it increasingly difficult to find an affordable place to live in a city that is no longer capable of meeting their needs.

Over 80 percent of the Capital Region's housing supply is categorized as above-moderate to high income units, while moderate to high-income households represent less than 36 per cent of the population. In August, 2016 there were 43 properties for sale in James Bay ranging from a low of \$79,000 to five properties priced at more than one million dollars. In addition, there were 123 short-stay listings of private dwellings available in James Bay at more than \$170 a night.

And, as James Bay becomes gentrified, community organizations that had traditionally provided activities and services to residents now find that 30 to 40 per cent of their clientele are drawn from elsewhere in Victoria. Meanwhile, the nearby hotels are now offering recreational amenities and customized programs that appeal to the more affluent members of the community.

James Bay is no longer an inclusive diverse neighbourhood. The gap is ever widening between the "haves" and the "have nots". Since the beginning of new millennium, James Bay has transformed itself into an exclusive enclave of privileged property owners who keen to promote and protect their interests. Concierge services in condo complexes and self-catered vacation suites now cater to their needs in recreation, dining etc. Not surprisingly, the upscale newcomers and retirees are also looking for opportunities to shape the future of their community through their own urban design preferences, or

exercise their influence in planning and managing of parks and recreation or choice of suitable public art.

As the City and the neighbourhood undertakes the development and planning of its future urban landscape, perhaps this is a time to reflect upon what we as citizens want and need, as much as what role citizens can play in a place that many long-time residents still call their home.

Victoria is now the recipient of affluent newcomers: Vancouverites cashing out on homes and buying condos here, Prairie (particularly Alberta retirees) seeking a comfortable climate and cozy condos, well-paid civil servants and high-tech millennials who like to bike or walk to work, and a small but growing cohort of overseas investors seeking a safe place to park their funds while their children pursue an education here. But what does the housing market look like in James Bay?

There are 1,716 detached and semi-detached houses, duplexes, and townhouses in James Bay, and an estimated 1,577 condo units. According to The Mark Imhoff Group, there have been 214 residential units sold in James Bay since the beginning of the year: 56.6% were condo units, 24.2% single-family units, and 19.2% townhouses. The average selling price for a home in this neighbourhood is now \$612,583. This may not be a surprise to many who have witnessed the residential demolition trend in the City (400 between 2006 and 2015). In 2015, 15 demolition permits were issued in James Bay, representing 26 percent of the houses demolished by the city.

But this snapshot does not represent the whole picture. Eleven homes (representing 20 percent of the single family dwellings) sold for more than a million dollars. And 10 condo units, primarily in the seaside Shoal Point area changed hands for more than a million dollars. These units represent 8% of the strata title properties); two sold for more than two million dollars, and one for a whopping \$5.5 million.

Meanwhile, James Bay tenants are facing an average 7.5 percent increase in rents – the highest in the city. In many cases, a 30 to 40 percent hike in shelter costs is not uncommon for newly "refurbished" rental suites in high-rise towers. A glance at Craigslist in early December 2016 showed that in a rental housing market with a vacancy rate of near zero, there were fewer than 50 units available at an average rent of \$1,726 per month.

The real estate market is competitive place for homeowners, renters, and now tourists. However, the homeowner has an advantage the renter does not, to offer a spare room or an entire unit to a tourist who offers higher income opportunities than a permanent tenant. The popular online accommodation website Airbnb now offers 938 short-term stay residential accommodations in Victoria in December 2016, (78% of which are for entire suites). This suggests that in the "sharing economy", temporary residential rentals are now thriving businesses especially for multiple unit commercial property owners.

There are currently 158 residential units⁴⁶ available for rent in James Bay, of which 69 percent are dedicated to short-term vacation rentals, while 38 percent are available to local residents for long-term

⁴⁶ 131 residential units as of December 11, 2016 comprised of 49 Craigslist rental units in James Bay, plus 109 full-time equivalent Airbnb units (140 units x 75% entire homes)

accommodation. Surely when more rental units are available to tourists than to residents, one can only conclude that a roof over one's head is now becoming a luxury not a basic necessity.

Kyle Kerr, Director of the Victoria Real Estate Board, has noticed that "the short-term vacation rental market has definitely increased in the last two to three years in Victoria, but there are only about 15 to 20 buildings in Greater Victoria that have the legal Transient Zoning which allows these types of rentals." He added that "the condos found in buildings that legally allow STVRs generally sell for more money than normal condos in the long term."

As BC cities grapple with how to regulate online vacation rental broker platforms, economic impact studies are being commissioned by Airbnb⁴⁷ to suggest that money going into the hands of hosts has a positive ripple effect throughout the economy in terms of tourist expenditures on food, entertainment, and shopping. Such arguments ignore the long-term economic benefit of rental households who live and work in the city; their taxes contribute to infrastructure improvements and their purchases sustain many needed small businesses and services in the community that do not rely on tourists.

It remains to be seen whether quaint seaside Victoria at the southern tip of Vancouver Island will become another Venice, $Italy^{48}$ – a popular destination for tourists accommodated in short-term vacation rental units – a place devoid of long-term residents who are the foundation of any healthy, sustainable community.

overwhelms-vanishing-venice/a-16364608

Page 689 of 855

 ^{47 &}quot;Suite deal? Airbnb study touts economic benefits of short-term rentals in Vancouver", Business in Vancouver, November 9, 2016. https://www.biv.com/article/2016/11/suite-deal-airbnb-study-touts-economic-benefits-sh/
 48 Benjamin Mack, "Tourism overwhelms vanishing Venice", November 9, 2012. https://www.dw.com/en/tourism-tout-benefits-sh/

Chapter 4. Implications of the Expanding Short-Term Rental Sector on Victoria's Tourist Accommodation Market

A Grant Thornton Report prepared for Tourism Victoria in June, 2011 indicated that there were 197 accommodation properties (8,905 rooms) in the Greater Victoria area, generating \$163 million in room revenue in 2010, based on an average 63 percent occupancy and an average Daily Room Rate in the survey sample of \$121.50. By 2015, the annual occupancy rate had increased to 73 percent while the average Daily Rate had increased to \$151.70, and revenue per available room had increased to \$110.70.

According to the October 2016 Victoria Tourism Bulletin, prepared by Chemistry Consulting Group, the average occupancy rate for October 2016 was 70.6% compared to 65.4% the previous year while the year to date occupancy reach 77% with an average Daily Room Rate of \$164.49 with a Revenue per available Room rate of \$126.77 up more than \$16 from the previous year. By 2019, Victoria is expected to have the fifth highest per-room value in Canada.⁴⁹

It would appear that the Mayor's Economic Development Task Force's target of achieving a 72% hotel room occupancy rate by 2016 on a sustained basis has already been met. A hotel occupancy rate above 70 percent means a profitable return on investment to hoteliers, and thereby it becomes the threshold above which additional capital may flow into this sector for expansion.

While potential build-out of the hotel industry may be possible, it remains an expensive option in comparison to the flexible and marginal cost of adding additional short-term rental units on alternative accommodation platforms such as Airbnb, VRBO, HomeAway etc. This is where the growth of short-term rentals may hinder the expansion plans of the profitable hotel industry.

The Canadian Tourism Human Resource Council estimated there were 23,646 jobs in 2010 in Greater Victoria's tourism industry—approximately 20 percent were employed in the accommodation sector (earning an average annual salary of \$26,782), while the majority of jobs were in the food and beverage industries. It should be noted that 46% of Greater Victoria's population in 2010 had an income under \$30,000 compared to 51% for B.C. and 50% for Canada.

In November, 2016, the general manager of the Inn at Laurel Point (in James Bay Victoria, BC), estimated that there were about a thousand Airbnb listings in the City that compete with the local hotel industry, but do not pay similar fees and taxes.

Tom Caton, CEO of Airdna⁵⁰, a third-party consulting firm that analyzes Airbnb occupancy rates, revenue and seasonal demand, disputed the claims that the home-sharing platform is not to blame for rental housing shortages experienced in Victoria, Vancouver, or elsewhere around the world. He indicated that his firm's data showed that Victoria had only 422 active listings for entire Airbnb units in November

⁴⁹ Victoria Tourism Bulletin, (prepared by Chemistry Consulting Group), September 2016, p. 1

Deborah Wilson, "Airbnb impact on rents, hotels in Victoria minimal, analyst says", CBC, December 8, 2016. http://www.cbc.ca/news/canada/british-columbia/airbnb-victoria-vancouver-rental-vacancy-hotels-1.3886623

2016, not far from the estimate of 300 Airbnb units taken out of the city's long-term rental housing pool by urban planning consultant, Jay Wollenberg.⁵¹

According to Airdna, the 422 active Airbnb listings are equivalent to 191 hotel rooms at 100 percent occupancy for one month, and possibly 100 apartment units not available to residents of Victoria. However considering the fact that there were only 723 vacant rental units in Greater Victoria (according to Craigslist for December 11, 2016), and 276 vacant units in the City of Victoria, this could represent a loss of 36% of rental housing units in the City alone.

While Airdna may be trying to minimize the impact that short-term vacation rentals have on the city, it would appear that tenants are feeling the negative impact as are hoteliers. And, in this traditionally low-season for hotel occupancy, it would appear that the number of entire unit Airbnb active listings has climbed to 574, representing 77.7 percent of all Airbnb listings for December 24, 2016 according to the Airdna website.

Some may say there is little to be concerned about especially when Victoria's 58 hotels seem to be flourishing with more than three million overnight visitors annually to the provincial capital. Today, tourists outnumber locals by 37 to 1. And with close to 30 hotels located in the City's Inner Harbour, this area is also home to the largest concentration of long-term renters in the city.

A recent report from Boston University,⁵² studied the case of Airbnb, a prominent platform for short-term accommodation. The research team assessed its entry into the state of Texas, in particular, Austin where Airbnb supply is the highest, in order to quantify its impact on the Texas hotel industry over the subsequent decade. Their study indicates that, "in Texas, each additional 10% increase in the size of the Airbnb market resulted in a 0.39% decrease in hotel room revenue. ...These effects are primarily driven by Austin, where Airbnb inventory has grown extremely rapidly over the past few years, resulting in an estimated revenue impact of 8-10% for the most vulnerable hotels in Austin".

This report estimated that Airbnb's "entry into the Texas market has had a quantifiable negative impact on local hotel room revenue. Short-term vacation rental units appear to provide a viable, alternative for certain traditional types of overnight accommodation, particularly families or large group gatherings that seek lower priced rooms (particularly those in the budget to mid-range tiers).

In the Victoria tourism accommodation market, Airbnb listings compete directly with the hotel industry, most notably in the mid-tier market (2,400 units) represent 55 percent of all hotel rooms and the upper tier (1,489 units) 34 percent of all hotel rooms, and budget tier (502 units), comprise 11 percent of all

⁵¹ Jay Wollenberg, Coriolis Consulting Corp. Short Term Vacation Rentals Policy Report to City of Victoria, 5 October 2016 -https://victoria.civicweb.net/FileStorage/00E137E00A9F4567B7F94C2CDAEBCE34-attach%201%20short%20term%20vacation.PDF

⁵² The Rise of the Sharing Economy: Estimating the Impact of Airbnb on the Hotel Industry, Georgios Zervas (Boston University), John W. Byers (Boston University), David Proserpio (University of Southern California), Revised Nov. 18, 2016, pp 1-3.

the rooms. This assessment is based on hotel accommodation data provided by Chemistryconsulting.ca (Victoria Lodging Results – October 2016) and findings reported by Ethan Wolff-Man:

"Survey data from DG-Research.com shows the biggest target is on the backs of midscale hotels. Around 43% of Airbnb guests would have chosen midscale hotels, compared to just 4% that would have chosen an upscale hotel, and economy hotels, which were replaced by Airbnb's 18% of the time. Similarly, Airbnb cannibalizes extended stay options more, perhaps owing to the fact that a full lodging with a kitchen has a leg up on a hotel room's mini fridge." 53

4.1 A snapshot of short-term vacation rentals, long-term rentals, and tourist accommodation in James Bay

One area of inquiry that is often overlooked is the impact of short-term vacation rentals on permanent rental housing and hotel accommodation uses that all exist in same neighbourhood.

With a population of almost 12,000 (and a density per sq. km. three times the city average), and 59% of its households living in rental accommodation, James Bay is also home to over half of downtown Victoria's commercial tourist accommodation industry (see Table 11 on the following page).

This neighbourhood hosts 17 hotels and motels (1,666 rooms of which more than 60% fall into the budget to mid-range room price category), plus 15 licensed bed and breakfasts (79 rooms), and more than 180 Airbnb units in December 2016 according to Airdna.com. This is equivalent to an estimated 380 rooms, in other words another Grand Pacific Hotel in the neighbourhood. Murray Cox of InsideAirbnb.com⁵⁴ revealed that in late summer 2016, more than 75 percent of the Airbnb listings in the neighbourhood were for entire units.

These short-term rentals, appealing to leisure and business travelers, now compete with traditional hotel accommodation suppliers, extended stay properties (like the Royal Scot Hotel and Embassy Inn), as well as licensed bed and breakfasts, especially in James Bay. On the other hand, hotels such as the 46-year-old, 12-storey Harbour Towers⁵⁵ are following the trend of previous hotel owners, (like the Queen Victoria and Dominion), who converted their properties to residential use. Harbour Towers has applied to rezone and redevelop their 189-room building into a 219-unit residential property. All this is taking place at a time when hotels are enjoying an average 76% occupancy rate. It appears that residential units are now more profitable than hotel rooms, even in a tight tourist accommodation market.

Ethan Wolff-Mann, "The big reason why Airbnb terrifies the hotel industry", Yahoo Finance, January 5, 2017 http://finance.yahoo.com/news/airbnb-dwarfs-hotels-in-room-availability-162135372.html

⁵⁴ Murray Cox, InsideAirbnb.com (listings for James Bay, 1 August 2016) http://insideairbnb.com/victoria/?neighbourhood=James%20Bay&filterEntireHomes=false&filterHighlyAvailable=false&filterRecentReviews=false&filterMultiListings=false

⁵⁵ Andrew Duffy, "Tourists face tight market for Victoria hotel rooms", Times Colonist, January 8, 2017. http://www.timescolonist.com/business/tourists-face-tight-market-for-victoria-hotel-rooms-1.6612263

Table 11 - Tourism Accommodation Market in James Bay Victoria

| 17 MOTELS, HOTELS & TIMESHARES | | PRIVATE SHORT-TERM VACATION RENTALS |
|----------------------------------|--------------|-------------------------------------|
| (1,666 Rooms) | | (187 Airbnb Listings) |
| , | | , , , |
| Admiral Inn (H) | 32 | |
| Best Western Inner Harbour (H) | 74 | |
| Coast Victoria Harbourside (H) | 132 | |
| Days Inn (H) | 71 | |
| Embassy Inn (H) | 70 | |
| Gatsby Mansion (H) | 9 | |
| Harbour Towers (H) | 196 | |
| Helm's Inn (H) | 40 | |
| Huntingdon Manor (H) | 110 | |
| Hotel Grand Pacific (H) | 308 | |
| Inn at Laurel Point (H) | 196 | |
| James Bay Inn (H) | 40 | |
| Oswego Hotel (H) | 80 | |
| Rosewood Inn (H) | 17 | |
| Royal Scot (H) | 176 | |
| Surf Motel (M) | 14 | |
| Worldmark (Timeshare) | 92 | |
| | | |
| 15 LICENSES BED & BREAKFASTS | | |
| (79 Rooms) | | |
| | | |
| Albion Manor | 9 | |
| Ashcroft House B&B | 5 | |
| Carriage House B&B | 4 | |
| Fisher House B&B | 4 | |
| Fisherman's Wharf B&B | 2 | |
| Gingerbread Cottage | 2 | |
| Haterleigh Heritage Inn | 6 | |
| Heathergate House | 7 | |
| John Lewis House B&B | 2 | |
| Marketa's B&B | 12 | |
| Menzies Manor | 7 | |
| Robert Porter House B&B | 6 | |
| Victoria Harbour Walk Suite | 1 | |
| Oceanic House | 9 | |
| Victoria Vacation House | 3 | |
| Source: Primary Research – Web-k | based Listin | gs for Properties in James Bay |

Table 12 - 2016 Tourism Accommodation Market Revenue in James Bay, Victoria

| Category of Accommodation (Total) | No. of Rooms | Ave. Nightly Room Revenue |
|--|---------------------------|------------------------------|
| Motel, Hotel & Timeshare properties (17) | 1,666² | \$ 135 ² |
| Licensed Bed & Breakfast properties (15) | 79 ³ | \$ 140 |
| Private Short-Term Vacation Rentals (180) (Airbnb Listings, Dec. 2016, entire units =140) | 140 Listings ⁴ | \$ 159 ⁵ |
| Total Transient Accommodation Property Owners (172) | 1,885 ⁶ | |

Sources:

The current year to date Downtown/Inner Harbour hotel room rate is \$172.00, while the Luxury Hotel Room Rate to date is \$211, a mid-tier room rate is \$146, and a budget-tier room is priced at \$98.

The nightly room rate at this time of year for hotels in James Bay hotels ranges from a low of \$79 at the James Bay Inn to more than \$189 at the Hotel Grand Pacific. This is a premium rate when compared to licensed Bed and Breakfasts which charge a minimum of \$125 for the smallest units, while the average nightly rate for entire Airbnb units in the neighbourhood is \$159. This is in sharp contrast to the average

¹ Includes Hotels, Motels, Timeshares, Licensed Bed & Breakfasts, and Private Short-Term Vacation Rental Properties.

²Hotel room capacity primary research: 17 James Bay hotel proprietors represent 56% of 30 hotel properties in the Downtown & Inner Harbour and 52.2% of total room capacity of all City of Victoria Inner Harbour hotels (total 3,186 rooms) and Average Nightly Room Revenue from Inner Harbour Hotels - \$135 for 2016, DVBA Tourism Victoria Lodgings Statistics 2016.

³Licensed Bed & Breakfast primary research by the author (room capacity not available).

⁴Data based on December 29, 2016 Airbnb listings. Airbnb listings represent 80% of all transient accommodation property owners in James Bay and almost 10% of the lodging supply. Value of Airbnb market in James Bay estimated to be \$2.7 million annually based on derived Airdna and Inside Airbnb data, compared to more than \$16 million dollars in revenue for Airbnb units in Victoria in 2016.

⁵AirBnB website listings for James Bay, Victoria on December 29, 2016.

⁶ Estimated visitor accommodation capacity (based on double occupancy rooms) is 3,770.

pro-rated nightly long-term rental rate ranging from \$36.00 to \$50.00 charged by landlords to permanent tenants living in 3,416 private apartment units in James Bay.

These results have direct implications for hotels, travelers, and policy makers. Paul Nursey, CEO of Tourism Victoria, at the Union of BC Municipalities annual meeting in September 2016, that a rise in speculators buying vaction rentals is accelerating an "absolute crisis" of scarce housing. He added that the Airbnb multiple listing rental units were operating like "shadow hotels" without paying taxes or being regulated like the existing commercial tourism accommodation operators.

For hotel managers, the competition from peer-to-peer short-term accommodation platforms is not something to be ignored. As the Boston University study points out the Airbnb platform has near zero marginal cost, i.e. rooms can be added to or removed from the database, with negligible overhead costs. This allows Airbnb "hosts" to expand or contract the supply of rooms in a short time frame to meet changing seasonal demand, or to handle special event accommodation needs. In contrast, increasing the permanent hotel room supply involves sizeable capital investment on the part of hotel owners, causing significant marginal cost increases for hotel chains.

What Airbnb can do which hotels cannot, due to zoning regulations, is to leverage the existing housing inventory by potentially expanding its supply wherever houses or condo units already exist. Furthermore, Airbnb is preparing to offer a wider range of products and services than hotels including: a wide range of self-catered full amenity units and concierge services, flights, excursions and personalized activities at the destination, transportation, liability insurance for owners, and an easy booking and payment platform.

What travelers enjoy are the benefits of "collaborative consumerism" which usually means lower prices due to increased competition for accommodation, and leveraging purchasing power to secure personalized services for tourists.

While municipal governments have traditionally relied in part on tax receipts from well-regulated industries such as hotels, bars and restaurants, as well as taxis and tour buses, the new short-term accommodation and personalized tourist services industry is based on disruptive digital technology and privacy protection. This "sharing economy" segment, like others in the field of 'peer-to-peer' personal transportation, remain for the most part outside the ability of local authorities to regulate or enforce tax collection and remittances.

As the housing market becomes commoditized as an investment income asset class, i.e. profitable short-term rental enterprises, working individuals unable to purchase an affordable home are obliged to seek a dwindling supply of permanent rental accommodation at soaring prices. Cities that are popular tourist destinations are being transformed into a booming ghost hotel industry that values tourists and their higher discretionary expenditures more than long-term tenants who live and work in the community.

4.2 What's missing from this picture?

The overlooked quality of life costs associated with an exploding short-term vacation rental market are rarely included in the rosy "home-sharing" picture, particularly in urban tourist destinations. These include: increased traffic volume, congestion as well as safety and security concerns; increased property damage, motor vehicle accidents with pedestrians and cyclists, and anti-social behavior – noise from partying, or substance abuse related criminal activity associated a non-resident population.

The City of Victoria points to its history 20 years ago, in finding a flexible solution to address the insufficient hotel inventory required to accommodate the influx of tourists and athletes to the 1994 Commonwealth Games. Bed-&-Breakfast vacation rentals in the Capital Region were the answer, and it took more than five years to bring them into compliance in terms of oversight, regulations, and taxation.

The critical difference is that today, it is one "collaborative consumer" international corporation using its economic leverage and new technology to flout oversight under the guise of "privacy protection" of its hosts, or its unwillingness to accept the regulatory and taxation authority of states, provinces, or cities.

In sharp contrast to coping with an exceptional circumstance of housing people for a special event, by permitting B&Bs as a permanent, but small, segment of the hospitality industry, today this growing informal, unregulated and unlicensed home-based rental business is negatively impacting the traditional hotel industry market but also the long-term rental housing market needed by workers, students, and seniors living on fixed incomes.

To suggest that the "sharing economy" has benefits for everyone is not the case. Renting or leasing of "underutilized assets" — such as empty rooms or entire suites helps home-owners in order to supplement their income or help pay down their mortgage and living expenses, assists travellers to find cheaper accommodation, but government sees no net benefit in terms of taxes collected to defray its services. And, renters cannot participate in the "sharing" economy benefits as provincial legislation often precludes the rental of "surplus space" in their apartments without the permission of their landlord.

With the growing concentration of services, amenities and attractions in the urban core areas of tourist destination cities, there is increased competition among owners of property to secure the highest return on their investments – in this case the short-term vacationer at the expense of the long-term tenant. As more and more accessory housing units, condos, and character homes are converted to commercial "accommodation" uses, modest-income workers, students, and seniors are displaced to the margins of the city far from convenient transportation, services, and employment or educational opportunities.

The Airbnb peer-to-peer business model is transforming the accommodation and travel excursion industry but also reshaping the city, its role in society, and whose interests will be ultimately be served.

The issue facing popular tourist destination cities is how to avoid catering exclusively to leisure travellers that will result in displacing local residents who have traditionally formed the backbone of the economy and social fabric of their communities.

As peer-to-peer online lodging platforms proliferate and disrupt the traditional commercial accommodation market, hotels may well use the Airbnb platform as a sales channel offering microboutique holiday units under a new brand of centrally-managed, fully-serviced, dispersed units throughout a city. What is to prevent the majority of downtown condo units from being purchased by corporate commercial property interests or hospitality industry investors and converting them into short-term vacation rentals and flipping them when conditions change? Or, what steps, if any, will be taken by local government to curb evictions on the part residential real estate owners who wish to convert some or all of their existing apartment units into short-term rental vacation units at the expense of long-term tenants?

If a City with a chronic housing shortage that maintains no inventory of housing for its inhabitants, no monitoring and licensing of short-term rentals, and no record of the nature and volume of residential evictions, is upholding a duty of care that applies to all its citizens, then why do we have a housing crisis?

That the growing level of impoverishment and homeless in our cities is seen as an individual moral failing invites more than a few questions. Are victims of evictions and homelessness to blame for the accommodation crisis in cities like Victoria? Are those who are trying to cope with a precarious housing situation responsible for the deregulation of private housing sector, rezoning of prime real estate, or the transformation of cities into investment hubs for finance capital? If a system and its decision-makers that allow landlords, property developers and financiers to routinely dispossess and displace the youth, the poor, the elderly, or those with physical and mental disabilities in order to enrich themselves but cannot be held accountable, then who can?

Who matters the most to local governments – actual residents who live and work in the community? Or, speculative property investors and tourists who contribute little to maintaining the urban infrastructure? If short-term vacation renters and owners are not taxed, who will pay for education and health care facilities, police and emergency services, parks and recreation, not to mention the roadways and utility systems? Does urban growth at any cost mean sacrificing the long-term needs of permanent residents seeking rental accommodation to satisfy the short-term gains from short-term rentals that benefit only home-owners?

Chapter 5. Conclusions and Housing Policy Implications

In this chapter, I will focus on the preliminary conclusions of this assessment— the impact of short-term vacation rentals on the housing needs of Victorians, particularly on rental housing stock for tenants who represent the majority of households in the capital city.

While the Mayor and Council of the City of Victoria have long recognized the primary concern of the majority of residents, the need for affordable housing, they are also trying to balance this with the need to accommodate an anticipated population increase of 20,000 over the next three decades. By expanding the tax base, principally through residential property redevelopment and infill densification of the built-environment in the core area and surrounding neighbourhoods, the City hopes to meet its modest housing growth targets.

What is evident, particularly over the past five years, has been:

- Sharp increase in the construction higher-priced fragmented ownership properties.
- Conversion and refurbishment of older multi-storey apartments to strata title units and construction of new high-rise private condo units.
- Little replacement rental housing stock that meets the financial constraints of modest income tenant households in the city workers, students, and seniors;
- Low vacancy rates, displacement of existing tenants when new owners redevelop the multistorey multi-family properties, and substantially increased rents charged.
- Promotion of the "sharing" economy which relies on the notion of renting or leasing out the use of an underutilized asset a car, a house, tools. However it is not a change of use or an additional use; it is simply monetizing the substitution of a temporary secondary user for the permanent primary user and owner of the asset.
- Phenomenal growth of high-profit margin short-term vacation rental units focused in the urban core which is also the location of the hotel industry and the traditional rental housing market infrastructure.

Regrettably, in spite of its Official Community Plan adopted in 2012, the City has not invested in any serious long-term housing and development planning, but adopted a streamlined "spot zoning" and fast-tracked development permit approach that caters to the needs of large-scale developers. In the absence of a housing inventory or baseline data regarding the capacity of city neighbourhoods to accommodate large-scale redevelopment, prompt decisions are made with little consideration of the possible consequences.

A process that involves the gentrification of older neighbourhoods is bound to result in dramatic shifts in the urban landscape, with socio-economic benefits and losses distributed unevenly throughout the terrain. Home-owners benefit while hoteliers see the new unregulated and untaxed alternative accommodation industry encroaching into their traditional tourist market. And tenants face evictions from their rented houses or suites as property owners seek to maximize their profit through the "sharing economy", i.e. lucrative short-term vacation rentals serving the tourist market. Employers are now facing a critical shortage of rental housing which is needed for those who cannot afford to purchase a home which is well beyond the reach of many working people.

There are significant changes in the quality of life experienced by residents. Many feel the repercussions of a sharp increase in income gaps, a housing tenure trend that now favors owners as opposed to tenants. With the increased value of real estate in a popular tourist destination such as Victoria, property owners are now treating their homes as investment vehicles. Certain elements in the business community are placing a higher value on seasonal influx of tourists staying in short-term vacation rental units and spending more than the local long-term residents who sustain the economy year round.

By reducing parking requirements, removing the restriction on the minimum housing unit size requirement, and increasing the allowable height of residential property complexes, the City is facilitating the growth of upscale multi-storey condo developments resulting in increased density of housing in the core area and the picturesque Inner Harbour neighbourhoods.

By amending its bylaws to encourage the addition of garden and accessory suites in "character" home neighbourhoods as well as new rental condos in the core area and in nearby gentrified upscale neighbourhoods—the City has created fertile ground for investors to capitalize on the growth of the alternative accommodation market.

When the value of a tourist exceeds the value of a local resident, what may result is an exclusive, segregated enclave that serves the needs of visitors while demanding that locals pick up the tab for the costs—increased traffic volume and road maintenance, congestion and accidents, increased environmental impacts in reduced air quality from diesel bus emissions and garbage collection, as well as enhanced safety and security systems.

One only has to wonder whether Victoria's climate and affluent island lifestyle for retirees, refurbished downtown live/work lofts for millennials, and its popular tourist amenities, including the home-sharing economy, has resulted in more than a few unintended consequences.

5.1 The social effects of increased tourism and the home-sharing economy on Victoria

Recent figures released by Statistics Canada indicate that Victoria currently ranks 4th in a list of 33 cities with the highest impaired-driving rates⁵⁶ (both drugs and alcohol) in the country. Victoria's 990 impaired driving incidents in 2015 represent a 12% increase over last year. The capital city of British Columbia now has the unenviable reputation of being the country's leading impaired driving capital in terms of growth of this social behavior. It remains to be seen whether this factor will reflect negatively on the city's pristine image of a healthy and livable place for both residents and tourists alike.

When 59 percent of consumers will not trust "sharing" economy businesses until they are properly regulated, according to a Price Waterhouse Coopers 2015 report, what steps will the City take to protect consumers in the area of short-term vacation rentals?

Is it not up to the members of the "sharing" economy such as Airbnb to demonstrate how they are consistently and effectively contributing to the "greater good" of the economy and what they doing to ensure the well-being of the communities in which they do business? Right now Airbnb and other lodging platforms are benefiting gratis from the Destination Marketing Support which the hotel industry must underwrite in tourist destinations such as Victoria. Are they "taking" more than "giving" to the cities that serve their patrons?

If the "collaborative consumer" economy is here to stay, what is the high-stakes end game for cities where the "home-sharing" phenomenon is threatening to engulf the life of its citizens? Is Victoria being transformed into a post-colonial heritage in indigenous culture theme park for tourists to play in while locals are pushed out beyond its boundaries? What really matters to the citizens of this capital city, and who really counts in the decision-making process of Mayor and Council?

Will Victoria choose to hold the status quo and do nothing to regulate home-sharing enterprises since it might be seen to be restricting property owner rights, curbing real estate development and investment, or stifling "innovative" sharing economy entrepreneurial activities?

Will it partner with online lodging platforms like Airbnb and place few restrictions and regulations on the growth of short-term rental units, stating that bylaw enforcement will be too difficult, time-consuming and costly?

⁵⁶ Statistics Canada, Impaired driving in Canada, 2015, Samuel Perreault, Dec. 14, 2016. http://www.statcan.gc.ca/pub/85-002-x/2016001/article/14679-eng.htm,

Alcohol or drug-impaired driving incidents, by Census Metropolitan Area, 2015 http://www.statcan.gc.ca/pub/85-002-x/2016001/article/14679/tbl/tbl1-2-eng.htm. This study also identifies the role of demographics and income: higher use of substances by the 20-35 age group, increased impaired driving rates among higher income quartiles, as well as higher repeat rates of impaired driving offences among 60 plus age group – all of which are present in two of BC's highest impaired driving incident cities: Victoria and Kelowna.

Or, will it choose to prohibit these new business enterprises in order to protect the city's commercial tourism accommodation operators, and majority tenant households facing low-vacancy rates, loss of affordable rental housing stock, or displacement by short-term vacation renters?

5.2 Grappling with the consequences of short-term vacation rentals

The presentation, "Policy Implications for Short-term Vacation Rentals", by a number of tourism representatives and city officials at the annual general meeting of the Union of B.C. Municipalities in September, offers a glimpse of options for consideration.

The thrust of these presentations tended to stress the need to make short-term rentals work for all residents – to be fair to home-owners but also neighbours. Furthermore, that local government should be realistic about what and how they regulate but also how much to charge for compliance services and how to fund enforcement. And lastly, local authorities need to effectively address the key housing challenges such as availability of housing stock and affordability as well as how to curb profiteers and speculators while trying to strike a balance between the needs of tourists and long-term residents.

A summary of their observations and recommendations follows:

- A Short-Term Rental Definition (also known as 'home-sharing' or a vacation rental property) refers
 to the commercial accommodation of guests in a private residence a room, condo, secondary
 suite, or a house on a temporary basis, usually less than 30 days. Unlike a bed & breakfast the
 property owner is often not on site and does not operate as a taxed, licensed or regulated business.
- Short-Term Rentals (STR) increase the pressure on local services; increase safety and security risks, do not contribute to the tax base, and place additional demands on affordable housing and affect ability of employers to recruit seasonal or service industry workers.
- Regulation of Short-Term Rentals needs to be warranted, reasonable, balanced and enforceable.
- Short-Term Rental operators should be registered or licensed within each community, and local
 governments should identify STR operators to compel them to comply with local regulations or
 prosecute offenders. It is fair to treat STRs as a business and commercial use not as a "landlord".
- Taxes and Booking Data Disclosure: Provincial Sales Tax (PST), Hotel Tax (8%) and Municipal & Regional District Tax MRDT (3%) should be collected at source by the booking platform and remitted to the province and the lodging/booking platform should also collect and disclose STR data required by the municipality and/or Province to properly monitor and oversee transactions and adherence to local bylaws and legislation. If Airbnb is already collecting taxes in 200 jurisdictions around the world and generating \$110 million in tax revenue for local government, this should be a requirement of its social license to operate in this country and province.

- Short-Term Rentals Registration/Licensing: Studies show 10% of STR operators obtain permit or license (\$200-\$400 annually) to ensure they comply with zoning and building code regulations, and pay their taxes without compliance monitoring while 90% will pay for a permit if there are appropriate penalties for non-compliance (some suggest \$200-\$500 fines per day while others are considerably higher).
- Short-Term Rentals in Relation to Zoning Matters: Allow STRs (guest rooms, guest home or suites) to be located in transient accommodation zones or in residential/mixed use zones.
- Possible Short-Term Rental Regulations: may restrict the number of licenses/permits issued per property, per block, per neighbourhood or per city; consolidates STRs with Bed-and-Breakfasts (B&Bs); specifies ownership and primary residency requirement; mandatory annual inspections; reduction in parking requirements, or must provide sufficient off-street parking as part of accommodation offering; must provide 24/7 local contact person; specifies maximum number of sleeping units (maximum occupants/guests 6), specifies a license/permit process that also includes provision to revoke approval; assessing whether each regulation is enforceable; use of third party compliance monitoring service (e.g. HostCompliance.com) in absence of qualified staff, database management build-out and maintenance.
- Short-Term Rentals Communications and Civic Engagement Strategy: develop direct contact with short-term rental companies and property owners, property management firms responsible for housekeeping and concierge services for STR owners, real estate industry professionals responsible for sales of homes and condos regarding STR business ventures as income generation options; strata title boards dealing with STR units either by individual owners or corporate investors who operate a number of privately owned units; architects and developers regarding mixed use of condo unit complex with shared/common spaces and amenities (work/live environments, transient accommodation, business office use) to ensure appropriate access, security, parking, and privacy/good neighbor agreements); community engagement through Town hall meetings, conversation cafes with residents and business owners and community organizations.
- Short-Term Rentals Legal Liability Issues regarding online accommodation/booking companies, legal recourse and options regarding what is an unlawful property; STR complaints process to resolve issues – public disturbance, noise, parking, garbage, etc.; STR non-compliance options: fines and bylaw prosecution.

5.3 Balancing the conflicting interests of home-owners, renters, and hoteliers

The Mayor and Council of the City of Victoria met in June, 2016 to explore the impact of short-term rentals on the limited supply of the housing stock—particularly rental accommodation for working families, modest income individuals, and seniors on fixed income. They did so at a time when, evictions and demolitions of older properties continue unabated causing the displacement of hundreds of tenants. As politicians deliberated, tourists were accommodated in a growing number of alternative hotel suites in popular tourist neighbourhoods like James Bay and Fairfield. Meanwhile hotel operators were finding it difficult to retain service staff in a city where housing costs and rents are soaring in a low-vacancy environment.

Citing "conflict of interest", neither the Mayor nor the Council Liaison for James Bay (employed in the tourism accommodation sector) entertained any public discussion regarding the matter of short-term rentals and their impact on housing in the City. Meanwhile, the Executive of the James Bay Neighbourhood Association, many of whom live in nearby well-appointed condominium complexes, citing busy agendas for meetings in December 2016 and January 2017, declined two requests by a JBNA member to discuss the issue of short-term vacation rentals in this high rental household community—a community experiencing an unprecedented level of evictions, and a popular Airbnb neighbourhood.

What might be helpful to politicians, citizens, urban professionals might be the development of short-term policy objectives that address the issue of effective housing strategies in affluent residential communities that are experiencing a shortage of affordable housing, especially for long-term tenants who comprise the majority of the city's households.

Such a policy discussion among home-owners, renters, and members of the business community would invite a number of options that could include the following:

- A 'housing first' approach to the problem of dealing with both short-term rentals (Airbnb) and vacant units (e.g. View Street rental property with multiple floors of empty, unrented apartments). Establish a priority for providing living accommodation for individuals as opposed to using housing as a "leisure" commodity from which to speculate on and profit from.
- Ensure that traditional residential neighbourhoods are not transformed into preferential tourist
 areas designed to meet the needs of affluent short-stay vacationers to the detriment of longterm residents, especially those who do not live in secure housing, i.e. tenants.
- Ensure that council does not favor one side of the housing equation, homeowners, to the
 detriment of long-term renters; respecting the right of home-owners to use their property
 (condo, garden suite, home) as a short-term vacation rental to supplement income and take
 advantage of property tax deferrals and other home-owner benefits, while neglecting any
 meaningful way to safeguard and protect rental housing stock and assist tenants who also need
 to pay for a roof over their heads.

- Insist on lodging platform accountability and cooperation in terms of booking data for compliance and taxation purposes, consider prohibiting commercial hosts with multiple units that do not live on the premises and for all intents and purposes operate as unlicensed and untaxed business enterprises and, require accommodation platforms to verify registration or licensing of STRs prior to posting new listings, and removing non-registered host property information.⁵⁷
- Ensure that the city does not forego hotel, or transient occupation tax revenue that could be invested in much needed community services for permanent residents.
- Ensure that short-term rentals and home-sharing operators are taxed in the same way as traditional lodging providers to facilitate a level playing field and maintain local service jobs.
- Ensure that homes are not turned into micro-hotels (for rent by the hour, day, week, or month) or become "party houses" that cater to large groups that may often be associated with antisocial behavior, or incur excessive public or private property damage.
- Minimize public safety risks as well as negative consequences of short-term rental use: increased traffic/congestion, noise, parking problems, increased trash removal or city services.
- Maximize the availability of affordable housing options by ensuring that no purpose-built long term rental properties are converted to short-term rentals while tenants are displaced in a limited supply housing market with soaring rents and less than a one percent vacancy rate.
- Establish a housing office with responsibilities for monitoring the number of evictions in the city, regulating conversion of units or building of new suites explicitly for the short-term vacation market; completing a housing inventory for the entire city; hiring a third-party to monitor the STR operators in the city and funding it through a partnership with Tourism Victoria and traditional tourism accommodation operators; charging a user fee on all condo properties and garden suite properties in Victoria, particularly if all strata title properties must now be available as rental units.

A recent VicWest strata council's decision⁵⁸ to approve use of the 177-unit 21-storey Promontory and condo tower at Bayview Place for short-term rentals (even though it contravenes the city's land use bylaw limiting STRs to transient accommodation zones) is disturbing. It would appear the City chooses to

⁵⁷ These refer to a number of recommendations made by Karen Sawatzky in her M.Sc. thesis, "Short-Term Consequences: Investigating the Extent, Nature and Rental Housing Implications of Airbnb Listings in Vancouver", Urban Studies, Simon Fraser University, September, 2016.

Mike Kozakowski, "Condo owners nix plan to curb Airbnb rentals in newly built tower", Citified.ca, March 29, 2016. http://victoria.citified.ca/news/condo-owners-nix-plan-to-curb-airbnb-rentals-in-newly-built-tower/

ignore enforcement of its own bylaws by favoring property owners who argue that any rental restrictions would depress the re-sale value of their homes. Apparently 'turnkey' vacation rental suites are now fetching a 60 percent premium over pre-sale prices in new downtown condos, this is hardly the story that Airbnb provides to justify their alternative lodging enterprise...offering middle-income owners a way to supplement their income, pay off their mortgage and prevent foreclosure.

What happened to the principal that 'housing is first and foremost for homes not operating a business' as the Mayor of Vancouver, reiterated in October 2016 when Council considered staff recommendations made in their report, "Regulating Short-Term Rentals in Vancouver"?

5.4 Recommendations and Reflections

In the absence of housing data in general, and the impact of short-term rentals on housing in particular, the City of Victoria would be wise to consider the following actions:

- Obtain the services of a third-party home-sharing research service such as Host Compliance LLC (who prepared a comprehensive report on this matter for the City of Vancouver in July, 2016 to determine if there needs to be a restriction on any short-term rental of entire housing units (as Berlin, Germany) has done. It may also consider the option of imposing a City tax that applies to all short-term rentals such as licensed hotels, guest houses, bed-and-breakfasts, and other forms of short-term visitor accommodation.
- Identify and monitor for enforcement purposes property owners in the transient accommodation zones (currently designed to regulate use of land for commercial hotels and motels and now being used by condo developers to market the units as vacation and short-term rental revenue properties) located downtown and in residential neighbourhoods like James Bay, as well as spot zoning to permit the operation of licensed Bed-and-Breakfasts and secondary suites in homes and garden cottages operating as unlicensed short-term rentals. The aim of this action is to identify all condo suites as well as secondary suites in houses that are being rented short-term and how many of these suites are available and being used for long-term rentals.

The City may wish to consider the experience of Austin, Texas (a tourist destination city that has adopted a permissive Short-Term Rentals in Principal Residences and Investment Properties Policy. It limits non-owner-occupied STR permits to 3 percent of total housing units in residential areas and 25 percent in commercial areas and places a moratorium on such permits in single/double family residential zones. Other jurisdictions place limits on the total number of guests accommodation per STR property unit, or an annual number of nights that STR may be permitted to operate.

 Identify through the development permit process how many owners are repurposing their residential properties for visitor accommodation, be it commercial apartment owners or private home-owners, and restrict short-term rentals (less than 30 days) to properties which are the principal residence of owners. • Establish a Short-Term Rentals Complaint Service that is part of the Bylaw Enforcement Department to address the potential for conflict among different user groups in residential buildings and neighbourhoods where short-term rentals are prevalent. These complaints should identify and record multiple STR listings, illegal suites, noise issues, safety concerns related to non-resident access to private areas; damage to common property (including wear and tear on buildings, improper use of building amenities), and increased pressure on shared public resources: on-street parking, utilities, recycling/garbage collection, as well as police and emergency service calls.

Renting out a spare room from time to time or making it available to paying tourists while the owner is on vacation is one thing, but it is quite another to permit turning a housing complex into a revolving-door hotel operated by absentee landlords and corporate entities who do not live in such a property as their principal residence. When these well-appointed mixed-use vertical residential/commercial communities and secondary suites in character homes in neighbourhoods close to downtown tourist attractions, become the most favored form of urban growth in a popular vacation spot, local residents many of whom rent and work in the city are turfed in favor of tourists. Apparently, one of the most visible consequences of the new "sharing" economy means ensuring an exclusive paradise reserved for those of privilege who can afford the perks and premiums offered by the owners and shareholders in the "gig" economy.

The issue of housing equity and potential displacement by the tourism industry, is posing a real threat not only to the well-known and high-profile visitor destination of Venice, but also to our sister city across the pond in Vancouver. While the "sharing" economy promises a "win-win" situation where "your profit is my profit", others may see it simply as nothing more than a zero-sum game, "your profit is my loss", especially when the new rules of the game are that he who rules gets to call the shots. And when you're a \$50 billion enterprise operating in practically every country of the world without having to comply with local regulations and tax authorities, and hide your profits in tax havens, the sky is the limit!

"We think we are smart enough to enjoy the full benefits of the modern deal, without paying the price." The truth is that few of us recognize the substance of the contract, the invisible strings attached, or the real costs and consequences of playing with daggers, dragons, or dazzling demagogues in digital disguise. When the power of science and technology may increase opportunities for growth, they may inevitably increase the danger.

When the affluent become complacent, tragedy occurs, the poorest and most vulnerable suffer, and the unthinkable occurs. This time it involves not only a threat to the well-being of our cities but more importantly, to the ecological meltdown of our planet. If the economy actually keeps growing forever, it remains to be seen whether the newly crowned King of the World Empire can make a deal that countries, cities and citizens can live with, but more significantly, whether all of humanity is willing to pay the heavy price of living in an environment with few restrictions on individual and corporate

⁵⁹ Yuval Noah Harari, *Home Deus – A Brief History of Tomorrow*, (Toronto: Penguin Random House, 2015), 201.

freedom and any concern for the notion of the common good is considered an impediment to wealth-making and accumulation.

To navigate in a world of turbulent technological and economic storms, one needs a map and a rudder rather than just an anchor of certainty that does little to guide one's precarious vessel into a safe harbor. The City of Victoria would do well to develop a map to navigate unpredictable waters and a viable strategy to ensure its citizens adapt to change effectively and reach their desired destination.

While it is said that citizens enjoy the freedom to choose a home in which to live, does that mean they also have the right to be free of the problems associated with short-term vacation rentals? More importantly, are City leaders prepared to pay the price of post-modernity and at the same time as honor their commitment in words and deeds—to ensure that all Victorians are "Forever Free"—at liberty to live in a place that is also free from poverty, disease, and social injustice?

Every paradise has its price. It remains to be seen whether today's City leaders and citizens, and those three decades hence, are prepared to assume the undisclosed costs, (that may well exceed their capacity to pay), that come attached to this Nirvana by the sea.

To those who are counting on new technologies, devices and tools such as digital algorithms to tell them the price of everything and make critical choices for them, be careful what you wish for. In this Brave New World, it is likely that notions such as individual "free choice" and human values will no longer have any relevance. The present deregulated and decoupled economy, with its new models of shared access to goods and services is just another way of concentrating wealth in fewer and fewer hands. ⁶⁰

An economy based on quantum computers, networked artificial intelligence machines together with robots and 3-D printers among other things will have profound impacts on everyone. Some leading thinkers such as Yuval Harari suggest that the new "best practices", state-of-the-art processes and cutting-edge technologies in the hands of a few monopolies and other special interests will render most citizens redundant, i.e. surplus labour - no longer useful or valued members of society. ⁶¹

Is this what Mayor Helps has in mind when she speaks in glowing terms about her enthusiasm for "moving Victoria into the 21st century as a world leading city?"⁶² Will renters be recognized in the Mayor's Year of Inclusion, Diversity, and Reconciliation in 2017? More importantly, will housing finally become a right of all Canadians on July 1 this year, when the country celebrates its 150th founding anniversary since Confederation?

⁶⁰ Ashifa Kassam, "Top Canada CEOs have already earned more than an average worker's 2017 salary", The Guardian, January 3, 2017. In 1995, Canada's top 50 CEOs earned 85 times more than the average Canadian income; by 2015 this same cohort made 290 times the average Canadian income of \$49,510. When adjusted for inflation, the average income of the top 100 CEOs in Canada had grown by 99% since 1998, compared to an average Canadian income increase of 9% over the same time period

⁶¹ Yuval Harari, *Homo Deus*, 326, 395.

⁶² Lisa Helps, "A look back at 2016 with Victoria Mayor Lisa helps", Victoria News Interview, December 30, 2016.

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw by amending the definition of Transient Accommodation, adding a definition for Short-Term Rental and prohibiting Short-Term Rentals in the entire City unless where expressly allowed.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1112)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended:
 - (a) in section 17, by adding a new subsection (4) as follows:
 - "(4) Without limiting the generality of subsection (1), short-term rentals, whether as a principal or accessory use, are prohibited in all zones except
 - (a) where they are expressly permitted subject to regulations applicable in those zones:
 - (b) rental of no more than two bedrooms in a self-contained dwelling unit, as home occupation, provided that:
 - (i) the self-contained dwelling unit is occupied by the operator of the short-term rental; and
 - (ii) short-term rental complies with all regulations in Schedule D as if it were transient accommodation."
 - (b) in Schedule A Definitions by:
 - (i) deleting the words "vacation rentals" in the "Transient Accommodation" definition; and
 - (ii) adding a definition of "Short-Term Rental" immediately after the definition for "Setback" as follows:

""Short-Term Rental" means the renting of a dwelling, or any portion of it, for a period of less than 30 days and includes vacation rentals."

3 This bylaw comes into force on adoption.

| READ A FIRST TIME the | 7 th | day of | September | 2017 |
|----------------------------|-----------------|--------|-----------|------|
| READ A SECOND TIME the | 7 th | day of | September | 2017 |
| Public hearing held on the | | day of | | 2017 |
| READ A THIRD TIME the | | day of | | 2017 |
| ADOPTED on the | | day of | | 2017 |

COMMITTEE OF THE WHOLE REPORT FROM THE MEETING HELD SEPTEMBER 14, 2017

For the Council Meeting of September 21, 2017, the Committee recommends the following:

1. Councillor Attendance Request for Councillor Loveday

That Council approve costs for accommodation, transportation, and incidentals for Councillor Jeremy Loveday to attend the Union of BC Municipalities Conference 2017 in Vancouver.

2. Proposed Memorandum of Understanding with YMCA-YWCA of Vancouver Island

That Council approve the Memorandum of Understanding attached to the report dated September 1, 2017 between the City of Victoria and YMCA-YWCA of Vancouver Island.

3. Rezoning Application No. 00544 for 1539 Pearl Street (Oaklands)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00544 for 1539 Pearl Street, that first and second reading of the *Zoning Regulation Bylaw* Amendment be considered by Council and a Public Hearing date be set.

4. <u>Development Permit with Variances Application No. 00544 for 1539 Pearl Street (Oaklands)</u>

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00544 if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00544 for 1539 Pearl Moss Street, in accordance with:

- 1. Plans date stamped July 21, 2017
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. Part 1.23.4(a): increase the maximum height of Lot A from 7.50m to 7.57m;
 - ii. Part 1.23.4(a): increase the maximum height of Lot A from 7.50m to 7.58m;
 - iii. Part 1.23.8(c): reduce the side yard (east) setback of Lot A from 2.40m to 1.50m to allow for a habitable room with a window;
 - iv. Part 1.23.8(c): reduce the side yard (west) setback of Lot B from 2.40m to 1.50m to allow for a habitable room with a window.
- 3. The Development Permit lapsing two years from the date of this resolution

5. Rezoning Application No. 00556 for 1417 May Street (Fairfield Gonzales)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00556 for 1417 May Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

- 1. Preparation of the following legal agreements to the satisfaction of the City Solicitor:
 - a. Housing Agreement to ensure a future strata cannot restrict the rental of units;
 - b. A Section 219 Covenant ensuring the building is constructed to Passive House standards, to the satisfaction of the Director of Sustainable Planning and Community Development.
- 2. Preparation of a technical report to the satisfaction of the Director of Engineering and Public Works, identifying how the site will manage all storm water generated on site and, if necessary, preparation of legal agreements for the design, inspection and long term maintenance requirements of the storm water system to the satisfaction of the City Solicitor and the Director of Engineering and Public Works.

6. <u>Development Permit with Variances Application No. 00028 for 1417 May Street (Fairfield Gonzales)</u>

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00556, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variances Application No. 00556 for 1417 May Street, in accordance with:

- 1. Plans date stamped July 12, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the minimum vehicle parking requirements from six stalls to four stalls;
 - ii. reduce the minimum visitor parking from one stall to zero stalls.
- 3. The Development Permit lapsing two years from the date of this resolution."

7. <u>Development Permit with Variance Application No. 00003 for 944 Heywood Avenue</u> (Fairfield Gonzales)

That Council direct staff to work with the applicant to address the following:

- 1. Revise the cladding and other exterior details of the buildings;
- 2. Retain the trees on the Pendergast Street frontage of the property.

8. Draft Ship Point Master Plan Design Concept

That Council direct staff to:

- 1. Proceed with the proposed Ship Point Design Concept with the following refinements:
 - a. Replace the urban beach at the north end of the site with a plaza space that complements the adjacent Harbour Air Sea Plane Terminal and explores a combination of soft and hard landscaped elements which may include other amenities such as seating, a playful water feature and commercial kiosk space.
 - b. Incorporate design elements and features to better activate the southern portion of the site year round and create a more inviting gateway and connection for people entering the site from the Lower Causeway.
- 2. Proceed with the detailed design and development of the draft Ship Point master plan including Class 'C' costing and an implementation strategy.
- 3. Report back to Council with the draft Ship Point master plan, the related implementation strategy and a summary of public and stakeholder input by January 2018.
- 4. Present the proposed Ship Point Concept to the Downtown Residents Association and their members for input.
- 5. Consideration of adding a small urban dog park to accommodate the downtown residents.

9. <u>Application for a New Liquor Primary Licence for Interactivity Board Game Café, 721 Yates Street (Downtown)</u>

That Council direct staff to provide the following response to the Liquor Control and Licensing Branch:

- 1. Council, after conducting a review with respect to the location of the establishment and the person capacity and hours of liquor service, supports the application of Interactivity Board Game Café, located at 721 Yates Street to obtain a new Liquor Primary License permitting service from 11:00 am until 11:00 pm 7 days a week with an occupant load of 65 persons. Providing the following comments on the prescribed considerations:
 - a. The impact of noise on the community in the vicinity of the establishment has been considered and is not expected to be appreciatively different than that generated by the existing operations. It is understood that the total licensed capacity is to be 65

- persons and that approval of the Liquor Primary Licence is dependent on existence of the core gaming business.
- b. If the application is approved, the impact on the community is expected to be negligible given the size, hours, and primary focus of the business.
- c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 50 metres of the licensed location and a notice posed at the property. The City received two letters in support of the application and two expressing concern about the application for a liquor licence.
- d. Council recommends the issuance of the license as it is expected to increase the economic stability of the business.

10. Application for Lounge Endorsements to Manufacturer's Licenses regarding manufacture licenses (300184 & 302296), Phillips Brewery, 2000 (2010) Government Street. (Downtown)

That Council direct staff to provide the following response to the Liquor Licensing Agency:

- 1. Council, after conducting a review with respect to noise and community impacts, does support the application of Phillips Brewery, located at 2000 Government Street, to have a lounge endorsement added to each of the two manufacturing licenses, having hours of operation from 11:00 am to 11:00 pm daily and an occupant load of 134 persons. Providing the following comments on the prescribed considerations:
 - a. The impact of noise on the community in the vicinity of the establishment has been considered in relation to the request and there is limited reason to expect noise will be an issue resulting from approval.
 - b. If the application is approved, the impact on the community is expected to be positive economically as the approval supports the request and long term objectives of the business.
 - c. The views of residents were solicited via a mail out to neighbouring property owners and occupiers within 50 metres of the licensed location and a notice posted at the property. The City received one letter in support of the application.
 - d. Council recommends the license endorsements be approved.

11. Orange Shirt Day

- 1. For the balance of 2017, that up to \$5,000 be set aside from the \$50,000 allocated to Reconciliation specifically for endeavours outside the Program.
- 2. To fund up to \$4500 for Victoria's First Annual Orange Shirt Day for the expenses laid out in the attached budget.

12. Councillor Sharing - Royal Oak Burial Park Annual Report

That Council receive this report for information.

13. Fairfield Neighbourhood Plan – Emerging Directions

Refer this item to next Thursday's meeting and Council members will email questions to Mr. Tinney, copying Council and the Deputy City Manager, and those questions will be considered after the presentation on this item.

COMMITTEE OF THE WHOLE REPORT FROM THE MEETING HELD SEPTEMBER 21, 2017

For the Council Meeting of September 21, 2017, the Committee recommends the following:

1. <u>Development Permit with Variance Application No. 00046, No. 00047 and No. 00048</u> for 1032, 1038, and 1044 Harling Lane (Fairfield)

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motions:

1032 Harling Lane

"That Council authorize the issuance of Development Permit with Variances Application No. 00046 for 1032 Harling Lane in accordance with:

- 1. Plans date stamped July 21, 2017
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback from 18m to 17.30m for an outdoor feature (arbour)
 - ii. reduce the separation distance from 2.4m to 1.58m for the arbour from the dwelling.
- 3. The Development Permit lapsing two years from the date of this resolution."

1038 Harling Lane

"That Council authorize the issuance of Development Permit Application with Variances No. 00047 for 1038 Harling Lane in accordance with:

- 1. Plans date stamped July 21, 2017
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback from 18m to 17.20m for an outdoor feature
 - i. reduce the separation distance from 2.4m to 1.72m for the-arbour from the dwelling.
- The Development Permit lapsing two years from the date of this resolution."

1044 Harling Lane

"That Council authorize the issuance of Development Permit Application with Variances. No. 00048 for 1044 Harling Lane in accordance with:

- 1. Plans date stamped July 21, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the front yard setback from 18m to 17.27m
 - ii. reduce the separation distance from 2.4m to 1.68m for the arbour from the dwelling.
- 3. The Development Permit lapsing two years from the date of this resolution.

2. <u>UBCM Attendance Requests</u>

That Council approve costs for accommodation, transportation, and incidentals for **Mayor Helps** to attend the Union of BC Municipalities Conference 2017 in Vancouver.

That Council approve costs for accommodation, transportation, and incidentals for **Councillor Marianne Alto** to attend the Union of BC Municipalities Conference 2017 in Vancouver.

That Council approve costs for accommodation, transportation, and incidentals for <u>Councillor Chris Coleman</u> to attend the Union of BC Municipalities Conference 2017 in Vancouver.

That Council approve costs for accommodation, transportation, and incidentals for **Councillor Ben Isitt** to attend the Union of BC Municipalities Conference 2017 in Vancouver.

That Council approve costs for accommodation, transportation, and incidentals for **Councillor Geoff Young** to attend the Union of BC Municipalities Conference 2017 in Vancouver.

3. Rezoning Application No. 00589 for 229 Government Street (James Bay)

That Council refer Application No. 00589 for the property located at 229 Government Street back to staff to work with the applicant to achieve, at a minimum, the following principles:

- ensure the height is no more than 1.5 storeys
- reorient the front door to the front of the property
- attention to the overall height and overlook
- remove the deck entrance
- re-site the building slightly.

4. <u>Development Permit with Variance Application No. 00006 for 584 John Street</u> (Burnside-Gorge)

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00006. for 584 John Street, in accordance with:

- 1. Plans date stamped September 16, 2016.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce parking requirement from one stall per 93m2 of warehouse/wholesale use to one stall per 190.m2; and
 - ii. reduce loading space requirement from one space to nil.
- 3. Provision of a legal agreement securing the provision of bus passes, bicycle parking and other Transportation Demand Management measures as offered by the applicant to the satisfaction of the City Solicitor.
- 4. The Development Permit lapsing two years from the date of this resolution."

5. Fairfield Neighbourhood Plan - Emerging Directions

- 1. That Council:
 - 1. Approve, in-principle, the emerging directions as a basis for preparing the draft Fairfield Neighbourhood Plan, which directs:
 - a. some growth in and around Cook Street Village (buildings up to four storeys in height) and some growth directed to the northwest part of Fairfield (buildings from six to 10 storeys in height)

- b. for staff to clarify which areas west of Cook Street are appropriate for apartments up to 4 storeys and which stock is appropriate for housing diversity.
- c. Examine opportunities for pre-zoning and/or differential density entitlements for different housing types (strata ownership, purpose built market rental, purpose built market rental with non-market units, entire non-market building) in the northwest corner

2. Heritage Conservation Areas:

That Council direct staff to identify all four areas for future consideration.

6. <u>Development Variance Permit Application No. 00184 for 1265 Vista Heights</u> (Hillside-Quadra)

That Council after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00184 for 1265 Vista Heights, in accordance with:

- 1. Plans date stamped August 23, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. relaxation to permit a roof deck
 - ii. reduce the front yard setback from 7.50m to 5.00m
 - iii. increase the maximum parking stall area grade from 8% to 10.50%.
- 3. Registration of a Section 219 Covenant on title to ensure the roof deck is used solely for the purposes pertaining to sustainable environmental initiatives, including but not limited to, solar panels and green roofs.
- 4. The Development Permit lapsing two years from the date of this resolution."

7. Site Options for the Lebanese Emigrant Statue

That Council:

- 1. Approve Centennial Park for installation of the Lebanese Emigrant statue, a gift from the World Lebanese Cultural Union.
- 2. Direct staff to create a Service Agreement with the WLCU-BC to ensure all funding associated with installation, as well as a donation of 10% of the assessed value of the statue for the ongoing maintenance will be provided by the WLCU-BC.

8. Official Community Plan Amendments to Align with Gonzales Neighbourhood Plan That Council:

- Consider consultation under Section 475(1) and 475(2) of the Local Government Act and direct staff to undertake consultation with those affected by the proposed amendments to the Official Community Plan through online consultation, a public open house, and a meeting with owners of property within proposed heritage conservation areas, concurrent with public review of the proposed Gonzales Neighbourhood Plan.
- 2. Consider consultation under Section 475(2)(b) of the Local Government Act and direct staff:
 - a. to refer the proposed Official Community Plan amendments to the Songhees Nation, the Esquimalt Nation, the School District Board, the Council of Oak Bay, Island Health Board of Directors; and
 - b. that no referrals are necessary to the Capital Regional District Board, or the provincial or federal governments.
- 3. Direct staff to prepare Official Community Plan amendment bylaws following consultation to adjust urban place designations, adjust development permit area boundaries and guidelines, and create a new heritage conservation area in

- accordance with feedback received on the proposed Official Community Plan amendments.
- 4. Direct staff to create Development Permit Area Guidelines for the Small Urban Villages at Fairfield Road, Wildwood Avenue and Lilian Street.
- 5. Direct staff to develop appropriate tools to make secondary suites permissible in the neighbourhood.
- 6. Refer the proposed Gonzales Neighbourhood Plan to the meeting of Council at which the above Official Community Plan amendments Public Hearing is held, for consideration of final approval.
- 7. Following approval of the proposed Gonzales Neighbourhood Plan, rescind the Gonzales Neighbourhood Community Plan (2002).

9. 2018 - 2019 Permissive Property Tax Exemptions

- 1. That Council:
 - 1. Approve applications for permissive property tax exemption detailed in Table 2 for the 2018 2019 tax years, from the following applicants:
 - Victoria Social Innovation Centre
 - Victoria Truth Centre
 - Winners Chapel International
 - 2. Direct staff to prepare a 2018 2019 permissive property tax exemption bylaw for Council's consideration.

2. That Council:

- 1. Approve applications for permissive property tax exemption detailed in Table 2 for the 2018 2019 tax years, from the following applicants:
 - Victoria Cool Aid Society, Application 1
 - Victoria Cool Aid Society, Application 2

10. Climate Change Leadership Plan Update

That Council accept this Climate Action Program Update report for information.

11. Short Term Rental Business Regulations and Enforcement Strategy

That Council:

- 1. Approve the proposed short term rental regulatory framework, as described in this report, which allows short-term rentals in principal residences, subject to a business licence and compliance with operating requirements;
- 2. Direct staff to engage stakeholders on the proposed business regulations, and report back to Council in Q 4 of 2017 with the bylaws required to enact these regulations; and.
- 3. Direct staff to report back to Council in Q 1 of 2018 with an implementation plan, including schedule, resourcing proposal, and impacts to the financial plan.

12. Short Term Vacation Rentals

That Victoria Council request the Provincial government to make changes to legislation and regulations to ensure that:

- 1. property used substantially for short term vacation rental (stvr) purposes is classified as commercial property for purposes of municipal property taxes; and that
- 2. the right to legal non-conforming use of residentially zoned units in a strata building is determined on the basis of use of those individual strata lots, not (as at present) on the basis of existing use in other parts of the building.

13. Proposed Amendments to the Parks Regulation Bylaw

That Council direct staff to bring forward to the September 21 Council meeting amendments to the Parks Regulation Bylaw including the following new provisions:

- 1. Ability to temporarily close a park or part of a park;
- 2. Prohibition on interference with City workers engaged in clean-up, maintenance or other work in a park;
- 3. Authority to impound property unlawfully left in a park and waive the fee to return impounded property;
- 4. Ability to apply for permits to carry out protests and other expressive activities in a park;
- 5. Consequential and housekeeping amendments;
- 6. To develop an effective lobbying approach to the province on the issue of tenting in parks and housing and homelessness;
- 7. Thank TAPS for their letter and ask them, in their experience to offer some solutions on the issues that the park bylaw amendments attempt to address prolonged use and occupation in the absence of sufficient housing;
- 8. Direct staff to report back in a year to see if other amendments need to be considered; and
- 9. Direct police and bylaw to report publicly at the next quarterly update on the implementation of the new direction.

14. Request for Staff Report on Transit as Part of Sustainable Mobility Strategy

1. That Council direct staff to work with BC Transit staff and to report back on Transit best practices and what is needed from the City's perspective to implement the Transit Futures Plan and drive transformational change in the region with regard to public transit.

15. <u>UBCM Emergency Resolution: Protecting Local Waterways and Wild Fish Species</u>

THAT Council endorse the following resolution for consideration as an emergency resolution at the 2017 annual convention of the Union of BC Municipalities, and directs staff to forward this resolution to member local governments and to the UBCM requesting favourable consideration:

Resolution: Protecting Local Waterways and Wild Fish Species

WHEREAS British Columbia's coastal communities rely on healthy waterways and healthy marine ecosystems including fisheries for economic, social and ecological wellbeing;

AND WHEREAS the proliferation of open-net fish farms with non-native fish species threatens local waterways and wild fish species, undermining the economic, social and ecological wellbeing of local communities;

AND WHEREAS many open-net fish farms have been established in indigenous territories in the absence of adequate consultation with indigenous governments, undermining the shared objective of reconciliation and respectful relations between indigenous and non-indigenous governments;

THEREFORE BE IT RESOLVED THAT the Province of British Columbia decline any further permits for open-net aquaculture and phase out existing open-net operations, transitioning the industry to closed-containment acquaculture with a just transition for affected workers and adequate consultation with indigenous governments..

16. Endorsing the Treaty on the Prohibition of Nuclear Weapons

THAT Council endorse the following resolution and directs staff to forward this resolution to the Government of Canada, Members of Parliament representing electoral areas on Vancouver Island, and local governments in British Columbia, requesting favourable consideration and resolutions of support:

Resolution: Endorsing the Treaty on the Prohibition of Nuclear Weapons

WHEREAS the City of Victoria is a signatory to the Mayors For Peace initiative and the Earth Charter;

AND WHEREAS the City of Victoria has consistently supported citizens' initiatives for a more peaceful world grounded in the principles of non-violence and the peaceful resolution of conflict within communities and internationally;

AND WHEREAS the United Nations General Assembly has adopted the Treaty on the Prohibition of Nuclear Weapons and encouraged member nations to sign;

AND WHEREAS the Government of Canada is not yet a signatory to the Treaty on the Prohibition of Nuclear Weapons;

THEREFORE BE IT RESOLVED THAT the City of Victoria places itself on record as endorsing the Treaty on the Prohibition of Nuclear Weapons and calls on the Government of Canada to sign and ratify the treaty.



Council Report

For the Meeting of September 21, 2017

To:

Council

Date:

September 15, 2017

From:

C. Coates, City Clerk

Subject:

Zoning Regulation Bylaw, Amendment Bylaw (No. 1116) No. 17-095

RECOMMENDATION

That Council consider first and second readings of Bylaw No. 17-095.

BACKGROUND

Attached for Council's initial consideration is a copy of the proposed Bylaw No. 17-095.

The issue came before Council on July 27, 2017 where the following resolution was approved:

Rezoning Application No. 00564 for 2695 Capital Heights

- 1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, and;
- That prior to the Public Hearing staff facilitate a further conversation with the Oaklands Community Association to consider alternatives to a sidewalk installation, the results of such conversation to be reported to the Public Hearing.

Respectfully submitted,

Chris Coates

City Clerk

Report accepted and recommended by the City Manager

Date:

List of Attachments:

Bylaw No. 17-095

NO. 17-095

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the Zoning Regulation Bylaw to rezone a portion of the land known as 2695 Capital Heights from the R-2 Zone, Two Family Dwelling District to the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1116)".
- The portion of the land known as 2695 Capital Heights, legally described as Lot 12, Section 4, Victoria District, Plan 11117, and shown hatched on the attached map, is removed from the R-2 Zone, Two Family Dwelling District, and placed in the R1-S2 Zone, Restricted Small Lot (Two Storey) District.

| READ A FIRST TIME the | day of | 2017 |
|----------------------------|--------|------|
| READ A SECOND TIME the | day of | 2017 |
| Public hearing held on the | day of | 2017 |
| READ A THIRD TIME the | day of | 2017 |
| ADOPTED on the | day of | 2017 |

CITY CLERK

MAYOR

13404 13 858 12 858 708 28 7 7828 KINGS RD 36.735 A 106.680 R 12 MOUNT-STEPHEN-AV CAPITAL-HTS 1117 25949 10 18.288 5258 9 5258 8 5258 ⁹

Appendix 1 to Bylaw No. 17-095



2695 Capital Heights Rear portion of lot Rezoning No.00564





Council Report For the Meeting of September 21, 2017

To:

Council

Date:

September 14, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Rezoning Application No. 00588 for 1002 Vancouver Street - Application Ready

to Proceed to Public Hearing

RECOMMENDATION

That Council give first and second reading of the Zoning Regulation Bylaw Amendment (Bylaw No. 17-092) and the Heritage Designation Bylaw (Bylaw No. 17-088), and first, second and third reading to Bylaw No. 17-093 to authorize the Housing Agreement.

Following consideration of the Rezoning Application No. 00588, that Council consider this updated motion with respect to Development Variance Permit Application No. 000195:

"That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:

- 1. Plans date stamped May 23, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
- 3. The Development Permit lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with an update regarding the Rezoning Application for the property located at 1002 Vancouver Street. The proposal is to convert the existing building into a multiple-dwelling consisting of 78 supportive units and 15 affordable rental units for seniors over the age of 50.

In accordance with the Council motion of July 27, 2017, the necessary conditions that would advance the rezoning for the subject property have been fulfilled. The meeting minutes, applicant responses to questions from Council, reports from Fire and Police Departments summarizing calls for service and police calls, revised site plan identifying the Statutory Right of Way on Rockland Avenue, are attached. The motion from the July 27, 2017, Committee of the Whole (included below) can be replaced with the motion included in the staff recommendation.

Rezoning Application No. 00588

1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:

- a. Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - i. Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
 - ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
- b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
- c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.
- d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:
 - The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
 - The police calls at the new playground and Pioneer Square.
 - Clear definition of transitional housing vs. supportive and affordable housing.
 - The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
 - Information regarding the current demographic at the building.
 - Explanation of the Vulnerability Assessment Tool (VAT).
 - Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
 - A break down on how many low and medium need individuals will be placed according to the VAT assessment.
 - Whether the applicant is looking at working with the Ready to Rent Program for residents.
 - · Whether or not pets are permitted, especially dogs and cats.
 - Whether there are accessible units.
 - The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.
 - Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

Development Variance Permit Application No. 00195

2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00588, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:

- 1. Plans date stamped May 23, 2017.
- 2. Development meeting all Zoning Regulation Bylaw requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
- 3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

- 3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:
 - a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

Restriction on Age

Pursuant to Section 10 of the *Human Rights Code*, no one can discriminate against a person in tenancy because of age, but there is an exception for reserving rental units to those 55 years old and over. If an age restriction is a component of the selection criteria for the building, it must be 55 years in order to be in compliance with the *Human Rights Code*.

The recommendation provided for Council's consideration contains the appropriate language to advance this Application to a Public Hearing.

Respectfully submitted,

L∕eanne Taylor Senior Planner

Development Services Division

Jonathan Tinney, Director

Sustainable Planning and Community

Development Department

Report accepted and recommended by the City Manage

Date:

List of Attachments

- Attachment A: Minutes from the Council Meeting dated July 27, 2017
- Attachment B: Minutes from the Committee of the Whole Meeting dated July 27, 2017
- Attachment C: Applicant responses to questions in Council minutes
- Attachment D: Report on calls for service from the Victoria Fire Department
- Attachment E: Report of police calls from the Victoria Police Department
- Attachment F: Revised site plan received September 15, 2017 deemed May 23, 2017.

REPORTS OF COMMITTEES

2. Committee of the Whole - July 27, 2016

Councillor Coleman withdrew from the meeting at 9:10 p.m. due to a pecuniary conflict of interest with the following item, as his wife works for the Anglican Synod of the Diocese of B.C.

6. Rezoning Application No. 00588, Development Variance Permit Application No. 00195, and Heritage Designation Application No. 000167 for 1002 Vancouver Street

Motion:

It was moved by Councillor Isitt, seconded by Councillor Lucas:

Rezoning Application No. 00588

- That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - a. Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - i. Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - · a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
 - ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
 - b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
 - c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.
 - d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:
 - The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
 - The police calls at the new playground and Pioneer Square.
 - Clear definition of transitional housing vs. supportive housing and affordable housing.
 - The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
 - Information regarding the current demographic at the building.
 - Clear explanation of the Vulnerability Assessment Tool (VAT).
 - Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process limit that use.
 - A break down on how many low and medium need individuals will be placed according to the VAT assessment.

- Whether the applicant is looking at working with the Ready to Rent Program for residents.
- Whether or not pets are permitted, especially dogs and cats.
- · Whether there are accessible units.
- The rationale for the ratio of supportive housing to affordable housing and whether there is an
 opportunity to change that ratio.
- Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

Development Variance Permit Application No. 00195

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council
and after the Public Hearing for Rezoning Application No. 00588, if it is approved, consider the following
motion:

"That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:

- 1. Plans date stamped May 23, 2017.
- 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
- 3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

- 3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the *Local* Government *Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:
 - a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor doublehung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

Council discussed the following:

- The Province's authority to override the City's zoning regardless of Council's decision.
- Whether decreasing the number of units would allow the residence to be run in such a way that would lessen the impact on neighbours.

Carried

For: Opposed:

Mayor Helps, Councillors Alto, Coleman, Madoff, Isitt, Loveday, Lucas, and Thornton-Joe Councillor Young

Councillor Coleman returned to the meeting at 9:26 p.m.

Councillor Loveday withdrew from the meeting at 9:27 p.m.

7. Rezoning Application No. 00564 for 2695 Capital Heights Development Permit & Development Variance Permit Application No. 000564 for 2695 Capital Heights

Motion:

It was moved by Councillor Alto, seconded by Councillor Madoff:

Rezoning Application No. 00564 for 2695 Capital Heights

 That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00564 for 2695 Capital Heights, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, and;

Council Meeting Minutes July 27, 2017 That prior to the Public Hearing staff facilitate a further conversation with the Oaklands Community Association to consider alternatives to a sidewalk installation, the results of such conversation to be reported to the Public Hearing.

Development Variance Permit Application No. 000564 for 2695 Capital Heights

- That Council after giving notice and allowing an opportunity for public comment at a meeting of Council
 and after the Public Hearing for Rezoning Application No. 00564, if it is approved, consider the following
 motions:
 - That Council authorize the issuance of a Development Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
 - b. Development meeting all Zoning Regulation Bylaw requirements.
 - c. The Development Permit lapsing two years from the date of this resolution.
 - 2. That Council authorize the issuance of a Development Variance Permit Application for 2695 Capital Heights, in accordance with:
 - a. Plans date stamped June 9, 2017.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the rear setback from 7.50m to 1.01m.
 - c. The Development Permit lapsing two years from the date of this resolution.

Carried Unanimously

Councillor Coleman withdrew from the meeting at 10:21 a.m. due to a pecuniary conflict of interest with the following item, as his wife works for the Anglican Synod of the Diocese of B.C.

6. LAND USE MATTERS

6.1 Rezoning Application No. 00588, Development Variance Permit Application No. 00195, and Heritage Designation Application No. 000167 for 1002 Vancouver Street

Committee received reports dated July 13, 2017 and July 20, 2017, from the Director of Sustainable Planning and Community Development regarding an application to convert the existing building at 1002 Vancouver Street to a multiple dwelling consisting of 78 supportive housing and 15 affordable rental units for seniors over the age of 50 and designate the property as heritage.

Committee discussed:

- Rationale for the statutory right of way and whether or not it is necessary considering the pedestrian traffic in the area.
- The evaluation of the prospective residents and mitigating concerns for the neighbours.
- The Province's authority to override the City's zoning regardless of Council's decision.
- Rationale for entering into legal agreements with Cool Aid rather than BC Housing.

Motion:

It was moved by Mayor Helps, seconded by Councillor Alto: Rezoning Application No. 00588

- 1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - · a maximum of 78 supportive housing units
 - · a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
 - ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
 - b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.

c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.

Development Variance Permit Application No. 00195

- 2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00588, if it is approved, consider the following motion:

 "That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:
 - 1. Plans date stamped May 23, 2017.
 - Development meeting all Zoning Regulation Bylaw requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
 - 3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

- 3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:
 - a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

Committee discussed:

- Providing advice and direction about Council's desires for the site, recognizing the Province's authority over City zoning.
- Taking caution around discussing the potential behaviours of residents and sticking to the land use considerations.

<u>Amendment:</u> It was moved by Mayor Helps, seconded by Councillor Thornton-Joe, that the motion be amended to include the following:

Rezoning Application No. 00588

- That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:
 - The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
 - The police calls at the new playground and Pioneer Square.
 - Clear definition of transitional housing vs. supportive and affordable housing.

- The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
- Information regarding the current demographic at the building.
- Explanation of the Vulnerability Assessment Tool (VAT).
- Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
- A break down on how many low and medium need individuals will be placed according to the VAT assessment.
- Whether the applicant is looking at working with the Ready to Rent Program for residents.
- Whether or not pets are permitted, especially dogs and cats.
- · Whether there are accessible units.

Committee discussed:

 Working with operators to mitigate problems that may arise and concerns raised by the neighbours.

Councillor Loveday withdrew from the meeting at 11:13 a.m. and returned at 11:14 a.m.

Amendment to the amendment:

It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that the amendment be amended to include the following:

- d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:
 - The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
 - The police calls at the new playground and Pioneer Square.
 - Clear definition of transitional housing vs. supportive and affordable housing.
 - The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
 - Information regarding the current demographic at the building.
 - Explanation of the Vulnerability Assessment Tool (VAT).
 - Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
 - A break down on how many low and medium need individuals will be placed according to the VAT assessment.
 - Whether the applicant is looking at working with the Ready to Rent Program for residents.
 - Whether or not pets are permitted, especially dogs and cats.
 - · Whether there are accessible units.
 - The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.

On the amendment to the amendment: CARRIED UNANIMOUSLY 17/COTW

Amendment to the amendment:

It was moved by Councillor Loveday, seconded by Mayor Helps, that the amendment be amended to include the following:

- d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:
 - The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
 - . The police calls at the new playground and Pioneer Square.
 - Clear definition of transitional housing vs. supportive and affordable housing.
 - The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
 - · Information regarding the current demographic at the building.
 - Explanation of the Vulnerability Assessment Tool (VAT).
 - Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
 - A break down on how many low and medium need individuals will be placed according to the VAT assessment.
 - Whether the applicant is looking at working with the Ready to Rent Program for residents.
 - · Whether or not pets are permitted, especially dogs and cats.
 - · Whether there are accessible units.
 - The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.
 - Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

On the amendment to the amendment: CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

Rezoning Application No. 00588

- 1. That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50

- potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
- illicit substance use will not be permitted on the premises
- 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
- ii. Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
- b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.
- c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.
- d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:
 - The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
 - The police calls at the new playground and Pioneer Square.
 - Clear definition of transitional housing vs. supportive and affordable housing.
 - The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
 - Information regarding the current demographic at the building.
 - Explanation of the Vulnerability Assessment Tool (VAT).
 - Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
 - A break down on how many low and medium need individuals will be placed according to the VAT assessment.
 - Whether the applicant is looking at working with the Ready to Rent Program for residents.
 - Whether or not pets are permitted, especially dogs and cats.
 - Whether there are accessible units.
 - The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.
 - Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

Development Variance Permit Application No. 00195

- 2. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council and after the Public Hearing for Rezoning Application No. 00588, if it is approved, consider the following motion: "That Council authorize the issuance of Development Variance Permit Application No. 00195 for 1002 Vancouver Street, in accordance with:
 - 1. Plans date stamped May 23, 2017.
 - 2. Development meeting all *Zoning Regulation Bylaw* requirements, except for a variance to reduce the required number of parking spaces from 21 to 12 for supportive and affordable rental housing.
 - 3. The Development Permit lapsing two years from the date of this resolution."

Heritage Designation Application No. 000167

- 3. "That Council approve the designation of the heritage-registered property located at 1002 Vancouver Street, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, subject to:
 - a. Applicant revising elevation drawings dated July 13, 2017 to indicate that the third floor double-hung and fixed wood windows will be restored to ensure their long-term conservation, and staircase addition will be clad with brick to match the brick on the original Mount Edwards Court Apartments to the satisfaction of the Director of Sustainable Planning and Community Development."

On the main motion as amended: CARRIED 17/COTW

For: Against: Mayor Helps, Councillors Alto, Loveday, Lucas, Madoff, and Thornton-Joe Councillor Young



August 8, 2017

To: Mayor and Council

Re: Mount Edwards Court Rezoning Application, Supplemental Information

At the Council meeting held on July 27th, 2017, regarding 'Rezoning Application No. 00588, Development Variance Permit Application No. 00195, and Heritage Designation Application No. 000167 for 1002 Vancouver Street', Council asked that the following *list of questions* be answered and provided to Council as a condition of the Public Hearing.

The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.

Ambulance:

October 2012 to April 2013 (7 months) = 19 October 2013 to April 2014 (7 months) = 24

October 2016 to April 2017 (7 months) = 31 *** (See note below)

***35% (11) of the calls in 2016/17 (current operations) occurred in December 2016 and were specific to one individual who was not doing well and was subsequently moved to a different building. With this anomaly removed, there is not much variation from the current operation to the previous one.

Fire:

City staff is gathering this info.

Police:

The police calls at the new playground and Pioneer Square.

City staff is gathering this info.

Other, Security Company:

See the appended letter (Appendix 1) from Allied Security Services regarding their experience from September 2016 to May 2017.

Clear definition of transitional housing vs. supportive and affordable housing.

An **emergency shelter** is meant to provide a short term response to the challenge of homelessness. BC Housing requires that emergency shelter be accessible to anyone



(low barrier), including individuals under the influence of drugs and alcohol, providing their behavior does not endanger the health and safety of other shelter clients or staff. Emergency Shelters like Rock Bay Landing offer both essential (accommodation, nutritious meals, security and basic hygiene) and gateway (connection to community services and appropriate housing) services to clients. Clients are often in crisis and the population can change daily.

Transitional Housing is an intermediate step between emergency shelter and permanent housing. It is more long-term, service-intensive and private than emergency shelters, yet remains time-limited to stays of three months to three years. It is meant to provide a safe, supportive environment where residents can overcome trauma, begin to address the issues that led to homelessness or kept them homeless, and begin to rebuild their support network.

Permanent Supportive Housing is subsidized housing with on-site supports to help individuals maintain their housing stability. Support services are generally designed around individuals' needs related to physical or mental health, developmental disabilities or substance use. There is no time limit on how long an individual can access supportive housing; it is based on their individual need for support.

Affordable rental housing is for people who have a low-to-moderate income but are not eligible for subsidized housing. Affordable housing is housing deemed affordable to those with a median household income as rated by a province, region or municipality by a recognized Housing Affordability Index, such as CMHC.

The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove:

Given that Cottage Grove has only been open a few months we are providing information for Swift House instead – which is Cool Aid's oldest building and our largest to date with 49 units. All the information being provided is for the full fiscal year of 2016/17. A couple of important items to note:

- Hillside terrace is an Assisted Living building, and all of the residents are referred through home and community care; most residents have physical health issues they are managing in addition to other challenges.
- · All of these buildings are supporting residents with a range of needs from low to high.
- Each of these buildings is well integrated into its surrounding neighbourhood.



| Stats for 2016/1 | 7 | 25 1111 | | | | Move | Outs | | |
|------------------|--------------------|---------|-------------------|----------------------|-------|----------|--------|----------------------|-------|
| Building | Housing Type | # Units | Occupancy Rate | Internal Transfer | Death | Eviction | Normal | Higher care level | Total |
| Hillside | Assisted Living | 45 | 98% | 2 | 3 | 0 | 0 | 1 | (|
| Fairway Woods | Seniors Supportive | 32 | 100% | 0 | 2 | 0 | 1 | 0 | |
| Olympic Vista | Seniors Supportive | 36 | 98% | 2 | 3 | 0 | 0 | 3 " | 8 |
| Swift House | Supportive | 49 | 98% | 3 | 0 | 0 | 3 | 1 | . 7 |
| | | | Totals | 7 | 8 | 0 | 4 | 5 | 24 |

| Stats for April 2 | Emerg | | | | | | | |
|-------------------|--------------------|---|--------|--------|------|-----------|-------|------------|
| Building | Housing Type | | | Police | Fire | Ambulance | Total | Complaints |
| Hillside | Assisted Living | | | 1 | (|) 41 | 42 | 1 |
| Fairway Woods | Seniors Supportive | | | 0 | (| 36 | 36 | 0 |
| Olympic Vista | Seniors Supportive | | | 10 | 3 | 3 29 | 42 | . 0 |
| Swift House | Supportive | * | | 16 | 1 | 14 | 31 | . 0 |
| | | | Totals | 27 | 4 | 120 | 151 | 1 |

Information regarding the current demographic at the building:

We have been screening new residents using the new criteria since April of this year. There are currently 24 individuals living at Mount Edwards who meet these criteria, and 14 who will need to be relocated over the coming months: 3 who are over 50 but don't fit the other criteria; and 11 who are under 50. Of the 14 who will need to be relocated we will be working with all of our partners to find the right resource for them; we are confident that some will be able to move into the former Tally Ho when it opens and we will certainly prioritize them for any vacancies within our own portfolio.

Explanation of the Vulnerability Assessment Tool (VAT).

The original DESC Vulnerability Assessment Tool (VAT) was developed in 2003 by staff at the Downtown Emergency Service Center (DESC) in Seattle, Washington. DESC is an organization that provides a range of services to people experiencing homelessness, including an emergency shelter, permanent supportive housing and mental health and substance use treatment programs.

In 2015, a task force convened by the Canadian Observatory on Homelessness and the Mental Health Commission of Canada analyzed 15 different assessment tools and concluded that the VAT was the best screening tool available for use in prioritizing clients for Housing First programs.

The VAT provides a consistent structured way to measure a homeless person's vulnerability to continued instability.



The process includes a structured interview followed by the completion of rating scales in **10 Domains of Vulnerability**. It was originally designed to help assign shelter beds to those individuals who were most vulnerable (i.e. a higher score would result in a higher priority for a bed). The VAT was soon adopted by housing providers to allocate a limited supply of supported housing units to those most in need.

The structured interview is a key element to the VAT as it provides a systematic and repeatable way to gather information about a person, including: their history of homelessness, their history of substance use, their mental and physical health and their ability to navigate community systems.

The rating scales are used to determine an overall score for an individual. This score is compared to other clients to determine relative vulnerability. All the domains assign a higher score to a more acute condition. For example, under **Basic Needs** a person who has no trouble meeting their basic needs would score a 1 compared to a 5 for someone with severe difficulty meeting their needs.

The one exception to this is under **Social Behaviour** where someone who has a history of taking advantage of others (predatory behaviour –bullying, not sexual) would automatically be given a score of 1, thus lowering their overall score and relative vulnerability.

At Mount Edwards Court, the VAT was not used initially as a screening tool for the first cohort of residents as the main goal was to move people quickly from the courthouse camp into housing. VATs were completed with those residents after their move in as a way to assess their needs and assist with planning and goal setting.

On a go forward basis at Mount Edwards we will be using the VAT as a screening tool to ensure that prospective residents meet a specific criteria or profile:

- Low to moderate support needs
- No history of violence or predatory behaviour
- No current problematic / intravenous substance use issues

The VAT can be used in this manner by applying the following parameters:

- A low to moderate overall score, under 25
- A score of 2 or 3 on the Social Behaviour domain.
- A maximum score of 2 on the Substance Use domain
- A maximum score of 3 on the Mental Health domain.
- No score of 5 on any domain



Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process limit that use.

The VAT Screening assessment of Mount Edwards residents will ensure that no one currently engaged in any kind of problematic substance use (particularly intravenous drug use) will be admitted.

Some residents may have a past history of problematic substance use and will be actively engaged in recovery. Recognizing that relapse is a natural component of recovery, if a resident does relapse we will work with them to quickly assist them back on their recovery path; if they are not successful we will relocate them to a different building within the Cool Aid portfolio.

Concerns that residents may use drugs in the surrounding neighbourhood because they are not allowed to use on-site are unfounded as residents will be screened prior to moving in to ensure that they are not currently engaged in any kind of problematic substance use.

A break down on how many low and medium need individuals will be placed according to the VAT assessment.

We would actively balance our intakes to maintain a 50/50 split between low and moderate needs individuals, keeping in mind that none of the residents would have current problematic substance use challenges. It is also important to note that over time, as residents receive the support they need they do stabilize and may move from moderate to low. Over time, this may mean that more of our intakes are of moderate needs than low to keep the overall balance of the building at 50/50.

Whether the applicant is looking at working with the Ready to Rent Program for residents.

Yes. We have staff who are qualified to deliver the program and offer it whenever we have an interested cohort. To date four Mount Edwards residents have received certificates of completion.

Whether or not pets are permitted, especially dogs and cats.

Yes, both dogs and cats are permitted. Residents have to demonstrate that they are capable of caring for their pets and have to complete a pet agreement as an addendum to their rental agreement.

Whether there are accessible units.

There is an accessible entrance to the building off of Vancouver Street and the building has an elevator. None of the supportive housing units are fully accessible by Building Code, but the interior courtyard units have bathrooms that can accommodate a wheelchair. There is an



accessible shower on each of the supportive housing floors. On the third floor, 2 of the 15 affordable units will be fully accessible.

The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.

The breakdown of supportive and affordable units within Mount Edwards Court should not be looked at as ratio that can be adjusted. There are currently 83 units on the first two floors; the most timely and economical approach is to update the existing unit configuration. We are losing one unit on each floor to create a staircase to the third floor. Three units on the second floor will be reserved as 'swing' units, to use if any of the 78 units need to be closed for repairs or maintenance.

It would be both costly and disruptive to convert the existing units into self-contained affordable apartments. Unlike floor levels one and two, the third floor needs to be completely redone which is why it makes sense for that floor to be converted into affordable housing.

The building's floor plan and interior courtyard design is remarkably conducive to supportive housing. There are no long hallways, there are common spaces on each floor, and an interior courtyard that creates a sense of community that is not always found even in purpose built supportive housing projects. The size and total floor space of the building relative to the property size is low in comparison to most other apartments, whether they are supportive housing, affordable rental housing or market housing projects and further benefits the intended use and unit mix.

Would changing the ratio of supportive housing in the building impact the people receiving the supports they need?

No, both Cool Aid and BC Housing would ensure that all residents were placed in an appropriate unit, suitable to their needs. That being said, if a significant number of units were converted from supportive housing to affordable housing, the number of staff needed to manage the support needs within the building overall would be reduced.



Appendix 1



May 29, 2017

Client: Mount Edwards Court

Subject: Summary of incidents before and after school watch in both the morning (0745-0845) and afternoon (1500-1700)

At Mount Edwards Court, Allied Universal Security is pleased to provide the highest level of service possible. We continue to work hard to keep the neighborhood a safe and friendly environment for everyone.

Summary of incidents that occurred from September 2016 to May 2017:

- No incidents reported during school watch times
- A total of 34 incidents were reported outside school watch times
- All 34 incidents were related to loitering and were resolved by asking the person to move along
- None of the 34 incidents involved Mt Edwards residents or visitors
 Our security professionals at Allied Universal have received various compliments
 from community members throughout our time at Mt Edwards. We are very
 happy to continue to provide our excellent service for the community surrounding
 Mt Edwards Court.

Kindest Regards,

Dakoda McGregor - Duty Supervisor

Allied Universal Security Services



Committee of the Whole Report

For the Meeting of August 10, 2017

To:

Committee of the Whole

Date:

July 31, 2017

From:

Paul Bruce, Fire Chief

Subject:

British Columbia Ambulance Statistics and Victoria Fire Department Responses to

1002 Vancouver Street

RECOMMENDATION

That Council receives the following information as requested through motion from the meeting of the Committee of the Whole on July 27, 2017 requesting information for the rezoning application for 1002 Vancouver Street.

EXECUTIVE SUMMARY

- 1. Rezoning Application No. 00588, Development Variance Permit Application No. 00195, and Heritage Designation Application No. 000167 for 1002 Vancouver Street Rezoning Application No. 00588
- That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00588 for 1002 Vancouver Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to:
 - Preparation of the following documents, executed by the Applicant to the satisfaction of City Staff:
 - Legal Agreement to secure the following criteria with respect to supportive and affordable rental housing on the subject property:
 - a maximum of 78 supportive housing units
 - a maximum of 15 affordable rental housing units
 - all residents must be over the age of 50
 - potential supportive housing residents will be subject to a VAT (Vulnerability Assessment Tool) assessment to determine their eligibility, and only those who meet a low-to-moderate support requirement will be admitted
 - illicit substance use will not be permitted on the premises
 - 24/7 staffing, including a fulltime client services worker to assist supportive housing residents
 - Statutory Right-of-Way of 3.67m on Rockland Avenue in accordance with the 2003 Greenways Plan.
 - b. Revise the site plan to show the Statutory Right-of-Way of 3.67m and relocate the garbage enclosure to the satisfaction of staff.

- c. Establishment of a legal mechanism to secure the landscape security deposit for onsite hard and soft landscaping in accordance with the landscape plan dated May 23, 2017 to the satisfaction of staff.
- d. That the following list of questions be answered and provided to Council as a condition of the Public Hearing:
 - The calls for service by both fire and ambulance, at both the current operations and from when it was an extended care facility.
 - The police calls at the new playground and Pioneer Square.
 - Clear definition of transitional housing vs. supportive and affordable housing.
 - The operational experience at Fairway Woods, Hillside Terrace, Olympic Vista, and Cottage Grove.
 - Information regarding the current demographic at the building.
 - Explanation of the Vulnerability Assessment Tool (VAT).
 - Clarification on the operating agreement regarding the use of illicit substances not being permitted on premise and will the VAT process will limit that use.
 - A break down on how many low and medium need individuals will be placed according to the VAT assessment.
 - Whether the applicant is looking at working with the Ready to Rent Program for residents.
 - Whether or not pets are permitted, especially dogs and cats.
 - Whether there are accessible units.
 - The rationale for the ratio of supportive housing to affordable housing and whether there is opportunity to change that ratio.
 - Would changing the ratio of supportive housing in the building impact the people receiving the supports they need.

Attached are spreadsheets identifying all recorded "calls for service" from the Victoria Fire Department for the property located at 1002 Vancouver Street while the property was operated as a residential care facility and subsequently, under direction of BC Housing and operated through Kool Aid, social services agency. The second provides Council with statistics for British Columbia Ambulance Service responses to the same location.

PURPOSE

Council has requested the information to assist in in determination of zoning this property to reflect present operational use and address concerns related to the neighbouring occupancies and land uses.

BACKGROUND

The PROVINCIAL RENTAL HOUSING CORPORATION took possession **February 4, 2016**. A City of Victoria business license was issued on **February 11, 2016**.

Victoria Fire Department Responses:

| 2010 - First Responder - 8 | Fire - 6 |
|----------------------------|----------|
| 2011 - First Responder - 7 | Fire - 2 |
| 2013 - First Responder - 2 | Fire - 5 |
| 2014 - First Responder - 3 | Fire - 5 |
| 2015 - First Responder - 0 | Fire - 0 |
| | |

Committee of the Whole Report

July 31, 2017

British Columbia Ambulance Statistics and Victoria Fire Department Responses to 1002 Vancouver Street Page 2 of 3

| 2016 - First Responder - 14 Fire - 20 2017 - First Responder - 18 Fire - 2 as of July 29, 2017 |
|---|
| BC Provincial Ambulance Service Responses - 1002 Vancouver Street |
| 2010 - 20 - as of July 8 th , 2010 2011 - 33 2012 - 26 2013 - 39 2014 - 39 2015 - 1 |
| BC Housing Ownership: |
| 2016 - 32 2017 - 32 - as of July 29, 2017 |
| ISSUES & ANALYSIS |
| This information is provided to Council strictly for informational purposes and no determination or analysis on the statistics have been assessed by staff. |
| CONCLUSIONS |
| This information is provided to Council for information only. No determination or assignment of analysis has been undertaken by staff. |
| Respectfully submitted, |
| Paul Bruce Fire Chief |
| Report accepted and recommended by the City Manager: |
| Date: |
| List of Attachments: |
| Appendix A Victoria Fire Department FDM Incident log Appendix B BC Ambulance Event List |
| |

BC Housing Ownership:

Victoria Fire Department FDM Incident Log

Appendix A

1002 Vancouver - Incidents - Prior to BC Housing Ownership

| Date | Incident Type | Incident Information |
|------------|------------------|--|
| 2010-01-29 | Medical Aid | Short of Breath - advised by BCAS* upon our arrival on scene that VFD** services not required |
| 2010-02-07 | Medical Aid | Choking |
| 2010-04-22 | Medical Aid | Laceration - call refused by VFD Dispatch |
| 2010-04-22 | Medical Aid | Fall - Lift Assist |
| 2010-05-14 | Medical Aid | Chest Pains |
| 2010-07-08 | Medical Aid | Head Trauma - Bravo Call - call refused by VFD Dispatch |
| 2010-07-30 | Alarms Activated | False Alarm - due to alarm testing |
| 2010-08-02 | Alarms Activated | False Alarm - due to water in the system from flooding |
| 2010-09-16 | Disregard | Fire Alarm Testing on site |
| 2010-10-03 | Alarms Activated | Smoke from a dryer |
| 2010-10-29 | Alarms Activated | False Alarm - due to new heater |
| 2010-12-01 | Alarms Activated | False Alarm - due to water leak from suite above |
| 2010-12-12 | Medical Aid | Bravo Call - call refused by VFD Dispatch |
| 2010-12-19 | Medical Aid | Chest Pains - advised by BCAS upon our arrival on scene that VFD services not required |
| 2011-01-06 | Medical Aid | Patient Hyperthermia |
| 2011-02-25 | Medical Aid | Non Alert Patient - on route to the incident, advised by BCAS that VFD services are not required |
| 2011-04-01 | Alarms Activated | False Alarm - due to patient activation |
| 2011-06-26 | Medical Aid | Head Injury |
| 2011-07-05 | Alarms Activated | False Alarm - due to construction dust on site |
| 2011-07-14 | Medical Aid | Short of Breath - advised by BCAS upon our arrival on scene that VFD services not required |
| 2011-08-21 | Medical Aid | Airway Obstruction |
| 2011-08-23 | Medical Aid | Collapse |
| 2011-09-05 | Medical Aid | Charlie Call - call refused by VFD Dispatch |
| 2012-03-26 | Alarms Activated | False Alarm - due to fire drill on site |
| 2012-04-07 | Medical Aid | Short of Breath |
| 2012-05-16 | Alarms Activated | False Alarm - due to technicians working on the system |
| 2013-02-26 | Alarms Activated | False Alarm - due to faulty heat detector |
| 2013-03-12 | Medical Aid | Cardiac Arrest |
| 2013-06-13 | Medical Aid | Short of Breath - advised by BCAS upon our arrival on scene that VFD services not required |
| 2013-07-17 | Alarms Activated | False Alarm - due to water leak from suite above |
| 2013-11-06 | Alarms Activated | False Alarm - unknown cause |

| 2013-12-29 A | Alarms Activated | False Alarm - unknown cause |
|--------------|------------------|---|
| 2014-07-27 A | Alarms Activated | False Alarm - unknown cause |
| 2014-08-25 D | Disregard | Dispatch Testing/ Training |
| 2014-08-25 M | Medical Aid | Unconscious Patient |
| 2014-09-25 N | Medical Aid | Short of Breath |
| 2014-11-02 N | Nedical Aid | Short of Breath |
| 2015-05-18 N | /IVA | Motor Vehicle Accident in front of Mount Edwards Court - not associated with building |

^{*} BCAS - BC Ambulance Service under the authority of the BC Emergency Health Services

1002 Vancouver - Incidents - BC Housing Ownership

| | Incident Type | Incident Information |
|------------|--|--|
| 2016-02-13 | Alarms Activated | False Alarm - due to construction |
| 2016-03-13 | Alarms Activated | False Alarm - due to smoking |
| 2016-04-05 | Alarms Activated | False Alarm - due to smoking |
| 2016-04-14 | Medical Aid | Chest Pains - advised by BCAS upon our arrival on scene that VFD services not required |
| 2016-04-17 | Alarms Activated | False Alarm - no cause determined |
| 2016-04-25 | Alarms Activated | False Alarm - soldering in suite |
| 2016-05-31 | Alarms Activated | False Alarm - burning incense |
| | Alarms Activated | False Alarm - due to smoking |
| 2016-06-12 | Alarms Activated | False Alarm - no cause determined |
| 2016-06-20 | Alarms Activated | False Alarm - no cause determined |
| 2016-06-22 | Alarms Activated | False Alarm - smoking present in a unit |
| 2016-06-23 | Alarms Activated | False Alarm - smoking present in a unit |
| 2016-06-23 | Alarms Activated | False Alarm - system trouble |
| 2016-06-23 | Alarms Activated | False Alarm - no cause determined |
| 2016-07-18 | Alarms Activated | False Alarm - smoking present in hallway |
| 2016-07-23 | Medical Aid | Chest Pains - advised by BCAS that VFD services not required. No response |
| 2016-07-31 | Alarms Activated | False Alarm - smoking present in hallway |
| 2016-08-14 | Medical Aid | Chest pains - BCAS not delayed - cancelled VFD response though VFD Dispatch |
| 2016-08-24 | Medical Aid | BCAS not delayed - cancelled VFD response though VFD Dispatch |
| 2016-08-28 | Alarms Activated | False Alarm - smoking present in hallway |
| | Alarms Activated | False Alarm - smoking present in a unit |
| | CONTRACTOR OF THE PROPERTY OF THE PARTY OF T | False Alarm - smoking present in hallway |

^{**} VFD - Victoria Fire Department

| 2016-09-03 | Alarms Activated | False Alarm - smoking present in a unit |
|------------|--|---|
| 2016-09-21 | Medical Aid | Overdose - advised by BCAS on scene that VFD services not required |
| 2016-10-09 | Medical Aid | Chest Pains - advised by BCAS upon our arrival on scene that VFD services not required |
| 2016-11-01 | Alarms Activated | False Alarm - burning incense |
| 2016-11-21 | Medical Aid | While on route to the incident, advised by BCAS that VFD services are not required |
| 2016-11-27 | Medical Aid | Overdose - advised by BCAS on scene that VFD services not required |
| 2016-12-09 | Medical Aid | Cardiac Arrest/ Overdose - advised by BCAS on scene that VFD services not required |
| 2016-12-22 | Medical Aid | Overdose |
| 2016-12-24 | Medical Aid | Overdose - advised by BCAS upon our arrival on scene that VFD services not required |
| 2016-12-27 | Medical Aid | Overdose - advised by BCAS upon our arrival on scene that VFD services not required |
| 2016-12-29 | Medical Aid | Short of Breath |
| 2016-12-31 | Medical Aid | Overdose - advised by BCAS upon our arrival on scene that VFD services not required |
| 2017-01-01 | Medical Aid | Short of breath |
| 2017-01-04 | Medical Aid | Cardiac Arrest, advised by BCAS upon our arrival on scene that VFD services not required |
| 2017-01-09 | Alarms Activated | Staff on site confirmed false alarm - smoke detector in suite |
| 2017-01-10 | Medical Aid | Short of Breath - advised by BCAS upon our arrival on scene that VFD services not required |
| 2017-02-09 | Medical Aid | Short of Breath - advised by BCAS upon our arrival on scene that VFD services not required |
| 2017-02-15 | Medical Aid | Cardiac Arrest - advised by BCAS upon our arrival on scene that VFD services not required |
| 2017-02-24 | Medical Aid | Overdose - on route to the incident, advised by BCAS that VFD services are not required |
| 2017-03-19 | Investigation | Fire alarm activation earlier in the day as a result of torch use in a suite, VFD not contacted. Fire |
| | 7 | panel in trouble - Fire Watch issued |
| 2017-03-22 | Medical Aid | Overdose - advised by BCAS upon our arrival on scene that VFD services not required |
| 2017-03-23 | Medical Aid | Cardiac Arrest - advised by BCAS upon our arrival on scene that VFD services not required |
| 2017-03-27 | Medical Aid | Overdose - advised by BCAS that VFD services not required - no VFD response |
| 2017-03-27 | Medical Aid | Short of Breath |
| 2017-03-31 | Medical Aid | Overdose - no VFD apparatus available - call refused by VFD Dispatch |
| 2017-04-02 | Medical Aid | Call was cancelled at VFD Dispatch by BCAS - no response |
| 2017-05-03 | Medical Aid | Short of Breath - BCAS not delayed - VFD not required - call refused by VFD Dispatch |
| 2017-05-30 | Medical Aid | Breathing Problems - advised by BCAS upon our arrival on scene that VFD services not required |
| 2017-06-02 | | Overdose - advised by BCAS upon our arrival on scene that VFD services not required |
| 2017-07-07 | The state of the s | Sick Person - BCAS not delayed - cancelled VFD response though VFD Dispatch |
| 2017-07-21 | | Overdose - advised by BCAS upon our arrival on scene that VFD services not required |
| 2017-07-28 | Medical Aid | Breathing Problems |

1002 Vancouver - Fire Inspections - Prior to BC Housing Ownership

| Date | Status | Deficiencies |
|------------|----------------|--|
| 2011-10-17 | Unsatisfactory | Repair exit door; illuminate exit sign |
| 2013-05-22 | Satisfactory | |
| 2018-09-15 | Satisfactory | |

1002 Vancouver - Fire Inspections - BC Housing Ownership

| Date | Status | Deficiencies |
|------------|----------------|---|
| 2016-03-15 | Unsatisfactory | Exit signs illumination and placement; access to fire department connection and signage |
| 2016-06-02 | Unsatisfactory | Mag locks in basement |
| 2016-11-02 | Satisfactory | |
| 2016-12-06 | Satisfactory | |
| 2017-01-10 | Satisfactory | |
| 2017-02-15 | Satisfactory | |
| 2017-06-05 | Satisfactory | |
| 2017-07-17 | Satisfactory | |

Appendix B



Event List

List of events for a given date/time range

| Event Number | Added Date/Time | ProQA Number | Event Type | RAP | Scene Location | Caller Phone Number | Unit/Disp | Critical Location Info | MLE ID |
|--------------|---------------------|--------------|------------|----------|--|------------------------|-------------------------|---|--------|
| E100208709 | 2010-07-08 10:42:44 | V110003471 | 30801 | BLS-3-FR | 1002 VANCOUVER ST VCTA | | 121AD/OUD, 124K2/TRD | | |
| E100225232 | 2010-07-18 10:46:16 | V110005915 | 13C01 | BLS-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS | | 118AD/TRD | | |
| E100256752 | 2010-08-07 07:03:41 | V110010321 | 17A02 | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AD/TRD | | |
| E100263154 | 2010-08-11 13:13:19 | VI10011276 | 17A00 | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AD/TRD | | |
| E100283506 | 2010-08-24 14:43:02 | VI10013923 | 26A02 | BLS-2-Q | 1002 VANCOUVER ST VCTA OM OMT EDWARDS COURT | | 118AD/TRD | - | |
| E100316457 | 2010-09-15 18:33:26 | V110018688 | 25A00 | BLS-2-Q | 1002 VANCOUVER ST VCTA MMT EDWARDS COURT | | 112C/RTT, 112C/RTX | Canal Control of the | |
| E100317729 | 2010-09-16 16:05:10 | V110018878 | 01C06 | BLS-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 112C/TRD | | |
| E100355845 | 2010-10-12 11:04:11 | V110024451 | 01A01 | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 112B/TRD | | |
| E100362002 | 2010-10-16 11:12:45 | V110025306 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 123E1/TRD | | |
| E100381921 | 2010-10-30 02:29:38 | V110028151 | 33C02t | BLS-3 | 1002 VANCOUVER ST VCTA OM EDWARDS COURT | | 118AN/TRD | | |
| E100394848 | 2010-11-07 17:05:13 | V110030044 | 33C05t | BLS-3 | 1002 VANCOUVER ST VCTA MINITEDWARDS COURT | | 118AD/TRD | | |
| E100406228 | 2010-11-15 19:54:51 | V110031781 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS | | 118AN/TRD | | |
| E100415651 | 2010-11-22 11:34:36 | V110033115 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCT/ @MT EDWARDS | | 118AD/TRD | | |
| E100446550 | 2010-12-12 16:05:18 | VI10037548 | 17801 | BLS-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS | | 125AD/TRD | | |
| E100454342 | 2010-12-17 15:01:35 | | 49B4 | BLS | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 105FD/TRD | | |
| E100456993 | 2010-12-19 09:17:25 | VI10038981 | 10D02 | HLA-3-FR | 1002 VANCOUVER ST VCTA COMMT EDWARDS COURT | | 123AD/TRD | | |
| E100463578 | 2010-12-23 14:21:48 | VI10039855 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AD/TRD | | |
| E100464573 | 2010-12-24 08:52:27 | VI10040000 | 31A01 | BLS-2-Q | 1002 VANCOUVER ST VCTA DMT EDWARDS COURT | | 123E2/TRD | AZO DE ORGANICA ESTADO | |

Source: MicroStrategy - Ops Reports Report Reference: Event List Run Date/Time: 2017-07-31 13:45:05

Page 1 of 11

| Event Number | Added Date/Time | ProQA Number | Event Type | RAP | Scene Location | Caller Phone Number | Unit/Disp | Critical Location Info | MLEID |
|--------------|---------------------|--------------|------------|----------|---|------------------------|-------------------------|--|-------|
| E100467679 | 2010-12-26 13:49:03 | VI10040464 | 33C01t | BLS-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 127AD/TRD | | |
| E100471535 | 2010-12-29 05:56:51 | V110040999 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA @MT EDWARDS | | 118AD/TRD | | |
| E110001557 | 2011-01-01 19:53:59 | VI11000250 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 105FN/TRD | | |
| E110005645 | 2011-01-04 16:52:06 | VI11000880 | 17A01g | BLS-2 | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 125AD/TRD | | |
| E110008430 | 2011-01-06 11:45:18 | VI11001253 | 19004 | HLA-3-FR | 1002 VANCOUVER ST VCTA MOMT EDWARDS | | 118AD/TRD, 121AD/TRD | 12.5 | |
| E110029907 | 2011-01-20 15:54:11 | VI11004305 | 33A011 | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 123E3/TRD | | 1 |
| E110039096 | 2011-01-26 16:40:43 | V111005573 | 33C01t | BLS-3 | 1002 VANCOUVER ST VCTA | | 127E/TRD | | 1 |
| E110048790 | 2011-02-02 07:58:27 | V111006918 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AD/TRD | | |
| E110064491 | 2011-02-12 13:54:03 | VI11009216 | 17A01g | BLS-2 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 1128/TRD | | |
| E110071805 | 2011-02-17 13:00:28 | V111010218 | 17801 | BLS-3-FR | 1002 VANCOUVER ST VCTA: @MT.EDWARDS COURT, 206 | | 123E2/TRD | (64,144,144,144) | |
| E110072423 | 2011-02-17 20:39:57 | V111010300 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA COMT EDWARDS | | 125AN/TRD | | |
| E110084522 | 2011-02-25 17:15:28 | VI11012187 | 31D03 | HLA-3-FR | 1002 VANCOUVER ST VCTA | حس | 112AD/OUD, 112C/TRD | | D |
| E110132340 | 2011-03-29 04:05:39 | V111019203 | 17A01g | BLS-2 | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 127AN/TRD | | 1 |
| E110136259 | 2011-03-31 17:31:10 | V111019788 | 17A01 | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AD/TRD | | |
| E110166512 | 2011-04-21 11:31:52 | V111024289 | 17A01 | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS | | 127AD/TRD | | |
| E110190136 | 2011-05-07 08:31:58 | VI11027780 | 26C01 | BLS-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS | | 112B/TRD | | |
| E110191791 | 2011-05-08 11:37:19 | VI11028031 | 26A07 | BLS-2-Q | 1002 VANCOUVER ST VCTA MEDIUM EDWARDS COURT | | 127AD/TRD | | |
| E110194478 | 2011-05-10 09:50:10 | VI11028449 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA | | 118AD/TRD | | |
| E110266958 | 2011-06-26 10:17:41 | V111038783 | 17D02 | HLA-3-FR | 1002 VANCOUVER ST VCTA | | 118AD/TRD, 123AD/OUD | | |
| E110286706 | 2011-07-08 21:31:05 | V111041664 | 33C01t | BLS-3 | 1002 VANCOUVER ST VCTA MEMORITEDWARDS COURT | | 118AN/TRD | 6 | |
| E110289703 | 2011-07-10 22:40:47 | VI11042148 | 06D02 | HLA-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 112AN/TRD, 118AN/TRD | | |
| E110293386 | 2011-07-13 09:23:22 | V111042672 | 01004 | BLS-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AD/TRD | TO DESCRIPTION OF THE PERSON O | |

Source: MicroStrategy - Ops Reports Report Reference: Event List Run Date/Time: 2017-07-31 13:45:05

Page 2 of 11

| Event Number | Added Date/Time | ProQA Number | Event Type | RAP | Scene Location | Caller Phone Number | Unit/Disp | Critical Location Info | MLEID |
|--------------|---------------------|--------------|------------|----------|--|------------------------|-------------------------|------------------------|-------|
| E110295521 | 2011-07-14 15:51:49 | VI11042975 | 06E01 | HLA-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 123AD/TRD, 123E3/TRD | | |
| E110315879 | 2011-07-27 18:12:16 | VI11045998 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA DMT EDWARDS COURT: @MOUNT EDWARDS COURT | | 118AN/TRD | | |
| E110330934 | 2011-08-05 19:47:23 | V111048221 | 17A01g | BLS-2 | 1002 VANCOUVER ST VCTA DMT EDWARDS COURT | | 105FN/TRD | | |
| E110356098 | 2011-08-21 20:58:40 | V111051995 | 11D01 | HLA-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 112AN/TRD, 127AN/TRD | | |
| E110357966 | 2011-08-23 05;55:17 | V111052282 | 31D02 | HLA-3-FR | 1002 VANCOUVER ST VCTA | | 118AN/RTT, 123AN/TRD | | |
| E110379045 | 2011-09-05 12:27:38 | VI11055188 | 28C01I | BLS-3-FR | 1002 VANCOUVER ST VCT/ | | 112B/TRD | | |
| E110396344 | 2011-09-16 11:35:33 | V111057754 | 28C03I | BLS-3 | 1002 VANCOUVER ST VCTA DMMT EDWARDS COURT | | 127E/TRD | | |
| E110396977 | 2011-09-16 18:29:40 | VI11057843 | 06D02 | HLA-3-FR | 1002 VANCOUVER ST VCTA BOTT EDWARDS COURT | | 109B/TRD, 112AN/OUD | | |
| E110403221 | 2011-09-20 20:09:06 | V111058826 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS | | 105KN/TRD | Column 1 | |
| E110413087 | 2011-09-27 03:42:37 | V111060306 | 17801 | BLS-3-FR | 1002 VANCOUVER ST VCTA | | 125AN/TRD | | |
| E110430475 | 2011-10-08 11:43:34 | V111062877 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA | | 105FD/TRD | | |
| E110542941 | 2011-12-20 14:03:14 | | 49B4 | BLS | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT: MAIN FLOOR | | 127E/TRD | | |
| E110559248 | 2011-12-30 15:11:18 | V111081396 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA BOM BMT EDWARDS COURT | | 112C/TRD | | |
| E120015832 | 2012-01-11 11:49:40 | V112002448 | 26A09 | BLS-2-Q | 1002 VANCOUVER ST VCT/ | | 112B/TRD | | |
| E120027953 | 2012-01-19 07:42:02 | V112004193 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA OM OMT EDWARDS COURT | | 118AD/TRD | | |
| E120038943 | 2012-01-26 05:47:45 | V112005781 | 33C06t | BLS-3 | 1002 VANCOUVER ST VCTA | سعه | 118AN/RTT, 118AN/RTX | | |
| E120078087 | 2012-02-20 12:36:16 | V112011303 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA COMMITTED WARDS COURT | | 125AD/TRD | | |
| E120083456 | 2012-02-23 17:51:01 | V112012000 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA BOMT EDWARDS COURT | | 123C/TRD | - | |
| E120128015 | 2012-03-23 08:23:02 | V112018413 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA | | 112B/TRD | | |
| E120151118 | 2012-04-07 08:14:34 | VI12021889 | 06D01 | HLA-3-FR | 1002 VANCOUVER ST VCTA | | 112AD/OUD, 118AD/TRD | | |
| E120154008 | 2012-04-09 07:45:07 | | CANCELLED | default | 1002 VANCOUVER ST VCTA DIMT EDWARDS COURT | | | | |
| E120180757 | 2012-04-26 11:23:58 | V112026241 | 26A08 | BLS-2-Q | 1002 VANCOUVER ST VCTA OM OMT EDWARDS | | 123C/TRD | | |

Source: MicroStrategy - Ops Reports Report Reference: Event List Run Date/Time: 2017-07-31 13:45:05

Page 3 of 11

| vent Number | Added Date/Time | ProQA Number | Event Type | RAP | Scene Location | Caller Phone Number | Unit/Disp | Critical Location Info | MLE ID |
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| E120204327 | 2012-05-11 20:22:40 | V112029636 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA MM OMT EDWARDS COURT | | 127AN/TRD | | 1 |
| E120211265 | 2012-05-16 07:41:33 | V112030669 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA DMT EDWARDS COURT | | 118AD/TRD | | |
| E120254241 | 2012-06-12 17:45:30 | V112037077 | 30A02 | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS | 1 | 118AD/TRD | • | |
| E120263748 | 2012-06-18 19:01:57 | V112038512 | 25B06v | BLS-2 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 112C/TRD | | |
| E120267449 | 2012-06-21 06:25:18 | VI12039110 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA COMMITTEDWARDS | | 118AD/TRD | | |
| E120269377 | 2012-06-22 11:22:38 | V112039414 | 21B02 | BLS-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS | | 123E1/TRD | | |
| E120288484 | 2012-07-04 07:37:51 | V112043086 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA COMMITTEDWARDS | | 123B/TRD | | |
| E120308494 | 2012-07-16 03:11:17 | V112047003 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA @M @MT EDWARDS | | 118AN/TRD | | |
| E120337238 | 2012-08-02 10:52:39 | VI12052589 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS | | 123B/OUD | | |
| E120338145 | 2012-08-02 20:38:52 | V112052758 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA | | 112C/TRD | | |
| E120340745 | 2012-08-04 11:32:20 | V112053370 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA OM TEDWARDS | | 123E1/TRD | | |
| E120359115 | 2012-08-15 12:34:05 | V112056948 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA OM TEDWARDS | | 125E/TRD | | |
| E120389276 | 2012-09-02 22:08:48 | V112063191 | 33C04t | HLA-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 112AN/OUD, 118AN/TRD | | |
| E120440375 | 2012-10-04 15:59:35 | V112073845 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA MEDICANT EDWARDS COURT | | 127AD/TRD | i | 1 |
| E120478405 | 2012-10-28 10:18:30 | VI12081955 | 33C03t | BLS-3 | 1002 VANCOUVER ST VCTA COMMITTEDWARDS COURT | | 118AD/TRD | 1 | |
| E120564642 | 2012-12-20 11:08:16 | V112099888 | 25B06v | BLS-2 | 1002 VANCOUVER ST VCTA ON THE EDWARDS COURT: @MOUNT EDWARDS COURT | | 118AD/TRD | | |
| E120576558 | 2012-12-27 12:25:23 | V12102678 | 33C02t | BLS-3 | 1002 VANCOUVER ST VCTA DMT EDWARDS COURT | | 118AD/RTT | | |
| E130054454 | 2013-02-02 19:21:05 | V113009488 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MOUNT EDWARDS COURT | | 105FN/TRD | | |
| E130062404 | 2013-02-07 17:06:59 | VI13010757 | 33C01t | BLS-3 | 1002 VANCOUVER ST VCTA COMMT EDWARDS | | 118AD/TRD | Carrie and the same of the sam | D |
| E130112872 | 2013-03-11 12:52:25 | VI13019551 | 33C02t | BLS-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AD/TRD | | 1 |
| 130114026 | 2013-03-12 07:48:27 | VI13019722 | 09E01 | HLA-3-FR | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 112AD/UOS, 118AD/DAS | | |
| E130121122 | 2013-03-16 13:09:01 | VI13020850 | 33C05t | BLS-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS | | 118AD/TRD | 0 | |

Run Date/Time: 2017-07-31 13:45:05

Page 4 of 11

| vent Number | Added Date/Time | ProQA Number | Event Type | RAP | Scene Location | Caller Phone Number | Unit/Disp | Critical Location Info | MLE ID |
|-------------|---------------------|--------------|------------|------------|---|------------------------|-------------------------|--|------------|
| E130138411 | 2013-03-27 09:18:13 | V113023728 | 33C01t | BLS-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS | | 127E/TRD | | |
| E130147875 | 2013-04-02 08:07:24 | V113025437 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA COMMIT EDWARDS COURT: @MOUNT EDWARDS COURT | | 112B/TRD | | |
| E130148080 | 2013-04-02 10:23:06 | V113025478 | 33C021 | BLS-3 | 1002 VANCOUVER ST VCTA | | 118AD/TRD | | |
| E130149976 | 2013-04-03 12:32:27 | V113025776 | 33C06t | BLS-3 | 1002 VANCOUVER ST VCTA MOMENT EDWARDS COURT | | 109E/TRD | | |
| E130151148 | 2013-04-04 07:26:13 | V113025941 | 26001 | NL-BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AD/CAN | | |
| E130200737 | 2013-04-08 13:34:58 | 829 | 33C04t | HLA-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 112AD/OUD, 118AD/TRD | | |
| E130210561 | 2013-04-14 19:14:00 | 8778 | 26B01 | BLS-2 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AN/RTT | | |
| E130210989 | 2013-04-15 04:17:49 | 9162 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA MINISTER EDWARDS COURT | | 105FN/TRD | | |
| E130229727 | 2013-04-26 16:43:26 | 24209 | 33C011 | BLS-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS | | 112C/TRD | | |
| E130234137 | 2013-04-29 13:32:58 | 27932 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AD/TRD | | . |
| E130253942 | 2013-05-11 09:25:22 | 44262 | 33C05t | BLS-3 | 1002 VANCOUVER ST VCTA | | 112B/TRO | | |
| E130263647 | 2013-05-17 11:54:58 | 52029 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AD/TRD | | |
| E130307210 | 2013-06-13 10:45:28 | 87512 | 10D04 | HLA-3-FR | 1002 VANCOUVER ST VCTA BMT EDWARDS COURT | | 112AD/TRD, 123B/TRD | | |
| E130331076 | 2013-06-27 16:08:50 | | 49B4 | BLS | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 125AN/CAN | | |
| E130331994 | 2013-06-28 07:52:00 | 107628 | 17A02 | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 118AD/TRD | | |
| E130344997 | 2013-07-05 09;12:40 | 118473 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA MMT EDWARDS COURT | | 125AD/TRD | The same | |
| E130349184 | 2013-07-07 18:10:47 | 122035 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA MANUEL EDWARDS COURT | | 118AN/TRD | | |
| E130377161 | 2013-07-24 11:38:48 | 145038 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCT/ @MT EDWARDS COURT | | 123B/TRD | | THE STREET |
| E130383278 | 2013-07-27 18:45:54 | 150210 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA COMMT EDWARDS COURT | | 123C/TRD | California de la companya della companya della companya de la companya della comp | |
| E130408519 | 2013-08-11 10:45:01 | 170852 | 25B06v | BLS-2 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 112B/TRD | | |
| É130410994 | 2013-08-12 18:32:46 | 172748 | 33A01t | BLS-2-Q . | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT, | | 118AN/TRD | | |
| E130441603 | 2013-08-31 11:50:50 | 197214 | 33C01t | BLS-3 | 1002 VANCOUVER ST VCTA OM OMT EDWARDS | | 118AD/TRD | | |

Run Date/Time: 2017-07-31 13:45:05

Page 5 of 11

| vent Number | Added Date/Time | ProQA Number | Event Type | RAP | Scene Location | Number | Unit/Disp | Critical Location Info | MLEID |
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| E130513560 | 2013-10-14 10:25:38 | 256290 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 125AD/TRD | | |
| E130520131 | 2013-10-18 13:21:12 | 261523 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 123E1/TRD | | |
| E130536700 | 2013-10-28 19:31:02 | 274994 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA | | 118AN/TRD | 6 | |
| E130540752 | 2013-10-31 13:27:51 | 278342 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 140A4D/TRD | | |
| E130546879 | 2013-11-04 10:24:14 | | 4984 | BLS | 1002 VANCOUVER ST VCTA: @MOUNT EDWARDS COURT | | 150K1D/TRD | | |
| E130572883 | 2013-11-21 08:36:14 | 304568 | 33C01t | BLS-3 | 1002 VANCOUVER ST VCTA OMT EDWARDS COURT | | 140B2/TRD | | |
| E130584377 | 2013-11-28 13:58:01 | 313893 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140E2/TRD | | |
| E130596409 | 2013-12-05 18:13:53 | 323624 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA MEMORY EDWARDS | | 140E3/TRD | | |
| E130612169 | 2013-12-15 15:43:02 | 336548 | 33C01t . | BLS-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A6D/TRD | | |
| E130627003 | 2013-12-24 06:38:24 | 348251 | 33C01t | BLS-3 | 1002 VANCOUVER ST VCTA @MT EDWARDS | هست | 140A5D/TRD | | |
| E130632377 | 2013-12-27 14:36:12 | 352621 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA: @MOUNT EDWARDS COURT | | 140A4D/TRD | | |
| E130634178 | 2013-12-28 15:08:55 | 354099 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA | مست | 140B1/TRD | 1 | |
| E140008801 | 2014-01-05 13:19:16 | 365273 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA | مست | 140A6D/TRD | | |
| E140049343 | 2014-01-29 17:39:55 | 396928 | 06C01 | BLS-2-FR | 1002 VANCOUVER ST VCTA OM OM TEDWARDS COURT | | 140E5/TRD | | |
| E140050011 | 2014-01-30 06:29:31 | 397533 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA OM OMT EDWARDS COURT | | 140A5D/TRD | | |
| E140066055 | 2014-02-08 23:15:06 | 410169 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA COMMIT EDWARDS COURT: @MOUNT EDWARDS COURT | | 107FN/TRD | حسسه | |
| E140072928 | 2014-02-12 22:13:09 | 1 | PREALERT | BLS-2 | 1002 VANCOUVER ST VCT/ @MT EDWARDS | | | | |
| E140072930 | 2014-02-12 22:13:59 | 415500 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 140A6N/TRD | L | |
| E140075005 | 2014-02-14 06:31:54 | 417098 | 33C01t | BLS-3 | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 140A1D/DAS, 140A6N/OUD | | |
| E140089947 | 2014-02-22 19:20:02 | 428558 | 17A01g | BLS-2 | 1002 VANCOUVER ST VCTA DMT EDWARDS COURT,210 | | 140C1/TRD | | |
| E140124218 | 2014-03-14 16:52:57 | 454456 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA @MT EDWARDS | | 14082/TRD | | |
| E140127705 | 2014-03-16 22:21:53 | 457245 | 33A01t | BLS-2-Q | 1002 VANCOUVER ST VCTA | | 106FN/TRD | | T |

Run Date/Time: 2017-07-31 13:45:05

Page 6 of 11

| vent Number | Added Date/Time | ProQA Number | Event Type | RAP | Scene Location . | Caller Phone Number | <u>Unit/Disp</u> | Critical Location Info | MLE IO |
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| E140148011 | 2014-03-29 06:02:42 | 472394 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA | T EDWARDS | 140A4D/TRD | | |
| E140184059 | 2014-04-19 22:34:38 | 500054 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA: OMT EI | DWARDS | 140C2/TRD | | |
| E140194022 | 2014-04-25 21:40:44 | 507465 | 33A011 | BLS-2 | 1002 VANCOUVER ST VCTA | T EDWARDS | 140A5N/TRD | | |
| E140196916 | 2014-04-27 15:29:13 | 509788 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA COURT | T EDWARDS | 140A4D/TRD | | |
| 140204194 | 2014-05-01 18:29:50 | 515156 | 33C04t | HLA-3 | 1002 VANCOUVER ST VCTA | T EDWARDS | 140A2N/TRD, 140B2/TRD | | |
| E140213999 | 2014-05-07 15:47:02 | 522464 | 33C05t | BLS-3 | 1002 VANCOUVER ST VCTA | TEDWARDS | 140E5/TRD | | |
| E140223683 | 2014-05-13 14:53:55 | 529848 | 33C05t | BLS-3 | 1002 VANCOUVER ST VCTA | T EDWARDS | 140A4D/TRD | | |
| E140241794 | 2014-05-24 03:30:49 | 543641 | 33C02t | BLS-3 | 1002 VANCOUVER ST VCTA: @MT EI | DWARDS | 140A5N/TRD | | |
| E140242725 | 2014-05-24 17:22:14 | 544358 | 33C04t | HLA-3 | 1002 VANCOUVER ST VCTA | EDWARDS | 140A2D/OUD, 140C1/TRD | | |
| E140270321 | 2014-06-09 13:20:05 | 566002 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA: @MOUN | IT EDWARDS | 140A4D/TRD | 1 | |
| E140291819 | 2014-06-22 12:20:56 | 582983 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA | T EDWARDS | 140A5D/TRD | | |
| E140305502 | 2014-06-30 09:19:41 | 593846 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA | T EDWARDS | 140B1/TRD | | |
| E140318298 | 2014-07-07 12:05:19 | 603837 | 33C02t | BLS-3 | 1002 VANCOUVER ST VCTA | T EDWARDS | 140E3/TRD | The same | |
| E140352021 | 2014-07-26 06:11:31 | 629782 | 33C03t | BLS-3 | 1002 VANCOUVER ST VCTA | TEDWARDS | 140A4D/TRD | | |
| 140377260 | 2014-08-08 18:20:53 | 649352 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA: @MT EL | OWARDS | 140C2/TRD | | |
| 140405785 | 2014-08-25 04:26:42 | 671649 | 31D02 | HLA-3-FR | 1002 VANCOUVER ST VCTA MOMT | EDWARDS | 140A3N/TRD | | |
| E140406389 | 2014-08-25 12:37:06 | 672101 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCT/ | TEDWARDS | 140E2/TRD | | |
| 140417536 | 2014-08-31 16:02:32 | 680838 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA | T EDWARDS | 140B1/TRD | | |
| 140422284 | 2014-09-03 12:28:37 | 684511 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA @M | T EDWARDS | 140E5/TRD | | |
| 140453823 | 2014-09-21 12:06:36 | 709166 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA: OMT EL COURT | WARDS (| 140A5D/TRD | | |
| 140460266 | 2014-09-25 08:10:14 | 714061 | 08D02 | HLA-3-FR | 1002 VANCOUVER ST VCTA | T EDWARDS | 140A3D/TRD, 140A4D/TRD | | |
| E140461136 | 2014-09-25 16:43:00 | 714687 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA | T EDWARDS | 140B2/TRD | | |

Run Date/Time: 2017-07-31 13:45:05

Page 7 of 11

| Event Number | Added Date/Time | ProQA Number | Event Type | RAP | Scene Location | Caller Phone Number | Unit/Disp | Critical Location Info | MLEID |
|--------------|---------------------|--------------|-------------------|----------|--|------------------------|---------------------------|---|-------|
| E140467999 | 2014-09-29 16:21:39 | 720116 | 33C01t | BLS-3 | 1002 VANCOUVER ST VCTA MOMENT EDWARDS COURT | | 140E3/TRD | | |
| E140492604 | 2014-10-14 09:19:32 | 739024 | 33C05t | BLS-3 | 1002 VANCOUVER ST VCTA MATERIAL TO THE COURT OF THE COURT | | 140E4/TRD | | |
| E140500887 | 2014-10-19 01:57:42 | 745497 | 33C02t | BLS-3 | 1002 VANCOUVER ST VCTA COMMT EDWARDS COURT | | 140A4N/OUD, 140A6N/TRD | | |
| E140509326 | 2014-10-24 03:54:37 | 752034 | 33C02t | BLS-3 | 1002 VANCOUVER ST VCTA | | 140A2N/TRD, 140A4N/OUD | | |
| E140509774 | 2014-10-24 11:23:55 | 752372 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA COMMT EDWARDS | | 140E1/TRD | | |
| E140524840 | 2014-11-02 01:02:02 | 764299 | 26D01 | BLS-3-FR | 1002 VANCOUVER ST VCTA COMMT EDWARDS COURT | | 140J2/TRD | | |
| E140544910 | 2014-11-14 10:54:29 | 779700 | 33A01t | BLS-2 | 1002 VANCOUVER ST VCTA | | 140E1/TRD | | |
| E150241263 | 2015-05-18 11:50:41 | 1032857 | 29B04 | BLS-2 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 105KD/ANR | | |
| E160087151 | 2016-02-16 08:03:09 | 1443778 | 31A01 | BLS-2 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A5D/RTT | | |
| E160105742 | 2016-02-25 21:26:17 | 1458767 | 25803 | BLS-2 | 1002 VANCOUVER ST VCTA COMMIT EDWARDS COURT: @MOUNT EDWARDS COURT | | | | |
| E160108711 | 2016-02-27 12:05:12 | 1461236 | 25A01 | BLS-2 | 1002 VANCOUVER ST VCTA OFC: @MT EDWARDS COURT | | 140E1/TRD | CONTRACTOR OF THE PARTY OF THE | |
| E160197661 | 2016-04-14 13:21:49 | 1533997 | 10D04 | HLA-3-FR | 1002 VANCOUVER ST VCTA @MT EDWARDS | | 140A3D/UOS, 140A5D/TRD | COLUMN TO SERVICE | |
| E160200322 | 2016-04-16 00:25:43 | 1536229 | 10002 | HLA-3-FR | 1002 VANCOUVER ST VCTA CMT EDWARDS | | 140A3N/TRD, 140A4N/OUD | | |
| E160219088 | 2016-04-25 16:11:06 | 1552142 | 04B03a | BLS-2 | 1002 VANCOUVER ST VCTA MM @MT EDWARDS COURT | | 140C1/TRD | | |
| E160329595 | 2016-06-23 00:39:20 | VIC4124 | 12D04 | BLS-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A4N/RTT | | |
| E160388930 | 2016-07-23 11:02:35 | VIC13824 | 10D04 | HLA-3-FR | 1002 VANCOUVER ST VCTA OFC: @MT EDWARDS COURT | | 140A2D/TRD, 140B2/OUD | Edd. | |
| E160431966 | 2016-08-14 09:42:04 | VIC21295 | 10C04 | HLA-3-FR | 1002 VANCOUVER ST VCTA | | 140A1D/UOS, 140E1/TRD | | |
| E160452414 | 2016-08-24 18:18:19 | VIC24771 | 26C01 | BLS-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140C2/TRD | | |
| E160457446 | 2016-08-27 06:10:41 | VIC25699 | 26A11 | BLS-2 | 1002 VANCOUVER ST VCTA: @MOUNT EDWARDS COURT | | 140A6N/TRD | | |
| E160476459 | 2018-09-06 13:18:09 | VIC28905 | 33C04t | HLA-3 | 1002 VANCOUVER ST VCTA MMT EDWARDS COURT | | 140A1D/OUD, 140E5/TRD | | |
| E160504235 | 2016-09-21 11:30:46 | VIC33461 | 09E01 | HLA-3-FR | 1002 VANCOUVER ST VCTA COMMITTED WARDS COURT | | 140A1D/UOS, 140E4/TRD | | |
| E160505878 | 2016-09-22 07:33:25 | VIC33735 | 01C05 | BLS-2 | 1002 VANCOUVER ST VCTA,OFC: @MT EDWARDS | | 140A5D/TRD | | |

Run Date/Time: 2017-07-31 13:45:05

Page 8 of 11

| event Number | Added Date/Time | ProQA Number | Event Type | RAP | Scene Location | Caller Phone Number | Unit/Disp | Critical Location Info | MLEID |
|--------------|---------------------|--------------|---------------------|----------|---|------------------------|---|-----------------------------------|-------|
| E160537885 | 2016-10-09 05:06:07 | VIC39506 | 10002 | HLA-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 106KN/TRD, 140A1N/UOS | | |
| E160581176 | 2016-11-01 10:19:38 | VIC46597 | 01A01 | BLS-2 | 1002 VANCOUVER ST VCTA,OFC: @MT EDWARDS COURT | | 140B1/TRD | 200 | |
| E160618163 | 2016-11-21 12:09:00 | VIC52498 | 32803 | BLS-3 | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | | | |
| E160618165 | 2016-11-21 12:09:47 | VIC52499 | 23C02i | BLS-3 | 1002 VANCOUVER ST VCT/ @MT EDWARDS COURT | | 108KD/TRD, 140A2D/OUD | | |
| E160627659 | 2016-11-26 02:23:33 | VAN147211 | 28C11j | BLS-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A4N/RTT | | |
| E160629690 | 2016-11-27 04:39:13 | VIC54161 | 23D01a | HLA-3-FR | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 140A3N/UOS, 140A4N/TRD | | |
| E160640173 | 2016-12-02 13:05:10 | VIC55779 | 25A01 | BLS-2 | 1002 VANCOUVER ST VCTA MEDIUM EDWARDS COURT | | 140B2/OAD | | |
| E160654652 | 2016-12-09 18:52:25 | VIC58223 | 09E01 | HLA-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A2N/OUD, 140C2/TRD | | |
| E160862414 | 2016-12-13 14:32:10 | VIC59554 | 10003 | HLA-3 | 1002 VANCOUVER ST VCTA OM OMT EDWARDS COURT: @MOUNT EDWARDS COURT | | 140A3D/UOS. 140A4D/TRD | | |
| E160663474 | 2016-12-14 03:59:08 | VIC59738 | 23C02a | BLS-3 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A5N/RTT | | |
| E160670309 | 2016-12-17 11:53:50 | VIC80793 | 99PoliceStan dby | BLS-2 | 1002 VANCOUVER ST VCT/ @MT EDWARDS COURT | | 140A5D/ANR | | |
| E160682325 | 2016-12-22 17:42:25 | VIC62819 | 09E01 | HLA-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | حجم | 140A2D/OUD, 140C1/TRD | | |
| E160686738 | 2016-12-24 17:25:24 | VIC63605 | 23D01a | HLA-3-FR | 1002 VANCOUVER ST VCTA COMMT EDWARDS COURT: @MOUNT EDWARDS COURT | | 140A1D/UOS, 140C2/RTT | | |
| E160688975 | 2016-12-25 20:41:47 | VIC64024 | 23C02i | BLS-3 | 1002 VANCOUVER ST VCTA COMMIT EDWARDS | | 140A4N/RTT | • | |
| E160691589 | 2016-12-27 02:26:44 | VIC84477 | 23D01a | HLA-3-FR | 1002 VANCOUVER ST VCTA, OFC: @MT EDWARDS COURT | | 140A1N/UOS, 140A4N/RTX | | |
| E160697880 | 2016-12-29 17:27:39 | VIC65617 | 06D02o | HLA-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A1D/TRD, 140A6D/TRD | | |
| E160698192 | 2016-12-29 20:11:04 | VIC65669 | 23C05i | BLS-3 | 1002 VANCOUVER ST VCTA COMT EDWARDS | | 140A4N/RTT | | |
| E160701396 | 2016-12-31 06:58:00 | VIC66274 | 23D01I. | HLA-3-FR | 1002 VANCOUVER ST VCTA | | 140A1D/RTX, 140A4D/ANR | | |
| E170001891 | 2017-01-01 17:33:36 | VIC66953 | 06D02 | HLA-3-FR | 1002 VANCOUVER ST VCTA DMT EDWARDS COURT | | 140A3D/OUD, 140B2/TRD | 2507-2100-11-2-10-1100-1100-1-1-1 | |
| E170007137 | 2017-01-04 06:04:05 | VIC67796 | 09E01 | HLA-3-FR | 1002 VANCOUVER ST VCT/ OM T EDWARDS COURT | | 140A1D/UOS, 140A6N/RTT | | |
| E170013616 | 2017-01-06 22:32:16 | VIC68776 | 23D01a | HLA-3-FR | 1002 VANCOUVER ST VCT/ @MT EDWARDS COURT | | 140A3N/OUD, 140A4N/RTX | | |
| E170020370 | 2017-01-10 07:25:33 | VIC69923 | 06D02e | HLA-3-FR | 1002 VANCOUVER ST VCT/ @ @MT EDWARDS COURT | | 140A2D/TRD, 140A2D/UOS, 140E2/OUD | | |

Source: MicroStrategy - Ops Reports

Report Reference: Event List

Run Date/Time: 2017-07-31 13:45:05

Page 9 of 11

| Event Number | Added Date/Time | ProQA Number | Event Type | RAP | Scene Location | Caller Phone Number | Unit/Disp | Critical Location Info | MLEID |
|--------------|---------------------|--------------|-------------------|----------|--|------------------------|--|--|-------|
| E170083384 | 2017-02-09 02:19:58 | VICB0305 | 06D02a | HLA-3-FR | 1002 VANCOUVER ST VCTA,OFC: @MT EDWARDS COURT | | 140A3N/UOS, 140A5N/TRD | | |
| E170096202 | 2017-02-15 15:15:14 | VIC82321 | 09E01 | HLA-3-FR | 1002 VANCOUVER ST VCTA OM OMT EDWARDS COURT | هد | 140B2/RTT | | |
| E170113237 | 2017-02-24 08:18:54 | VIC84963 | 23C01a | BLS-3-FR | 1002 VANCOUVER ST VCTA | | 140E4/RTT | | |
| E170146346 | 2017-03-13 05:49:05 | VIC90273 | 31C01 | BLS-2 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 105KN/TRD | | |
| E170157501 | 2017-03-18 19:46:44 | VIC91985 | PREALERT | CLOSEST | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A5N/CAN | هجي ا | |
| E170164975 | 2017-03-22 18:44:35 | VIC93074 | 23D02a | HLA-3-FR | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 140A1N/RTT, 140C1/RTT | 1 | |
| E170165459 | 2017-03-23 01:12:43 | VIC93152 | 23D01a | HLA-3-FR | 1002 VANCOUVER ST VCTA,OFC: @MT EDWARDS COURT | | 105KN/RTT, 140A1N/UOS | | 1 |
| E170174134 | 2017-03-27 14:07:32 | VIC94548 | 23C01I | BLS-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A6D/RTT | | |
| E170174305 | 2017-03-27 15:36:25 | VIC94569 | 06D02o | HLA-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A3D/OUD, 140B2/TRD | | D |
| E170182700 | 2017-03-31 21:06:00 | VIC95805 | 23D01I | HLA-3-FR | 1002 VANCOUVER ST VCTA,OFC: @MT EDWARDS COURT | | 140A1N/RTT, 140C2/RTT | Company of the last of the las | |
| E170185204 | 2017-04-02 07:12:40 | VIC96275 | 09801a | BLS-2 | 1002 VANCOUVER ST VCT/ @MT EDWARDS COURT | - | 140A3D/DAS, 140A4D/DAS, 140A4D/OAD | | |
| E170245031 | 2017-05-03 11:24:40 | VIC105309 | 06D02e | HLA-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A3D/OUD, 140A5D/TRD | | |
| E170248716 | 2017-05-05 06:47:21 | VIC105872 | 15C01e | BLS-2-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A2D/TRD | | |
| E170249973 | 2017-05-05 17:07:58 | VIC106052 | 26A0B | BLS-2 | 1002 VANCOUVER ST VCTA,OFC: @MT EDWARDS COURT | | 140C2/TRD | | |
| E170251075 | 2017-05-06 09:53:26 | VIC106259 | 31C01 | BLS-2 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A6D/TRD | | |
| E170278829 | 2017-05-20 20:10:43 | VIC110426 | 26C02 | BLS-2-FR | 1002 VANCOUVER ST VCTA | | 140A5N/TRD | | |
| E170298654 | 2017-05-30 12:01:39 | | ACCEPTAD VISED | default | 1002 VANCOUVER ST VCTA, OFC: @MT EDWARDS COURT | | | | |
| E170298659 | 2017-05-30 12:03:52 | VIC113582 | 06D02s | HLA-3-FR | 1002 VANCOUVER ST VCTA,OFC: @MT EDWARDS COURT | | 140A1D/OUD, 140B1/TRD | | • |
| E170305549 | 2017-06-02 19:50:05 | VIC114567 | 23D01i | HLA-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A3N/OUD, 140A4N/TRD | | |
| E170313510 | 2017-06-06 20:09:46 | VIC115905 | 23C01a | BLS-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A3N/OUD, 140A6N/RTT | مستنت | |
| E170322608 | 2017-06-11 13:58:26 | VIC117296 | 26A03 | BLS-2 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A6D/TRD | | |
| E170367460 | 2017-07-03 09:07:46 | VIC124522 | 09B01e | BLS-2 | 1002 VANCOUVER ST VCTA COMMITTEDWARDS | | 140B2/DAS | | |

Run Date/Time: 2017-07-31 13:45:05

Page 10 of 11

| Event Number | Added Date/Time | ProQA Number | Event Type | RAP | Scene Location | Caller Phone Number | Unit/Disp | Critical Location Info | MLEID |
|--------------|---------------------|--------------|------------|----------|--|------------------------|--------------------------|------------------------|-------|
| E170375331 | 2017-07-07 04:23:14 | VIC125690 | 28C02u | BLS-3-FR | 1002 VANCOUVER ST VCTA MM @MT EDWARDS COURT | | 140A4N/RTT | | |
| E170375709 | 2017-07-07 09:59:24 | VIC125753 | 26D01 | BLS-3-FR | 1002 VANCOUVER ST VCT/ | | 105ED/TRD | | |
| E170394207 | 2017-07-16 13:52:46 | VIC129043 | 01A03 | BLS-2 | 1002 VANCOUVER ST VCTA @MT EDWARDS COURT | | 105FD/TRD | | |
| E170404227 | 2017-07-21 16:07:32 | VIC130849 | 23D02a | HLA-3-FR | 1002 VANCOUVER ST VCTA,OFC: | | 140A3D/OUD, 140J1/RTT | | 1 |
| E170418422 | 2017-07-28 15:37:19 | VIC133373 | 06D02e | HLA-3-FR | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140A6D/TRD, 140S1/OUD | | |
| E170420961 | 2017-07-29 18:30:56 | VIC133901 | 30A02 | BLS-2 | 1002 VANCOUVER ST VCTA: @MT EDWARDS COURT | | 140C1/RTT | | |

Prompt Details:

Prompt 1: Start Date/Time
1/1/2010 12:00:00 AM
Prompt 2: End Date/Time
8/1/2017 12:00:00 AM
Prompt 3: ProQA Case Number
%
Prompt 4: Caller Phone Number
%
Prompt 5: House Number
1002%
Prompt 6: Street Name
vancouver%
Prompt 7: Municipality
%
Prompt 8: Event Type
%
Prompt 9: Agency
Prompt 10: Dispatch Group
Prompt 10: Dispatch Group

Source: MicroStrategy - Ops Reports

Report Reference: Event List

Run Date/Time: 2017-07-31 13:45:05

Page 11 of 11



August 22, 2017

Victoria City Council #1 Centennial Square Victoria, B.C. V8W 1P6

RE: Request for Information Related to 1002 Vancouver St and Surrounding Area

Council,

At the conclusion of the July 27, 2017 Council meeting, city staff requested the following information from the Victoria Police Department:

- Calls for police service to 1002 Vancouver St prior to February 4, 2016 and during the time period of February 4, 2016 through July 31, 2017
- Calls for police service to the new playground (former Tent City site at the Provincial Courthouse) and Pioneer Park

I have included a summary report from our staff with regard to the information requested. The report presents the requested information in a manner that allows for a comparison of calls for service prior to, during and after Tent City for the Mount Edwards Court facility located at 1002 Vancouver St., the immediate area around Mount Edwards Court, and in the wider neighborhood area we have used previously to compare calls for service to the area surrounding the former Tent City site. Pioneer Park is included within these areas.

We trust that this information will be useful for your purposes.

Regards,

Colin Watson

Deputy Chief Constable



VICTORIA POLICE DEPARTMENT

Memorandum

TO:

Deputy Chief Colin Watson

FROM:

Ray Lonsdale - Analysis and Intelligence Section

DATE:

August 22, 2017

SUBJECT:

1002 Vancouver St and Surrounding Community - Calls for Service

Mount Edwards and Tent City

- The information that follows is based on the requests for information received by VicPD, including the request from Victoria City Council.
- Ordinarily, the best comparisons would be to use calls for service data over five years as this
 usually increases the accuracy of any changes and trends/patterns.
- The analysis examined the data at three levels. A map of the area has been provided below:
 - 1. Mount Edwards Court facility at 1002 Vancouver St.
 - 2. The Mount Edwards Area (blue area on the map below) representing an approximate 1 block radius around the facility.
 - 3. The Tent City Area (red area on the map below) representing the area used by VicPD to analyze calls for service during the time period of Tent City.



Map of area used for Analysis of Calls for Service to the area around Tent City and to the area around Mount Edwards

Calls for Service to 1002 Vancouver St. – Mount Edwards Court:

The table below presents the calls for service directly to 1002 Vancouver St. for the requested 18 month time periods. Some caution should be taken when interpreting the data as the time periods cover different times of the year and; 1002 Vancouver St. was vacant for a period of time leading up to the reopening in early 2016.

| Cal | ls for Service between | August 2014 - July 2017 | |
|------------------------|------------------------|-------------------------|-------------------|
| | 1002 Vancouver St | Mount Edwards Area | Tent City Area |
| Aug 2014 - Feb 2016 | 21 | 1748 | 2101 |
| Feb 2016 - Jul 2017 | 61 | 2025 | 2487 |
| Grand Total | 82 | 4284 | 5262 |

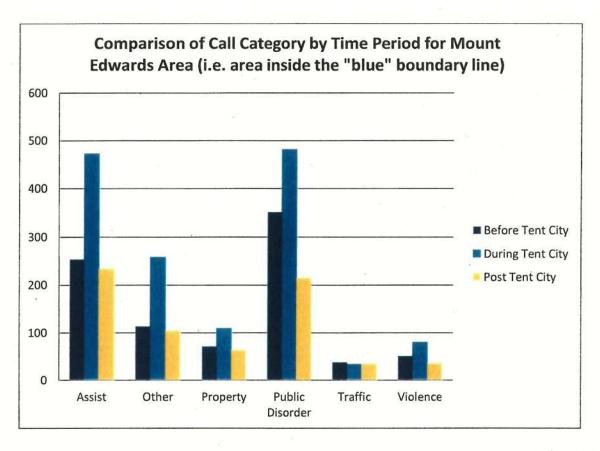
Calls for Service to the Area:

- All Computer Aided Dispatch (CAD) calls from Aug 9, 2014 to Jul 30, 2017 were used and then divided into 5 categories (Assist, Property Crime, Public Disorder, Traffic Offence, Violent Crime and Other) and then into 6 Time Periods.
- For the purposes of the analysis, Tent City is deemed to have started on November 15, 2015.
 Therefore, the table below compares the calls for service in this area during three time periods:
 Before, During and After Tent City.

| (Com | paring Time Periods C | orresponding with Tent C | ity) |
|---------------------|-----------------------------------|--|--|
| Prior to Tent City | Mount Edwards (1002 Vancouver) | Mount Edwards Area (includes 1002 Vancouver) | Tent City Area (Includes Mount Edwards Area) |
| Nov 2014 - Aug 2015 | 17 | 875 | 1020 |
| | | | T . C |
| During Tent City | Mount Edwards (1002 Vancouver) | Mount Edwards Area (includes 1002 Vancouver) | Tent City Area (Includes Mount Edwards Area) |
| Nov 2015 - Aug 2016 | 27 | 1431 | 1642 |
| | | Mount Edwards Area | Tent City Area |
| After Tent City | Mount Edwards (1002 Vancouver) | (includes 1002 Vancouver) | (Includes Mount Edwards Area) |
| Nov 2016 - Jul 2017 | 32 | 682 | 855 |
| Grand Total | 76 | 2988 | 3517 |

To get a complete picture of calls for service in the area, like time periods are noted in the chart below demonstrating the differences in calls for service to the police for the same time periods without the direct influence of Tent City.

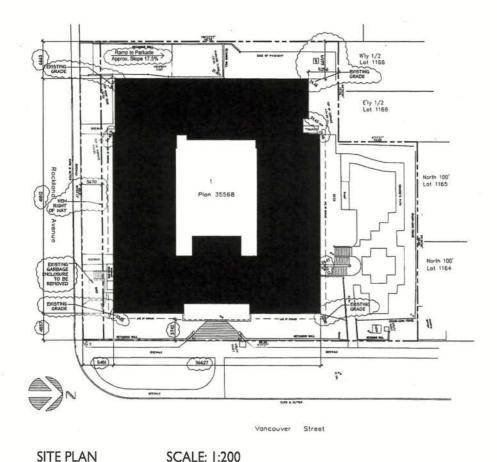
| | Mount Edwards (1002 Vancouver) | Mount Edwards Area (includes 1002 Vancouver) | Tent City Area (Includes Mount Edwards Area) |
|---------------------|-----------------------------------|--|--|
| Aug 2014 - Nov 2014 | 4 | 256 | 321 |
| | Mount Edwards (1002 Vancouver) | Mount Edwards Area (includes 1002 Vancouver) | Tent City Area (Includes Mount Edwards Area) |
| Aug 2015 - Nov 2015 | 1 | 343 | 407 |
| | Mount Edwards (1002 Vancouver) | Mount Edwards Area (includes 1002 Vancouver) | Tent City Area (Includes Mount Edwards Area) |
| Aug 2016 - Nov 2016 | 14 | 255 | 327 |
| Grand Total | 19 | 854 | 1055 |



Data Interpretation:

- The three time periods illustrates that this area of town was becoming busy in terms of calls for service a year before Tent City was established.
- VicPD experienced an increase of 64% in calls for service to the area once Tent City became established until it closed in August of 2016.
- Following the closure of Tent City:
 - Calls for service for the August through November time periods have returned to pre-Tent City levels
 - o Calls for service for the November through August time periods have dropped to levels lower than prior to Tent City
 - o Calls for service increased for calls for service directly to 1002 Vancouver St. however these numbers are likely influenced by the time period where the facility was vacant.
 - o 22% decrease in all calls to the area around Mount Edwards.
 - o 8% decrease in Assist calls
 - o 8% decrease in calls categorized as "Other"
 - o 11% decrease in Property Crime
 - o 39% decrease in Public Disorder calls
 - o 8% decrease in Traffic related calls
 - o 30% decrease in Violent Crime

| | Call Category Translation T | Table |
|----------------------------------|--|--|
| ASSIST | OTHER | TRAFFIC |
| ABANDONED 911 | CALL STARTED IN ERROR | IMPAIRED |
| ABANDONED VEHICLE | DEMONSTRATION / PROTEST | COLLISION |
| ALARM CANCELLED | DOMESTIC IN PROGRESS | COLLISION - HIT AND RUN |
| ALARM FALSE | DOMESTIC REPORT | COLLISION - INJURY |
| ALARM HOLD UP | FOUND PERSON | COLLISION - POLICE VEHICLE |
| ALARMS SILENT / PANIC | HAZARDOUS SITUATION | PARKING COMPLAINT |
| ANIMAL | INDUSTRIAL ACCIDENT | TRAFFIC INCIDENT |
| ASSIST GENERAL PUBLIC | INSECURE PREMISES OR VEHICLE | TRAFFIC SUSPENSION / 24 HR / 12 HR / PROHIB NOTICE |
| ASSIST MENTAL HEALTH ACT | INTELLIGENCE INFORMATION | |
| ASSIST OTHER AGENCY | LIQUOR ACT / LICENSED PREMISES CHECK | VIOLENCE |
| ASSIST POLICE / FIRE / AMBULANCE | MENTAL HEALTH ACT | ASSAULT |
| CHECK WELLBEING | MISSING PERSON | ASSAULT IN PROGRESS |
| FOUND BIKE | OTHER CRIMINAL CODE | ASSAULT SEXUAL |
| NEXT OF KIN NOTIFICATION | RECOVERED VEHICLE | ROBBERY |
| PROPERTY | SPECIAL ATTENTION / DETAIL / EVENT SUDDEN DEATH | THREATS |
| ROPERTY | SUICIDAL PERSON | |
| ARSON | SUSPICIOUS CIRCUMSTANCES | |
| BREAK AND ENTER | SUSPICIOUS PERSON | |
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| | WEAPON | |
| | DRUGS | |
| | OVERDOSE | |



EXISTING BUILDING LOCATION



LOCATION PLAN

SCALE: NTS



PROJECT DATA BUILDING AREA

1,261M3 (13,574FT3)

TOTAL EXISTING FLOOR AREA: 3,504M3 (37,718FT3) (EXCLUDING PARKADE)

(BUILDING CODE DEFINITION OF AREA)

PROPOSED TOTAL FLOOR AREA: 3,093.6M2 (33,300FT2) (ZONING DEFINITION OF AREA)

SITE AREA: 2,927M1 (31,506FT1) SITE COVERAGE: FLOOR SPACE RATIO: SETBACKS(FROM SURVEY)

FRONT: 4.84M SIDE (SOUTH): SIDE (NORTH): 3.25M

BUILDING AREAS (BUILDING CODE DEFINITION OF AREA)

| ~~~~~ | EXISTING | PROPOSED |
|------------|---------------------|-----------------------|
| BASEMENT | 485M2 (5,220FT2) | 485M2 (5,220FT2) |
| IST FLOOR | 1,114M2 (11,991FT2) | 1,114M3 (11,991FT3) |
| 2ND FLOOR | 1,128M2 (12,142FT2) | 1,086.2M2 (11,692FT2) |
| 3RD FLOOR | 777M1 (8,364FT1) | 798.8M3 (859FT3)** |
| TOTAL AREA | 3,504M2 (37,717FT2) | 3,484M2 (37,502FT2) |
| PARKADE | 527M3 (5.673FT3) | |

* SOLARIUM REMOVED ON THE 2ND FLOOR (-41.8M3 (450FT3)) ** ADDITION OF STAIR FROM 2ND TO 3RD FLOOR (21.8M1 (235FT2)) AVERAGE GRADE CALCULATION:

(22.80+22.13)/2 × 8.855m = 198.9 (24.47+24.48)/2 X 23.205m = 567.9 (24.43+24.48)/2 X 3.403m = 83.2 (24.43+24.46)/2 × 7.026m = 171.7 (24.46+24.46)/2 × 14.871m = 363.7 (21.81+24.46)/2 × 19.322m = 447.0 (24.46+24.45)/2 × 9.765m = 238.8 (24.45+23.25)/2 X 32.050m = 764.4 (23.25+22.8)/2 × 36.627m = 843.3

PERIMETER = 155.199m

AVERAGE GRADE = 3,678.9/155.199 = 23.7

OPEN SITE SPACE

BUILDING AREA PARKADE DRIVE AISLE

1,261M² +158.9M² 1419.9M2 -1419.9M1

SITE AREA **BULDING AREA+PARKING OPEN SPACE**

1507.1M²/2927M² X 100 = 51.5%





MT EDWARDS, 1002 VANCOUVER SOR DETOMICTORIA BC
JENSEN GROUP ARCHITECTS

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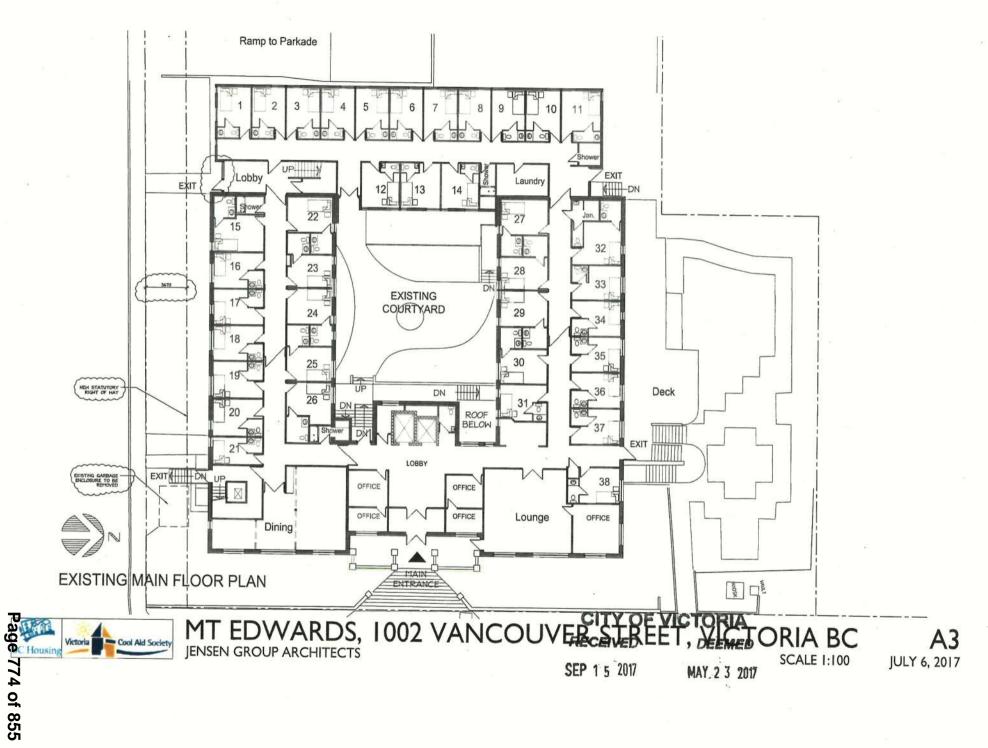
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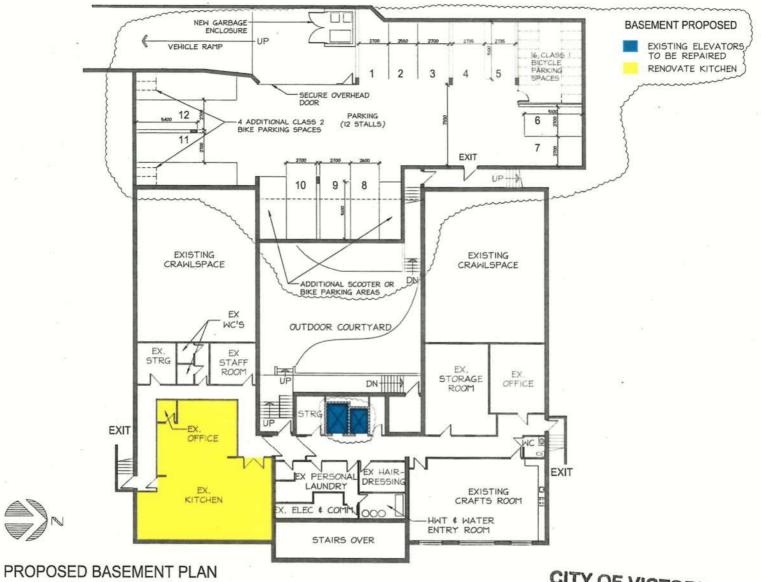
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MT EDWARDS, 1002 VANCOUVER STREET, VANCOUVER JENSEN GROUP ARCHITECTS

A8 JULY 6, 2017 LAND TITLE ACT

| FO GE | RM C (Section 233) CHARGE NERAL INSTRUMENT - PART 1 Province of British Co | lumbia | | | 1503334 | 595 PAGE | 1 OF | 8 PAGES |
|----------|--|-------------------|-------------------------|------------|---|--|---------------|---------------------|
| | Your electronic signature is a representation that you are a s Land Title Act, RSBC 1996 c.250, and that you have applie in accordance with Section 168.3, and a true copy, or a co your possession. | ed vour ele | ectronic | sionatur | ۹ ا | | | |
| 1. | APPLICATION: (Name, address, phone number of applica Cox Taylor, Barristers & Solicitors | nt, applica | ant's soli | citor or a | agent) | | | |
| | Third Floor, Burnes House | | | 2 | 250-388-4457 | | | |
| | 26 Bastion Square | | _ | | 3-2189-8*LRL | | | |
| | Victoria BC V | /8W 1F | 19 | | | | | |
| 2. | PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF [PID] [LEGAL DE | | | | | Deduct I | TSA Fees | ? Yes ✓ |
| | 000-350-401 LOT 1 VICTORIA CITY I | - | 35568 | | | | | |
| | emen yma 🗖 | | | | | | | |
| | STC? YES | · | | | | | | |
| 3. | NATURE OF INTEREST | CH | ARGE N | O. | ADDITIONAL INFO | RMATION | | |
| | Statutory Right of Way | | | | | | | |
| 4. | TERMS: Part 2 of this instrument consists of (select one on (a) Filed Standard Charge Terms D.F. No. A selection of (a) includes any additional or modified terms | • / | (b) | Expre | ess Charge Terms Anne | xed as Part 2 | | |
| 5. | TRANSFEROR(S): | ictoriou a | o ili ilelii | / 01 111 3 | a schedule annexed to the | iis instrument. | | |
| | PROVINCIAL RENTAL HOUSING COR | PORA [·] | TION, | INC. | NO. BC005212 | 9 | | |
| 6. | TRANSFEREE(S): (including postal address(es) and postal | code(s)) | | | | | | |
| | THE CORPORATION OF THE CITY OF | VICTO | PRIA | | | | | |
| | 1 CENTENNIAL SQUARE | | | | | · | | |
| | VICTORIA | В | RITISI | H COI | LUMBIA | | | |
| | V8W 1P6 | C | ANAD | Α | | | | |
| 7. | ADDITIONAL OR MODIFIED TERMS: N/A | | | | | | | |
| 8. | EXECUTION(S): This instrument creates, assigns, modifies the Transferor(s) and every other signatory agree to be bouncharge terms, if any. Officer Signature(s) | d by this i | s, discharanteruments M | ıt, and a | Transferor(s) Sign Provincial Re Corporation be signatory (ies) | of a true copy of nature(s) ntal Housi ny its autho | f the filed s | Item 3 and standard |

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

LAND TITLE ACT FORM D

| EXECUTIONS CONTINUED | Execution Date | | | PAGE 2 of 8 PAGE | | |
|--|----------------|-----------|--------|---|--|--|
| Officer Signature(s) | Y | ecution I | Date D | Transferor / Borrower / Party Signature(s) | | |
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| William Control of the Control of th | 17 | | | The Corporation of the City of Victoria by its authorized signatory(ies): | | |
| | 17 | | | by its authorized signatory(les). | | |
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OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

Page 778 of 855

Statutory Right of Way - Highway

TERMS OF INSTRUMENT - PART 2

WHEREAS:

A. The Transferor is the registered owner in fee simple of the following land in the Province of British Columbia:

Parcel Identifier: 000-350-401 Lot 1 Victoria City Plan 35568

(the "Lands")

- B. The Transferee is the Corporation of the City of Victoria;
- C. This Right of Way is necessary for the operation and maintenance of the Transferee's undertaking as described in Recital D;
- D. The Transferee wishes to be able to construct, operate and maintain a public highway and other works including but not limited to a system of roadways, sidewalks and utility services in perpetuity over a portion of the Lands; and
- E. To facilitate the construction and use by the Transferee and the public of a public highway, and to facilitate the installation and use of works that may be placed by the Transferee on, under or over the highway including pavements, sidewalks, boulevards, curbs, gutters, drains, sewers, utility poles, wires, fences, overhead and underground cables, traffic signals, transit shelters, and landscaping including but not limited to trees, shrubs, flowers and grass, and irrigation works required for the maintenance of that landscaping, and any other works, facilities or appurtenants necessary for the use of the Right of Way as a public highway (collectively the "Works"), the Transferor has agreed to grant the Right of Way in this Agreement.

NOW THEREFORE, in consideration of the sum of One (\$1.00) Dollar of lawful money of Canada, now paid by the Transferee to the Transferor (the receipt and sufficiency of which is now acknowledged by the Transferor), and in consideration of the covenants and conditions agreed to be observed and performed by the parties and for other valuable consideration:

1.0 THE TRANSFEROR:

1.1 Pursuant to Section 218 of the *Land Title Act*, hereby grants, conveys, confirms and transfers, in perpetuity, to the Transferee, its officers, employees, contractors, licensees and invitees, including without limitation the general public, the full, free and

uninterrupted right, licence, liberty, privilege, permission and right of way to use as a public highway, including but not limited to the right to enter onto, use, go, return, pass over and across for highway purposes, that portion of the Lands, shown in heavy outline on the Right of Way Plan prepared by Scott T. Pearse, BCLS 951 and filed in the Victoria Land Title Office under Plan No. EPP74800 a reduced copy of which is attached hereto as Schedule "A" (the "Right of Way");

- 1.2 Covenants and agrees to and with the Transferee that in connection with the grant under Section 1.1 of this Agreement, the Transferee and its officers, employees, contractors, licensees and invitees shall have the full, free and uninterrupted right, licence, liberty, privilege, permission and right of way to lay down, install, construct, entrench, operate, maintain, inspect, alter, repair, remove, replace, bury, cleanse, string, and otherwise establish one or more system of Works upon the Right of Way;
- 1.3 Covenants and agrees to and with the Transferee that the Transferee shall:
 - (a) for itself and its agents, workers, contractors and all other licensees of the Transferee;
 - (b) together with machinery, vehicles, equipment, and materials;
 - (c) upon, over, under and across the Right of Way;
 - (d) as may be necessary, useful, or convenient for the purposes in Section 1.1 and Section 1.2; and
 - (e) in connection with the operations of the Transferee in relation to the Works;

be entitled at all times to enter, use, pass and repass, labour, construct, erect, install, dig, carry away soil or other surface or subsurface materials, and clear of all trees, growth, buildings or obstructions now or hereafter in existence upon, over, under and across the Right of Way;

1.4 Transfers, assigns and conveys to the Transferee all right, title and interest in and to any Works that the Transferee, or the Transferor have prior to this Agreement established or constructed or maintained or operated within the Right of Way or in relation to any similar Works previously constructed by any party whatsoever within the Right of Way.

2.0 THE TRANSFEROR COVENANTS:

2.1 Not, and not to permit or allow any other person, to erect, place, install or maintain any building, structure, addition to a building or structure, mobile home, patio, pipe, wire or other conduit on, over or under any portion of the Right of Way;

- 2.2 To permit the Transferee, its employees, agents, workers, contractors and all other licensees of the Transferee together with machinery, vehicles, equipment and materials, the right at all times to enter upon and to pass and repass over such of the Lands of the Transferor as may reasonably be required for the purpose of ingress to and egress from the Right of Way;
- 2.3 Not to do anything or to permit any act or thing which in the opinion of the Transferee in any way interferes with or damages or prevents access to or use of the Right of Way or is likely to cause harm to the Works installed in or upon the Right of Way;
- 2.4 To trim or, if the Transferee determines it is necessary, cut down any tree or other growth on the Lands which in the opinion of the Transferee, constitutes or may constitute a danger or obstruction to the Right of Way or the Works or those using same;
- 2.5 From time to time and at all times at the reasonable request and at the cost of the Transferee to do and execute or cause to be made, done or executed any further and other lawful acts, deeds, things, devices, conveyances and assurances in law required to ensure the Transferee of its rights under this Agreement; and
- 2.6 To permit the Transferee to peaceably hold and enjoy the rights hereby granted.

3.0 THE TRANSFEREE COVENANTS:

- 3.1 As far as reasonably possible, to carry out all work in a proper and workmanlike manner so as to do as little injury to the Lands as possible; and
- 3.2 To make good at its own expense damage or disturbance which may be caused to the Lands in the exercise by the Transferee of its rights under this Agreement except as permitted under this Agreement.

4.0 THE PARTIES COVENANT TO AND AGREE WITH EACH OTHER, as follows:

- 4.1 The Transferor shall not diminish or increase the soil cover over any pipe installed in the Right of Way without the Transferee's prior written consent;
- 4.2 No right herein granted to or reserved by the Transferee shall require the Transferee to clear, repair or maintain the Works or the Right of Way unless the Transferee is expressly required herein to perform such cleaning, repairing or maintenance;
- 4.3 If the Transferor defaults in observance or performance of its obligations hereunder, the Transferee, after 10 days prior written notice to the Transferor specifying the default and at any time in case of emergency, may (but is not obligated to) rectify the default, and the Transferor shall pay to the Transferee, on demand, its reasonable

Page 6 of 8

costs in connection with so rectifying;

- 4.4 The Transferor shall, after execution hereof by it at the expense of the Transferor, do or cause to be done all acts necessary to grant priority to this Agreement over all financial charges and encumbrances which are registered, or pending registration, against the Title to the Lands in the Land Title Office save and except those as have been specifically approved in writing by the Transferee or have been granted in favour of the Transferee;
- 4.5 Waiver of any default by either party shall not be deemed to be a waiver of any subsequent default by that party;
- 4.6 Whenever this Agreement creates a power or obligation of the Transferee to make a decision or to exercise any contractual right or remedy, the Transferee may do so in accordance with the provisions of this Agreement and no public law duty, whether arising from the principals of fairness or the rules of natural justice, shall have any application;
- 4.7 Notwithstanding anything herein contained, the Transferee reserves all rights and powers of expropriation otherwise enjoyed by the Transferee;
- 4.8 Without limiting Section 4.7, nothing contained or implied in this Agreement will derogate from the obligations of the Transferor under any other agreement with the Transferee or prejudice or affect the Transferee's rights, powers, duties or obligations in the exercise of its functions under all public and private statutes, by-laws, orders and regulations, which may be as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by Transferor and the Transferee;
- 4.9 In spite of any rule of law or equity to the contrary, the Works brought on to, set, constructed, laid, erected in, upon or under the Right of Way by the Transferee shall at all times remain the property of the Transferee, even if the Works are annexed or affixed to the freehold, and the Works shall at any time and from time to time be removable in whole or in part by the Transferee;
- 4.10 No part of the title in fee simple to the Lands of the Transferor shall pass to or be vested in the Transferee under or by virtue of this Agreement, and the Transferor may fully use and enjoy all of the Lands of the Transferor subject only to the rights and restrictions in this Agreement;
- 4.11 If any section, subsection, sentence, clause or phrase in this Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of the Agreement;
- 4.12 This Agreement shall attach to and run with the Lands and each and every part to which the Lands may be divided or subdivided whether by subdivision plan, strata

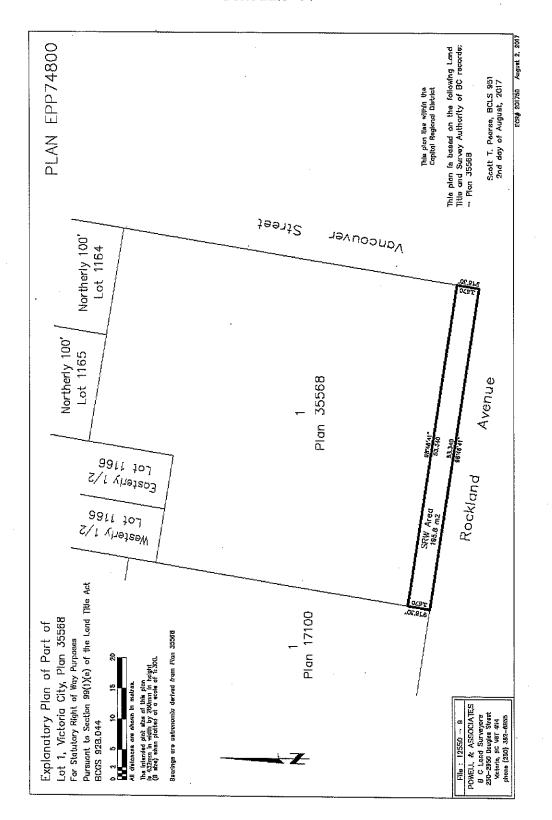
plan or otherwise howsoever;

- 4.13 The Transferor acknowledges that (a) these Covenants are enforceable against the Transferor and his successors in title, but (b) the Transferor is not personally liable for breach of these Covenants where such liability arises by reason of an act or omission occurring after the Transferor named herein or any future owner ceases to have a further interest in the Lands:
- 4.14 If at the date hereof the Transferor is not the sole registered owner of the Lands of the Transferor, this Agreement shall nevertheless bind the Transferor to the full extent of his interest therein, and if he acquires a greater or the entire interest in fee simple, this Agreement shall likewise extend to such after-acquired interests;
- 4.15 Where the expression "Transferor" includes more than one person, all covenants made by the Transferor shall be construed as being several as well as joint with respect to all persons constituting the Transferor;
- 4.16 This Agreement shall continue to benefit and be binding upon the Transferor and Transferee, and their respective heirs, administrators, executors, successors and permitted assigns, as the case may be;
- 4.17 Gender specific terms include both genders and corporations, and the singular and plural forms are interchangeable, according to the context; and
- 4.18 This Agreement will be governed and construed according to the laws of the Province of British Columbia.
- 4.19 Nothing contained or implied in this Agreement shall prejudice or affect the rights and powers of the Transferee in the exercise of its functions under any public or private statutes, bylaws, order and regulations, all of which may be fully and effectively exercised in relation to the Land as if this Agreement had not been executed and delivered by the parties.

The parties hereto acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D attached hereto.

Page 8 of 8

Schedule "A"



| FO | ND TITLE ACT RM C (Section 233) CHARGE NERAL INSTRUMENT - PART 1 Province of British Columbia PAGE 1 OF 7 PAGE |
|----|--|
| | Your electronic signature is a representation that you are a subscriber as defined by the Land Title Act, RSBC 1996 c.250, and that you have applied your electronic signature in accordance with Section 168.3, and a true copy, or a copy of that true copy, is in your possession. |
| 1. | APPLICATION: (Name, address, phone number of applicant, applicant's solicitor or agent) Cox Taylor, Barristers & Solicitors |
| | Third Floor, Burnes House 250-388-4457 |
| | 26 Bastion Square B-2189-8*LRL |
| | Victoria BC V8W 1H9 Covenant - Landscape Plan |
| 2. | PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF LAND: [PID] [LEGAL DESCRIPTION] 000-350-401 LOT 1 VICTORIA CITY PLAN 35568 |
| | STC? YES |
| 3. | NATURE OF INTEREST CHARGE NO. ADDITIONAL INFORMATION |
| | Covenant |
| 4. | TERMS: Part 2 of this instrument consists of (select one only) (a) Filed Standard Charge Terms D.F. No. (b) Express Charge Terms Annexed as Part 2 A selection of (a) includes any additional or modified terms referred to in Item 7 or in a schedule annexed to this instrument. |
| 5. | TRANSFEROR(S): |
| | PROVINCIAL RENTAL HOUSING CORPORATION (INC. NO BC0052129) |
| 6. | TRANSFEREE(S): (including postal address(es) and postal code(s)) |
| | THE CORPORATION OF THE CITY OF VICTORIA |
| | 1 CENTENNIAL SQUARE |
| | VICTORIA BRITISH COLUMBIA |
| | V8W 1P6 CANADA |
| 7. | ADDITIONAL OR MODIFIED TERMS: N/A |
| 8. | EXECUTION(S): This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any. Officer Signature(s) Transferor(s) Signature(s) Provincial Rental Housing Corporation by its authorized signatory (ies) |

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this

LAND TITLE ACT FORM D

| ECUTIONS CONTINUED | Execution Date | | | PAGE 2 of 7 PA | | |
|-----------------------------------|----------------|-----|-----------|---|--|--|
| Officer Signature(s) | | M M | Date D | Transferor / Borrower / Party Signature(s) | | |
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Page 786 of 855

| TERMS OF INSTRUMENT- PA | RT | 2 |
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BETWEEN:

PROVINCIAL RENTAL HOUSING CORPORATION (INC. NO BC0052129)

Suite 1701 – 4555 Kingsway Burnaby, B.C. V5H V48

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF VICTORIA

1 Centennial Square Victoria, BC V8W 1P6

(the "City")

WHEREAS:

A. The Owner is the registered owner in fee-simple of those lands and premises located within the City of Victoria, in the Province of British Columbia, more particularly described as:

PID: 000-350-401 LOT 1 VICTORIA CITY PLAN 35568

(the "Lands");

- B. The Owner has applied to the City for an amendment to the City's Zoning Regulation Bylaw No. 80-159 in relation to the Lands, and for a Development Variance Permit to permit the development of a residential building consisting of supportive housing and affordable rental units for persons over fifty-five (55) years of age (the "Development");
- C. Section 219 of the *Land Title Act* provides that a covenant, whether of negative or positive nature,
 - in respect of the use of land or the use of a building on or to be erected on land;
 - that land is to be built on in accordance with the covenant;
 - that land is not to be used, built on or subdivided;
 - that land or specified amenities be protected, preserved, conserved, maintained, enhanced, restored or kept in their natural or existing state;

may be granted in favour of the City and may be registered as a charge against the title to that land.

NOW THEREFORE THIS AGREEMENT WITNESSES that under Section 219 of the *Land Title Act*, and in consideration of the premises and the mutual covenants and agreements contained herein, and the sum of ONE (\$1.00) DOLLAR of lawful money of Canada now paid to the Owner by the City (the receipt and sufficiency of which is hereby acknowledged), and for other good and valuable consideration the parties covenant and agree each with the other as follows:

- The Owner covenants, promises and agrees that, notwithstanding the uses permitted from time to time by the City's zoning bylaw, the Lands shall not be used except in strict accordance with this Covenant.
- 2. In this Agreement, "Landscape Plan" means the landscape plan prepared by LADR Landscape Architects and dated May 16, 2017, a copy of which is attached hereto as Schedule "A".
- 3. The Owner further covenants and agrees with the City that from and after the date of adoption of the Zoning Amendment Bylaw, the Owner shall not build on the Lands or design, site, construct or finish any building or structure on the Lands except in strict accordance with the Landscape Plan, including, without limitation, the location and nature of all hard and soft landscaping on the Lands shall be in accordance with the Landscape Plan.
- 4. The Owner and the City agree that the Director of Sustainable Planning and Community Development for the City (the "Director") may approve, in writing, minor non-substantive amendments to the Landscape Plan attached as Schedule "A" which, in the opinion of the Director, do not significantly affect the integrity of the landscaping design or the form and character of the development on the Lands.
- 5. The Owner further covenants and agrees with the City that the Owner will provide to the City a landscape cost estimate for the entire cost of landscaping the Lands (the "Landscape Cost Estimate") in accordance with the Landscape Plan, to the satisfaction of the Director. The Owner agrees to provide a Letter of Credit or such other legal instrument acceptable to the City and payable to the City in an amount of 120% of the Landscape Cost Estimate (the "Landscape Deposit"), and that such amount must be provided prior to the City's issuance of any building permit for the Lands. The Landscape Deposit will be returned to the Owner once the landscaping is completed in accordance with the Landscape Plan to the satisfaction of the Director. In the event that the Owner does not complete the landscaping in accordance with the Landscape Plan, the Owner agrees that the City may, on not less than one month's written notice to the Owner, enter onto the Lands and construct and install the improvements.
- 6. The Owner and the City agree that enforcement of this Agreement shall be entirely within the discretion of the City and that the execution and registration of this covenant against title to the Lands shall not be interpreted as creating any duty on the part of the City to the Owner or to any other person to enforce any provision or prevent or restrain the breach of any provision of this Agreement.
- 7. The Owner shall indemnify and save harmless the City and each of its elected and appointed officials, officers, employees, agents and contractors, from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which anyone has or may have, whether as owner, occupier or user of the Lands, or by a person who has an interest in or comes onto the Lands, or otherwise,

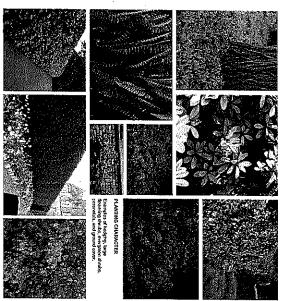
which the City incurs as a result of any loss or damage or injury, including economic loss, arising out of or connected with:

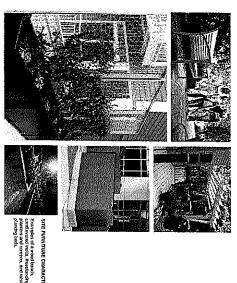
- (a) the breach of any covenant in this Agreement;
- (b) the use of the Lands contemplated under this Agreement; and
- (c) restrictions or requirements under this Agreement.
- 8. The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, officers, employees, agents and contractors, of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which the Owner can or may have against the City for any loss or damage or injury, including economic loss, that the Owner may sustain or suffer arising out of or connected with:
 - (a) the breach of any covenant in this Agreement;
 - (b) the use of the Lands contemplated under this Agreement; and
 - (c) restrictions or requirements under this Agreement.
- 9. At the Owner's expense, the Owner must do everything necessary to secure priority of registration and interest for this Agreement and the Section 219 Covenant it creates over all registered and pending charges and encumbrances of a financial nature against the Lands.
 - Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions under any enactment and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.
 - Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.
 - 12. Time is of the essence of this Agreement.
 - 13. The Owner covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions set out in this Agreement and they shall be binding upon the Owner as personal covenants only during the period of its respective ownership of any interest in the Lands.
 - 14. This Agreement shall enure to the benefit of the City and shall be binding upon the parties hereto and their respective heirs, executors, successors and assigns.

- 15. This Agreement is the entire agreement between the parties hereto regarding its subject.
- 16. It is mutually understood, acknowledged and agreed by the parties hereto that the City has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Owner other than those contained in this Agreement.
- 17. The waiver by a party of any breach of this Agreement or failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar, and no waiver shall be effective unless it is in writing signed by both parties.
- 18. Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.
- 19. No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 20. The restrictions and covenants herein contained shall be covenants running with the Lands, and shall continue to bind all of the Lands when subdivided, and shall be registered in the Victoria Land Title Office pursuant to section 219 of the Land Title Act as covenants in favour of the City as a first charge against the Lands.
- 21. The Owner agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
- 22. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.
- 23. If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.
- 24. If the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement
- 25. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

The Owner and City acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D attached hereto.







LADR LANDSCAPE ARCHITECTS

1-281 OversiAm, You're 20, 197 105
Proof (20) 939-9105

Victoria City Council - 21 Sep 2017

| FO | ND TITLE ACT RM C (Section 233) CHARGE NERAL INSTRUMENT - PART 1 Province of British C | olumbia | | Victoria City Council - 21 Sep |
|----------|---|--|-------------------------------|---|
| <u> </u> | Your electronic signature is a representation that you are a Land Title Act, RSBC 1996 c.250, and that you have appli in accordance with Section 168.3, and a true copy, or a cyour possession. | subscriber as det | ic signature | PAGE 1 OF 6 PAGE |
| 1, | APPLICATION: (Name, address, phone number of applic Cox Taylor, Barristers & Solicitors | ant, applicant's so | olicitor or ag | gent) |
| | Third Floor, Burnes House | | | · |
| | 26 Bastion Square | | | 50-388-4457 |
| | | V8W 1H9 | | ·2189-8*LRL ection 219 Covenant |
| | | | | Deduct LTSA Fees? Yes |
| 2. | PARCEL IDENTIFIER AND LEGAL DESCRIPTION OF [PID] [LEGAL DESCRIPT] | | | 200001250111003. 103 |
| | 000-350-401 LOT 1 VICTORIA CITY | • | 88 | |
| | | | | |
| | STC? YES | | | |
| 3. | NATURE OF INTEREST | CHARGE | ENO. | ADDITIONAL INFORMATION |
| | Covenant | | | DESTROYAL IN ORGANITION |
| 4. | TERMS: Part 2 of this instrument consists of (select one of (a) ✓ Filed Standard Charge Terms D.F. No. A selection of (a) includes any additional or modified terms | (h) | Express | s Charge Terms Annexed as Part 2 |
| 5. | TRANSFEROR(S): | | | seriodate unicoda to this historicit. |
| | PROVINCIAL RENTAL HOUSING COR | RPORATION | N (INC. I | NO BC0052129) |
| 6. | TRANSFEREE(S): (including postal address(es) and postal | al code(s)) | | |
| | THE CORPORATION OF THE CITY OF | | | |
| | 1 CENTENNIAL SQUARE | | | · |
| | VICTORIA | BRITI: | SH COL | IIMRIA |
| | V8W 1P6 | CANA | | OWBIA |
| 7. | ADDITIONAL OR MODIFIED TERMS: N/A | | | |
| 8. | EXECUTION(S): This instrument creates, assigns, modificate Transferor(s) and every other signatory agree to be bouncharge terms, if any. | es, enlarges, disc nd by this instrun | harges or go nent, and acl | verns the priority of the interest(s) described in Item 3 and knowledge(s) receipt of a true copy of the filed standard |
| | Officer Signature(s) | Execution | | Transferor(s) Signature(s) |
| | | YM | D | Provincial Rental Housing |
| | | | | Corporation by its authorized |
| | | 1 47 1203 | 1.45 1 | SIGNATORWIACIW AZ / |

OFFICER CERTIFICATION:

Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c.124, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

LAND TITLE ACT FORM D

| EXECUTIONS CONTINUED | | | | PAGE 2 of 6 PAG |
|----------------------|-----|------------|---|---|
| Officer Signature(s) | Exe | cution Dat | | Transferor / Borrower / Party Signature(s) |
| | Y | М | D | |
| | 17 | | | The Corporation of the City of Victoria by its authorized signatory(ies): |
| | | | | |
| | | | | |
| | | | | Name: |
| | | | | |
| | | | | Name: |
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OFFICER CERTIFICATION:

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Page 794 of 855

| TERMS | OF | INSTRU | JMEN ³ | T-P | ART | 2 |
|-------|----|--------|-------------------|-----|-----|---|
|-------|----|--------|-------------------|-----|-----|---|

THIS AGREEMENT dated for reference is September ____, 2017.

BETWEEN:

PROVINCIAL RENTAL HOUSING CORPORATION (INC. NO BC0052129)

Suite 1701 – 4555 Kingsway Burnaby, B.C. V5H V48

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF VICTORIA

1 Centennial Square Victoria, BC V8W 1P6

(the "City")

WHEREAS:

A. The Owner is the registered owner in fee-simple of those lands and premises located within the City of Victoria, in the Province of British Columbia, more particularly described as:

PID: 000-350-401 LOT 1 VICTORIA CITY PLAN 35568

(the "Lands");

- B. The Owner has applied to the City for an amendment to the City's Zoning Regulation Bylaw No. 80-159 in relation to the Lands, and for a Development Variance Permit to permit the development of a residential building consisting of supportive housing and affordable rental units for persons over fifty-five (55) years of age (the "Development");
- C. If the Zoning amendment and Development Variance Permit are approved, the City and the Owner intend to also enter a Housing Agreement with respect to the occupancy of the Development;
- D. Section 219 of the Land Title Act provides that a covenant, whether of negative or positive nature,
 - in respect of the use of land or the use of a building on or to be erected on land;
 - that land is to be built on in accordance with the covenant;
 - that land is not to be used, built on or subdivided;
 - that land or specified amenities be protected, preserved, conserved, maintained, enhanced, restored or kept in their natural or existing state;

may be granted in favour of the City and may be registered as a charge against the title to that land.

NOW THEREFORE THIS AGREEMENT WITNESSES that under Section 219 of the *Land Title Act*, and in consideration of the premises and the mutual covenants and agreements contained herein, and the sum of ONE (\$1.00) DOLLAR of lawful money of Canada now paid to the Owner by the City (the receipt and sufficiency of which is hereby acknowledged), and for other good and valuable consideration the parties covenant and agree each with the other as follows:

- 1. The Owner covenants, promises and agrees that, notwithstanding the uses permitted from time to time by the City's zoning bylaw, the Lands and the building on the Lands (the "Building") shall not be used except in strict accordance with this Covenant.
- 2. The Owner covenants and agrees that as a condition of operating of the Development on the Lands, the Owner will comply with all of the following conditions:
 - (a) The Owner will ensure that at least two (2) staff members are in the Building for twenty-four hours a day and seven (7) days a week.
 - (b) In addition to the staff required under subsection (a), at least once every three (3) hours during the hours of 7:00am to 5:00pm, seven (7) days per week, the Owner will ensure that at least one (1) staff member patrols around the entire perimeter of the Building to inspect the Lands and attend to the removal of any rubbish or debris, with the first patrol occurring on or before 7:00am;
 - (c) The Owner will ensure that accessible recovery support services are available for the benefit of residents suffering from addiction issues;
 - (d) Through staff or contracted services, the Owner will provide security on the Lands that is reasonable and adequate to service the needs of the Development on the Lands;
 - (e) The Owner will work collaboratively with the City to promptly address any impacts on the properties neighbouring the Lands and the community generally as a result of the operation of the Development on the Lands; and
 - (f) If the Owner utilizes a third party service provider to operate the Development, the Owner will require as part of its arrangement with such service provider that it comply with the obligations of this Covenant.
- 3. The City's employees or agents shall have the right on one week's notice to enter into and upon the Lands and the Building for the purpose of ascertaining compliance with this Agreement. For clarity, the City or the City's employees will not enter into units contained in the Building that are being rented at the time:
- 4. The Owner and the City agree that enforcement of this Agreement shall be entirely within the discretion of the City and that the execution and registration of this covenant against title to the Lands shall not be interpreted as creating any duty on the part of the City to the Owner or to any other person to enforce any provision or prevent or restrain the breach of any provision of this Agreement.

- 5. The Owner shall indemnify and save harmless the City and each of its elected and appointed officials, officers, employees, agents and contractors, from any and all claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which anyone has or may have, whether as owner, occupier or user of the Lands, or by a person who has an interest in or comes onto the Lands, or otherwise, which the City incurs as a result of any loss or damage or injury, including economic loss, arising out of or connected with:
 - (a) the breach of any covenant in this Agreement;
 - (b) the use of the Lands contemplated under this Agreement; and
 - (c) restrictions or requirements under this Agreement.
- 6. The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, officers, employees, agents and contractors, of and from any claims, causes of action, suits, demands, fines, penalties, costs or expenses or legal fees whatsoever which the Owner can or may have against the City for any loss or damage or injury, including economic loss, that the Owner may sustain or suffer arising out of or connected with:
 - (a) the breach of any covenant in this Agreement;
 - (b) the use of the Lands contemplated under this Agreement; and
 - (c) restrictions or requirements under this Agreement.
- 7. At the Owner's expense, the Owner must do everything necessary to secure priority of registration and interest for this Agreement and the Section 219 Covenant it creates over all registered and pending charges and encumbrances of a financial nature against the Lands.
- Nothing contained or implied herein will derogate from the obligations of the Owner under any other agreement with the City or prejudice or affect the City's rights, powers, duties or obligations in the exercise of its functions under any enactment and the rights, powers, duties and obligations of the City under all public and private statutes, by-laws, orders and regulations, which may be as fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner and the City.
- Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.
- Time is of the essence of this Agreement.
- 11. The Owner covenants and agrees for itself, its heirs, executors, successors and assigns, that it will at all times perform and observe the requirements and restrictions set out in

- this Agreement and they shall be binding upon the Owner as personal covenants only during the period of its respective ownership of any interest in the Lands.
- 12. This Agreement shall enure to the benefit of the City and shall be binding upon the parties hereto and their respective heirs, executors, successors and assigns.
- 13. This Agreement is the entire agreement between the parties hereto regarding its subject.
- 14. It is mutually understood, acknowledged and agreed by the parties hereto that the City has made no representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Owner other than those contained in this Agreement.
- 15. The waiver by a party of any breach of this Agreement or failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar, and no waiver shall be effective unless it is in writing signed by both parties.
- 16. Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.
- 17. No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 18. The restrictions and covenants herein contained shall be covenants running with the Lands, and shall continue to bind all of the Lands when subdivided, and shall be registered in the Victoria Land Title Office pursuant to section 219 of the Land Title Act as covenants in favour of the City as a first charge against the Lands.
- 19. The Owner agrees to execute all other documents and provide all other assurances necessary to give effect to the covenants contained in this Agreement.
- 20. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.
- 21. If any part of this Agreement is found to be illegal or unenforceable, that part will be considered separate and severable and the remaining parts will not be affected thereby and will be enforceable to the fullest extent permitted by law.
- 22. If the Owner consists of more than one person, each such person will be jointly and severally liable to perform the Owner's obligations under this Agreement.
- 23. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

The Owner and City acknowledge that this Agreement has been duly executed and delivered by the parties executing Forms C and D attached hereto.

NO. 17-092

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R-84 Zone, Mount Edwards Court Residential District, and to rezone land known as 1002 Vancouver Street from the R-K Zone, Medium Density Attached Dwelling District to the R-84 Zone, Mount Edwards Court Residential District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1114)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended as follows:
 - (a) in the Table of Contents of Schedule "B" under the caption PART 3 Multiple Dwelling Zones by adding the following words:
 - "3.114 R-84, Mount Edwards Court Residential District"
 - (b) in the Definitions of Schedule "A" by adding the following words after "Rest home Class B:"

"Rest home - Class C" means a facility in which food, lodging and support are provided with or without charge to more than twenty persons, other than members of the operator's family, who, on account of age, infirmity or their physical, mental or psychiatric condition, are given personal care or life skills support, but does not include a facility in which persons are detained as prisoners pursuant to judicial process.

- The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 3.113 the provisions contained in Schedule 1 of this Bylaw.
- The land known as 1002 Vancouver Street, legally described as Lot 1, Victoria City, Plan 35568 and shown hatched on the attached map forming part of this Bylaw as Appendix 1, is removed from the R-K Zone, Medium Density Attached Dwelling District, and placed in the R-84 Zone, Mount Edwards Court Residential District.

| READ A FIRST TIME the | day of | 2017 |
|----------------------------|--------|------|
| READ A SECOND TIME the | day of | 2017 |
| Public hearing held on the | day of | 2017 |
| READ A THIRD TIME the | day of | 2017 |
| ADOPTED on the | day of | 2017 |

CITY CLERK

MAYOR

PART R.84 ZONE – MOUNT EDWARDS COURT RESIDENTIAL DISTRICT

3.114.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- Uses permitted in subsections 1(a)-(d) of the R-K Zone, Medium Density Attached Dwelling District (Part 2.3), subject to the regulations set out in Part 2.3 of the Zoning Regulation Bylaw
- b. Multiple dwelling
- c. Public Building
- d. Rest home Class C
- e. Hospitals
- f. Nursing homes
- g. Home occupation subject to the regulations in Schedule "D"
- h. Accessory Buildings subject to the regulations in Schedule "F"

| 2 | 4 4 | 4 2 | 1 4 | A ==== |
|------|-----|-----|-----|--------|
| .5.° | | 4.2 | LOT | Area |

a. Lot area (minimum)

2900m²

3.114.3 Floor Area, Floor Space Ratio

a. <u>Total floor area</u> (maximum) 3525m²

b. Floor space ratio (maximum) 1.2:1

3.114.4 Height, Storeys

a. Principal <u>building</u> <u>height</u> (maximum) 12.30m

b. Storeys (maximum) 3

3.114.5 Setbacks, Projections

a. Front yard setback (minimum) 3.70m

Except for the following maximum projections into the setback:

• Steps less than 2.0m in height 3.70m

b. Rear yard setback (minimum) 6.65m

c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) 3.20m

Schedule 1

PART R.84 ZONE - MOUNT EDWARDS COURT RESIDENTIAL DISTRICT

d. <u>Side yard setback</u> on a flanking street for a <u>corner lot</u> 5.40m (minimum)

Except for the following maximum projections into the setback

Landing less than 2.0m in <u>height</u>
 1.40m

• Steps less than 2.0m in height 3.40m

3.114.6 Site Coverage, Open Site Space

a. <u>Site Coverage</u> (maximum) 43%

3.114.7 Vehicle and Bicycle Parking

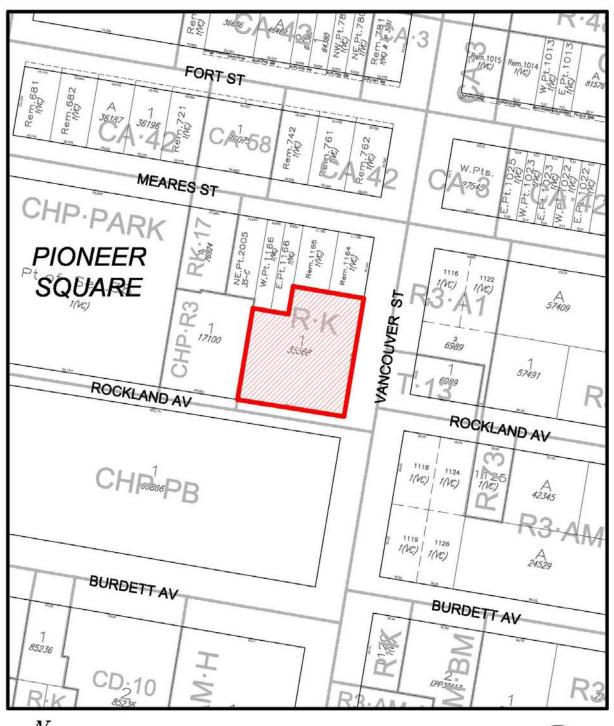
a. <u>Vehicle parking</u> (minimum) Subject to the regulations in

Schedule "C"

b. Bicycle parking (minimum)

Subject to the regulations in

Schedule "C"





1002 Vancouver Street Rezoning No.00588



NO. 17-088

A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to designate the exterior of the building located at 1002 Vancouver Street to be protected heritage property.

Under its statutory powers, including Section 611 of the *Local Government Act*, the Municipal Council of The Corporation of the City of Victoria enacts the following provisions:

- 1. This Bylaw may be cited as the "HERITAGE DESIGNATION (1002 VANCOUVER STREET) BYLAW".
 - 2. The building located at 1002 Vancouver Street, legally described as Lot 1, Victoria City, Plan 35568, is designated to be protected heritage property.

| READ A FIRST TIME the | day of | 2017. |
|----------------------------|--------|-------|
| READ A SECOND TIME the | day of | 2017. |
| Public Hearing Held on the | day of | 2017. |
| READ A THIRD TIME the | day of | 2017. |
| ADOPTED on the | day of | 2017. |

CITY CLERK MAYOR

NO. 17-093

HOUSING AGREEMENT (1002 VANCOUVER STREET) BYLAW A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement for rental housing for the lands known as 1002 Vancouver Street, Victoria, BC.

Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

Title

1 This Bylaw may be cited as the "HOUSING AGREEMENT (1002 VANCOUVER STREET) BYLAW (2017)".

Agreement authorized

- 2 The Mayor and the City Clerk are authorized to execute the Housing Agreement
 - (a) substantially in the form attached to this Bylaw as Schedule A;
 - (b) between the City and the Provincial Rental Housing Corporation or other registered owners from time to time of the lands described in subsection (c); and
 - (c) that applies to the lands known as 1002 Vancouver Street, Victoria, BC, legally described as:

PID: 000-350-401 Lot 1, Victoria City, Plan 35568

| READ A FIRST TIME the | day of | 2017 |
|------------------------|--------|------|
| READ A SECOND TIME the | day of | 2017 |
| READ A THIRD TIME the | day of | 2017 |
| ADOPTED on the | day of | 2017 |

CITY CLERK MAYOR

HOUSING AGREEMENT

(Pursuant to Section 483 of the Local Government Act)

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square Victoria, B.C. V8W 1P6

(the "City")

OF THE FIRST PART

AND:

PROVINCIAL RENTAL HOUSING CORPORATION (INC. NO BC0052129)

Suite 1701 – 4555 Kingsway Burnaby, B.C. V5H V48

(the "Owner")

OF THE SECOND PART

WHEREAS:

- A. Under section 483 of the Local Government Act the City may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the Local Government Act;
- B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 1002 Vancouver Street, Victoria, B.C. and legally described as:

PID: 000-350-401 LOT 1 VICTORIA CITY PLAN 35568

(the "Lands");

- C. The Owner has applied to the City to rezone the Lands so that it can convert the existing building on the Lands into a residential building consisting of 78 supportive housing and 15 affordable rental units for persons over fifty-five (55) years of age;
- The City and the Owner intend to also register a section 219 covenant regarding the use of the Lands with respect to this application for rezoning;
- E. The City and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to section 483 of the Local Government Act, to secure the agreement of the Owner to provide supportive housing and affordable rental units for over fifty-five (55) years on the Lands, and to establish terms and conditions regarding the occupancy of the housing units.

2

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this agreement (the "**Agreement**"), the parties agree each with the other as follows:

1.0 DEFINITIONS

1.1 In this Agreement:

"Affordable Units" means, collectively, the fifteen (15) self-contained residential dwelling units within the Development that contain cooking facilities, as shown on the plan attached as Schedule "A", and "Affordable Units" means any of the Affordable Units:

"BC Housing" means the British Columbia Housing Management Commission;

"CPI" means the All-items Consumer Price Index for Victoria, B.C. published from time to time by Statistics Canada, or its successor in function;

"Development" means the proposed renovation of the existing building on the Lands, which will include no more than seventy-eight (78) Supportive Housing Units and no more than fifteen (15) Affordable Units, and related facilities;

"Dwelling Units" means, collectively, all Affordable Units and Supportive Units located or to be located on the Lands, and "Dwelling Unit" means any of such Affordable Units or Supportive Units located or to be located on the Lands;

"HILs" means the annual Housing Income Limits that are determined from time to time by BC Housing and that apply to a particular Dwelling Unit, for example depending on whether the Dwelling Unit is a bachelor or a one-bedroom unit. The parties agree that for 2017, the HILs for Victoria are \$32,000 for a bachelor unit and \$37,000 for a one-bedroom unit;

"Homeless" means a person who has neither a fixed address nor a predictable safe residence to return to on a daily basis;

"Immediate Family" includes a person's husband, wife, child, brother, sister, mother-inlaw, father-in-law, grandparent, brother-in-law, sister-in-law, niece, nephew, step-mother, step-father, step-sister and step-brother

"Market Rent" means the rent (as determined by a professional appraiser acceptable to the City in the City's sole and absolute discretion) that a willing tenant would pay to a willing landlord to rent the Dwelling Unit in question pursuant to a Tenancy Agreement, on the open market in Victoria, British Columbia, having regard to any utility or other services or amenities available to the tenant or provided by the Owner as landlord;

"Non-owner" means a person other than the Owner and other than a member of the Owner's Immediate Family, who occupies any of the Dwelling Units for residential purposes;

"Owner" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 9.3; "Qualified Occupant" means an individual who satisfies all of the following conditions:

- (a) the individual is a Non-owner;
- VAT screening data indicates that the individual has low to moderate support needs (for reference purposes only, in 2017, this is an overall score under 25),
- (c) the individual is Homeless, was Homeless within the last twelve (12) months, or becoming Homeless is an imminent and realistic risk, and the individual may also:
 - (i) have mental illness,
 - (ii) have developmental disabilities, or
 - (iii) experience other barriers to housing;
- the individual has no known or apparent current problematic substance issues, particularly with intravenous drugs; and
- (e) the individual has no known predatory and/or violent behaviour patterns,

"Support Services" means support services for occupants, including 24 hour per day, 7 days per week staffing of the building of the Lands and a full-time client services worker to assist occupants including providing readily available life skills training and may also include accessible primary health care, mental health and/or recovery services and social and recreational opportunities;

"Supportive Units" means, collectively, the seventy-eight (78) residential units within the Development that do not contain cooking facilities, as shown on the plan attached as Schedule "A", and "Supportive Unit" means any of the Supportive Units;

"Tenancy Agreement" means a tenancy agreement regulated by the Residential Tenancy Act; and

"VAT" means the Vulnerability Assessment Tool for Determining Eligibility and Allocating Services and Housing for Adults Experiencing Homelessness, which was originally developed by the Downtown Emergency Service Center in Seattle, Washington, and revised by the Canadian Observatory on Homelessness in 2016, as amended or replaced from time to time.

1.2 In this Agreement:

- reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and
- (b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

2.0 NO RESTRICTIONS ON RENTALS

- 2.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building

4

on the Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.

2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the Strata Property Act, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 DWELLING UNITS TO BE OCCUPIED ONLY BY THOSE OVER FIFTY-FIVE

3.1 The Owner covenants and agrees that the Dwelling Units shall only be occupied by individuals aged fifty-five (55) years and over.

4.0 AFFORDABLE HOUSING

- 4.1 The Owner covenants and agrees that the Affordable Units shall only be occupied and used in accordance with this Article 4.0.
- 4.2 Each of the Affordable Units shall only be occupied by a Non-owner or Non-owners under the terms of a Tenancy Agreement with a combined annual household income that is equal to or less than the HILs that apply to the particular Affordable Unit being occupied by such Non-owner or Non-owners. In the event that BC Housing ceases to determine HILs and such determination is not replaced by a similar publication, then the income limit with respect to an Affordable Unit shall be determined by reference to the last published HILs which shall be increased annually by an amount equal to the increase in the CPI commencing January 1 following the year BC Housing ceased determining HILs.
- 4.3 Monthly rent for each of the Affordable Units shall not exceed seventy percent (70%) of the Market Rent for the particular Affordable Unit being occupied.
- 4.4 A maximum of two Non-owners are permitted to occupy any Affordable Unit, and if two Non-owners occupy any Affordable Unit, they must be companions or spouses.

5.0 SUPPORTIVE HOUSING

- 5.1 The Owner covenants and agrees that the Supportive Units shall only be occupied and used in accordance with this Article 5.0.
- 5.2 Each of the Supportive Units shall only be occupied by a Qualified Occupant under the terms of a Tenancy Agreement with an annual income that is equal to or less than the HILs that apply to a bachelor unit. In the event that BC Housing ceases to determine HILs and such determination is not replaced by a similar publication, then the income limit with respect to a bachelor unit shall be determined by reference to the last published HILs which shall be increased annually by an amount equal to the increase in the CPI commencing January 1 following the year BC Housing ceased determining HILs.
- 5.3 Monthly rent for each of the Supportive Units shall not exceed the current provincial shelter rate of the shelter allowance portion of BC income assistance plus ten percent (10%).

- 5.4 The Owner shall ensure that the Support Services are provided to all occupants of the Supportive Units.
- 5.5 A maximum of one individual is permitted to occupy any Supportive Unit.

6.0 REPORTING

- 6.1 The Owner covenants and agrees to provide to the City's Director of Sustainable Planning and Development, within fifteen (15) working days of receipt of a written request from the City, to provide a report in writing confirming the following:
 - (a) all Dwelling Units are either being rented to Non-owners or vacant;
 - (b) all Dwelling Units that are being rented or rented to individuals aged fifty-five (55) years and over;
 - (c) all Affordable Units are being rented in accordance with Article 4.0; and
 - (d) all Supportive Units are being rented in accordance with Article 5.0,

along with such other information as may be requested by the Director from time to time.

- 6.2 The Owner hereby authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 6.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications of this Agreement and that such consent may be withheld for any reason.

7.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE

7.1 Notice of this Agreement (the "Notice") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483 of the Local Government Act, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

8.0 LIABILITY

- 8.1 The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.
- 8.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may

6

have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

9.0 GENERAL PROVISIONS

- 9.1 NOTICE. If sent as follows, notice under this Agreement is considered to be received
 - (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing,
 and
 - (b) on the date of delivery if hand-delivered,

to the City:

City of Victoria #1 Centennial Square Victoria, BC V8W 1P6

Attention: Director of Sustainable Planning and Community Development Fax: 250-361-0386

to the Owner:

Suite 1701 – 4555 Kingsway Burnaby, BC V5H 4V8

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slow down, force majeure, or other cause,

- notice sent by the impaired service is considered to be received on the date of delivery, and
- (c) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.
- 9.2 TIME. Time is of the essence of this Agreement.
- 9.3 BINDING EFFECT. This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the Local Government Act, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

7-

- 9.4 WAIVER. The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
- 9.5 HEADINGS. The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.
- 9.6 LANGUAGE. Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.
- 9.7 EQUITABLE REMEDIES. The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement
- 9.8 CUMULATIVE REMEDIES. No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 9.9 ENTIRE AGREEMENT. This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 9.10 FURTHER ASSURANCES. Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 9.11 AMENDMENT. This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- 9.12 LAW APPLICABLE. This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 9.13 NO DEROGATION FROM STATUTORY AUTHORITY. Nothing in this Agreement shall:
 - (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
 - (b) relieves the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.
- 9.14 JOINT AND SEVERAL. The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

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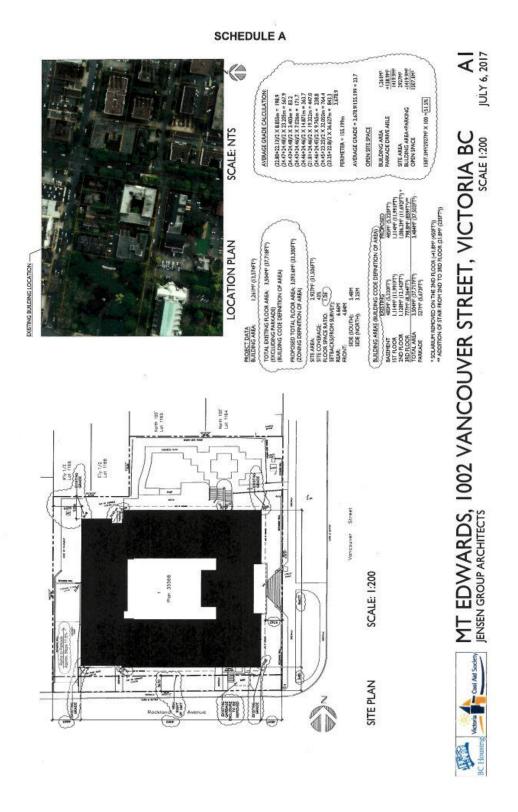
- 9.15 COUNTERPARTS. This Agreement may be executed in counterparts and delivered by facsimile or emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.
- **9.16 EFFECTIVE DATE.** This Agreement is effective as of the date of the signature of the last party to sign.

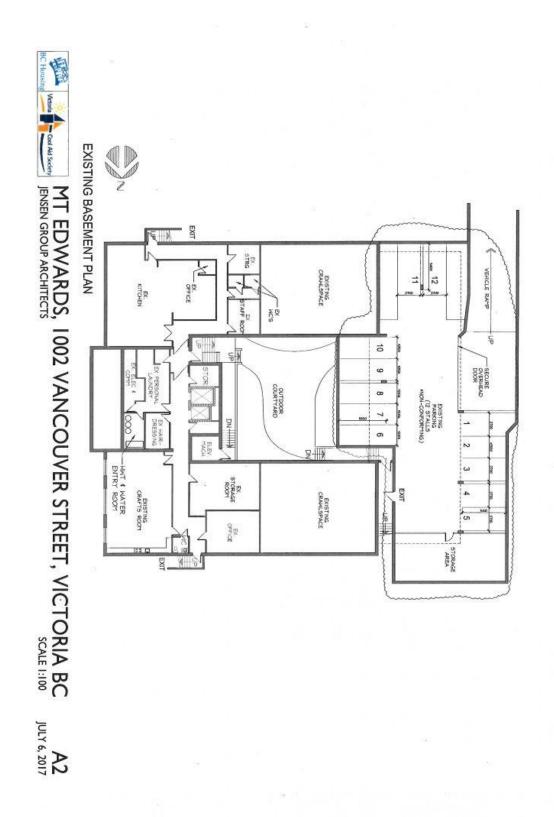
IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year last below written.

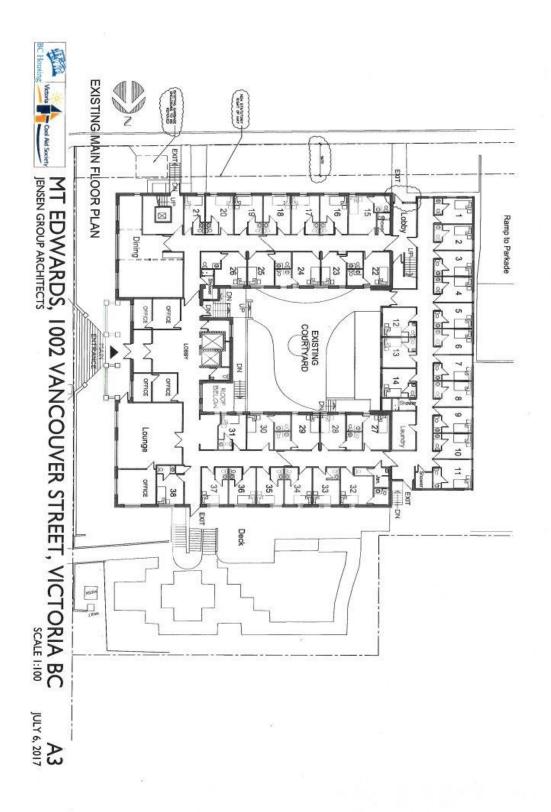
| MAYOR | · · · · · · · · · · · · · · · · · · · |
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| v. v. z v. ————— v | |
| CITY CLERK | |
| Date signed: | |
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| PROVINCIAL RENTAL | |
| HOUSING CORPORATION | |
| by its authorized signatory(ies): | |
| (1/2 | |
| Print Name: Craig Crawfo | دع |
| 1. // | 1// |
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Date signed: _

THE CORPORATION OF THE CITY OF)







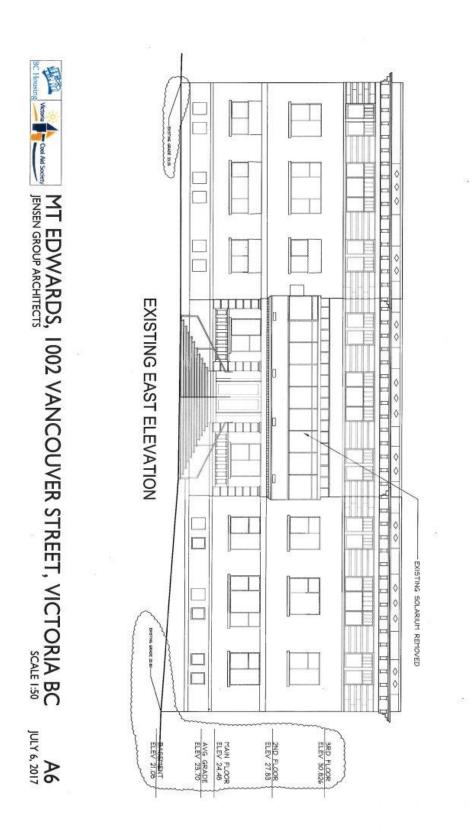


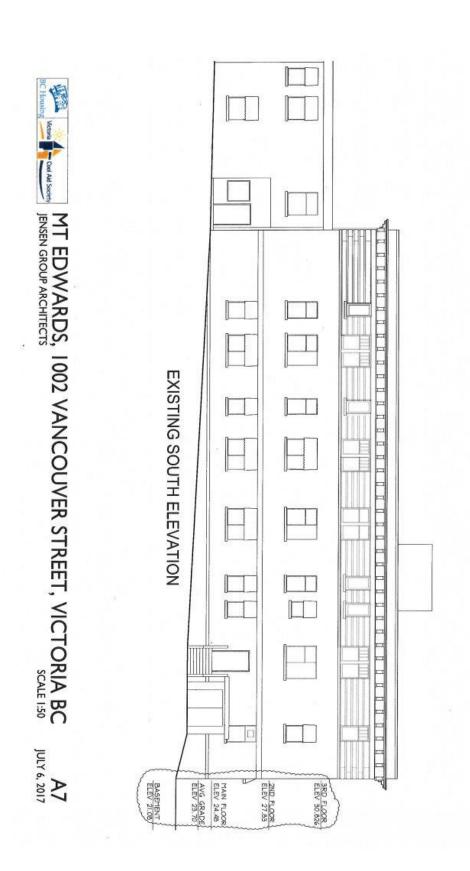
Page 817 of 855

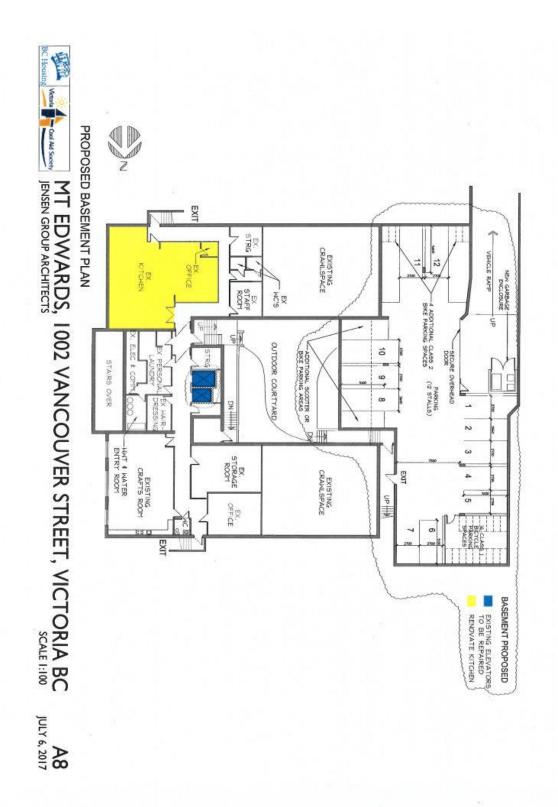
Existing Roof

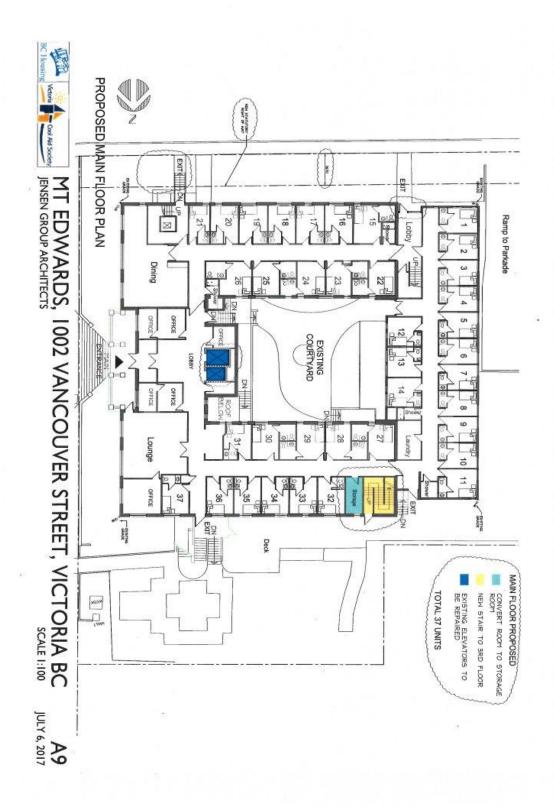


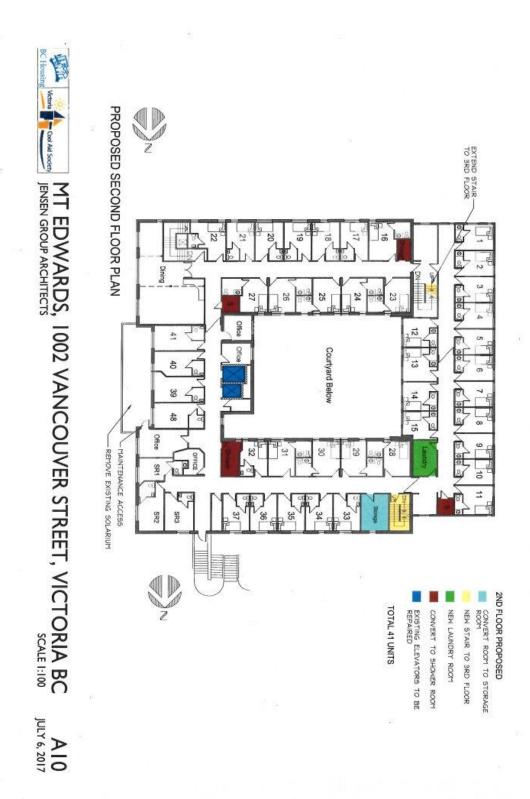
Page 818 of 855





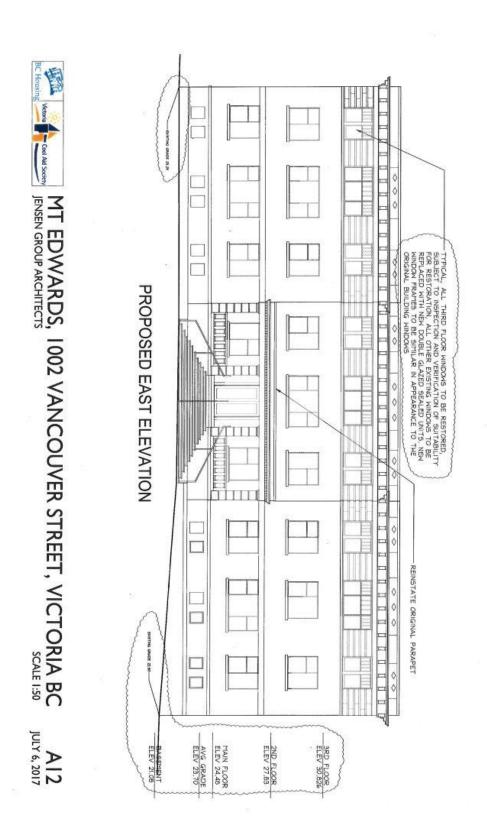


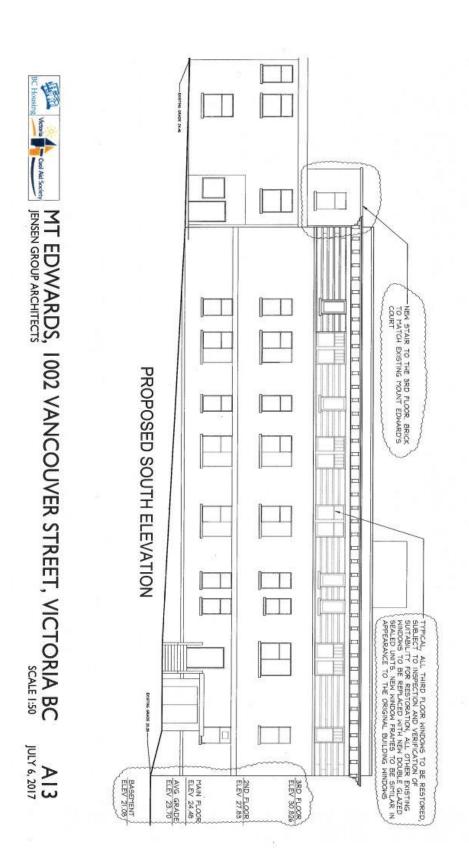


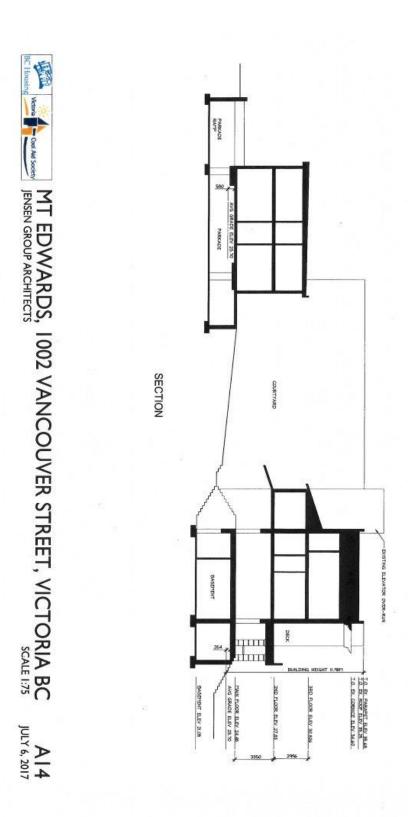


Page 823 of 855











Council Report For the Meeting of September 21, 2017

To:

Council

Date:

September 14, 2017

From:

Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject:

Update Report 3 - Development Permit with Variances Application No. 00025

for 848 and 852-856 Yates Street and 845 and 849 Johnson Street

RECOMMENDATION

That Council rescind third reading of the Housing Agreement Bylaw No. 17-091, replace Schedule A with the updated version attached to this report and give third reading to Housing Agreement Bylaw No. 17-091.

EXECUTIVE SUMMARY

The purpose of this report is to provide an update on the Council conditions set out in the motion moved by Council on May 11, 2017 (attached). The Housing Agreement Bylaw was not adopted concurrent with Council's authorization of Development Permit with Variances Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street and requires Council's adoption for the issuance of the permit.

The proposal is to construct a mixed-use building comprised of two towers, both at 21 storeys, with ground-floor retail facing Johnson Street and Yates Street with residential above.

Housing Agreement

A Housing Agreement (attached) has been prepared to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units. First, second and third reading of the Housing Agreement Bylaw No. 17-091 was given at the Council meeting of September 7 (minutes attached). Since this meeting, the applicant has secured funding from BC Housing, and as one of the conditions to the funding, owners of the Johnson Street tower must not rent units for a period of two years from the date of sale. This has been included to discourage investment purchasing. An additional clause to this effect has been added under Section 2.4 of the attached Schedule A of Housing Agreement Bylaw No. 17-091.

CONCLUSIONS

The required Housing Agreement has been updated in response to the conditions set out by Council and in response to the requirements for BC Housing. Development Permit Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street is ready for issuance subject to adoption of the Housing Agreement Bylaw.

Respectfully submitted,

C.K. Hain

Charlotte Wain

Senior Planner - Urban Design Development Services Division Jonathan Tinney, Director

Sustainable Planning and Community

Development Department

Report accepted and recommended by the City Managet:

Date:

List of Attachments

- Attachment A: Council Minutes dated May 11, 2017
- Attachment B: Council Minutes dated September 7, 2017
- Housing Agreement Bylaw No. 17-091 with revised Schedule A

PUBLIC AND STATUTORY HEARINGS

1. Development Permit with Variances Application No. 00025 for 848, 852-856 Yates Street and 845 & 849 Johnson Street

1. Hearing

Development Permit with Variances No. 00025

The Council of the City of Victoria will consider issuing a Development Permit with Variances for the land known as 848 and 852-856 Yates Street and 845 and 849 Johnson Street, in Development Permit Area 2 (HC) Core Business, for the purpose of approving the exterior design and finishes for the mixed-use building as well as landscaping.

The Development Permit will vary the following requirements of the Zoning Regulation Bylaw:

- Section 3.67.5(2) increase the building height from 30m to 59.7m; and
- Section 3.67.5(2) increase the number of storeys from 10 storeys to 21 storeys.

Legal description of the land:

Lot 374, Victoria City; Lot 375, Victoria City; Lot 380, Victoria City; and Lot 381, Victoria City.

Charlotte Wain (Senior Planner): Advised that the application is for a Development Permit with Variances for a 21-storey (two tower) mixed-use building.

Mayor Helps opened the public hearing at 7:08 p.m.

<u>David Chard (Chard Development):</u> Provided information regarding the application which would be mixed use building of commercial and residential. Also noted is the inclusion of 81 parking stalls designated for commercial parking.

<u>Project Architect:</u> Provided information regarding the improvements to mid-block walkway and specification on the height and setback of the proposed application.

<u>Project Landscaper:</u> Provided information regarding the landscaping of the mid-block walkway and the roof. A habitat garden for birds will also be included on the roofs.

Council discussed the following:

The voluntary inclusion of 81 parking stalls for commercial parking in the downtown core.

<u>Jane McGregor (CEO of the Victoria Conservatory of Music):</u> Expressed support for the application as it will enhance the neighbourhood.

<u>Dylan Willows (Yates Street):</u> Expressed support for the application as it will enhance the neighbourhood, and hope that they will work with the club to mitigate noise concerns.

<u>Jason Markus (Yates Street)</u>: Expressed concerns regarding the application due to the possible affect to an access door to their building.

<u>Debra Nelson (Yates Street):</u> Expressed concerns regarding the noise-proofing that would be provided with the buildings due to potential noise concerns in the neighbourhood.

<u>Dan Markus (Yates Street):</u> Expressed support for the application, but noted concerns relating to the access door to the neighbouring building.

Council discussed the following:

Council Meeting Minutes May 11, 2017

- Lack of consultation that occurred with the neighbouring building.
- How noise concerns in the neighbourhood would be communicated to potential purchasers.
- How the applicant is working with BC Housing to create housing affordability.
- · That transient accommodation is not a permitted use.

Mayor Helps closed the public hearing at 7:58 p.m.

Councillor Loveday withdrew from the meeting at 7:58 p.m. and returned at 7:59 p.m.

2. Development Permit with Variances Approval

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Lucas, that Council authorize the issuance of Development Permit Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street in accordance with:

- 1. Plans date stamped April 27, 2017.
- Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - Section 3.67.5(2) increase the building height from 30m to 59.7m;
 - Section 3.67.5(2) increase the number of storeys from 10 storeys to 21 storeys;
- Preparation and registration of the following documents, signed and executed by the applicant, to the satisfaction of the Director of Planning and Sustainable Development:
 - Section 219 covenant to ensure the security gates on the through block walkway remain open to the public between 7 a.m. and 10 p.m. in the form satisfactory to the City Solicitor;
 - Statutory Right-of-Way of a minimum of 1.22m along the western property line to allow for the expansion of the through-block walkway to the satisfaction of the Director of Planning;
 - Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants
 or prohibit strata owners from renting residential strata units.
- Receipt of evidence that the application is in compliance with the Ministry of Environment's Environmental Management Act as it pertains to potentially contaminated sites;
- 5. That Council authorize the Mayor and City Clerk to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m² of exposed shored face during construction in a form satisfactory to the Director of Engineering and Public Works. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way;
- Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Planning and Sustainable Development;
- The Development Permit lapsing two years from the date of this resolution unless the permit holder substantially starts construction.

Amendment

It was moved by Councillor Isitt, seconded by Councillor Madoff, that the motion be amended to add a new clause 3 (d), as follows:

d. Section 219 covenant to ensure that the Property Disclosure Statement for all potential purchasers clearly discloses the presence of a nightclub adjacent to the property.

On the amendment: Carried Unanimously

Council discussed the following:

- Whether the increase of height to 21 storeys is supportable.
- Noise mitigation for the building to minimize impacts of the nearby nightclub.
- The positive inclusion of parking for commercial uses in the downtown core.

Main motion as amended:

That Council authorize the issuance of Development Permit Application No. 00025 for 848 and 852-856 Yates Street and 845 and 849 Johnson Street in accordance with:

- 1. Plans date stamped April 27, 2017.
- Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. Section 3.67.5(2) increase the building height from 30m to 59.7m;
 - b. Section 3.67.5(2) increase the number of storeys from 10 storeys to 21 storeys;
- Preparation and registration of the following documents, signed and executed by the applicant, to the satisfaction of the Director of Planning and Sustainable Development:
 - Section 219 covenant to ensure the security gates on the through block walkway remain open to the public between 7 a.m. and 10 p.m. in the form satisfactory to the City Solicitor;
 - Statutory Right-of-Way of a minimum of 1.22m along the western property line to allow for the expansion of the through-block walkway to the satisfaction of the Director of Planning;
 - Housing Agreement to ensure that future strata bylaws cannot restrict the age of occupants or prohibit strata owners from renting residential strata units.
 - d. Section 219 covenant to ensure that the Property Disclosure Statement for all potential purchasers clearly discloses the presence of a nightclub adjacent to the property.
- Receipt of evidence that the application is in compliance with the Ministry of Environment's Environmental Management Act as it pertains to potentially contaminated sites;
- 5. That Council authorize the Mayor and City Clerk to execute an Encroachment Agreement for a fee of \$750, plus \$25 per m² of exposed shored face during construction in a form satisfactory to the Director of Engineering and Public Works. This is to accommodate shoring for construction of the underground parking structure if the method of construction involves anchor pinning into the public Right-of-Way:
- Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Planning and Sustainable Development;
- The Development Permit lapsing two years from the date of this resolution unless the permit holder substantially starts construction.

On the main motion as amended:

Carried

For: Opposed: Mayor Helps, Councillors Alto, Coleman, Lucas, Thornton-Joe, and Young Councillors Isitt, Loveday, and Madoff

BYLAWS

1. Bylaw for 848 and 852-856 Yates Street and 845 and 849 Johnson Street

Motion:

It was moved by Councillor Thornton-Joe, seconded by Councillor Madoff, that the following bylaw **be given first, second, and third reading:**

a. Housing Agreement (848 Yates) Bylaw (2017) No. 17-091

Carried Unanimously

No. 17-091

HOUSING AGREEMENT (848 YATES) BYLAW A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement for rental housing for the lands known as 848 and 852-856 Yates Street and 845 and 849 Johnson Street, Victoria, BC.

Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

Title

1 This Bylaw may be cited as the "HOUSING AGREEMENT (848 YATES) BYLAW (2017)".

Agreement authorized

- The Mayor and the City's Corporate Administrator are authorized to execute the Housing Agreement
 - (a) substantially in the form attached to this Bylaw as Schedule A;
 - (b) between the City and 848 Yates Nominee Ltd. or other registered owners from time to time of the lands described in subsection (c); and
 - (c) that applies to the lands known as 848 and 852-856 Yates Street and 845 and 849 Johnson Street, Victoria, BC, legally described as:

PID 009-359-184, Lot 374 Victoria City;

PID 009-359-192, Lot 375 Victoria City;

PID 009-359-206, Lot 380 Victoria City;

PID 009-359-222, Lot 381 Victoria City.

| READ A FIRST TIME the | 7 th | day of | September | 2017 |
|---------------------------|------------------------|--------|-----------|------|
| READ A SECOND TIME the | 7 th | day of | September | 2017 |
| READ A THIRD TIME the | 7 th | day of | September | 2017 |
| RESCIND THIRD READING the | | day of | | 2017 |
| REREAD A THIRD TIME the | | day of | | 2017 |
| ADOPTED on the | | day of | | 2017 |

CITY CLERK MAYOR

HOUSING AGREEMENT (Pursuant to Section 483 of the Local Government Act)

BETWEEN:

THE CORPORATION OF THE CITY OF VICTORIA

#1 Centennial Square Victoria, B.C. V8W 1P6 (the "City")

OF THE FIRST PART

AND:

848 YATES NOMINEE LTD.

(Inc. No. BC1036196) Suite 500 – 509 Richards Street Vancouver, BC V6B 2Z6

(the "Owner")

OF THE SECOND PART

AND:

COAST CAPITAL SAVINGS CREDIT UNION

Suite 400 – 645 Tyee Road Victoria, B.C. V6A 6X5

(as to priority)

(the "Existing Chargeholder")

OF THE THIRD PART

WHEREAS

- A. Under section 483 of the Local Government Act the City may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the Local Government Act;
- B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British

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Columbia, with a civic address of 848 Yates Street and legally described as:

009-359-206 LOT 380, VICTORIA CITY;

009-359-192 LOT 375, VICTORIA CITY

009-359-184 LOT 374, VICTORIA CITY; and

009-359-222 LOT 381, VICTORIA CITY

(collectively the "Lands");

- The Owner has applied to the City for a development permit to after the permitted height and number of storeys of the development on the Lands;
- C. The Dwelling Units are intended to be stratified and therefore will be subject to the Strata Property Act (British Columbia) and the bylaws of the Strata Corporation, but the intent of this Housing Agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units);
- D. The City and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to section 483 of the Local Government Act, to establish the terms and conditions regarding the occupancy of the residential units identified in this Housing Agreement.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties agree each with the other as follows:

1.0 Definitions

1.1 In this Agreement:

"Development" means the proposed on the Lands to include Dwelling Units.

"Dwelling Unit" means a self-contained residential dwelling unit within the building that is/will be located on the Lands, and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise, and "Dwelling Units" means collectively all of such residential dwelling units located on the Lands.

"Immediate family" includes a person's husband, wife, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew.

"Johnson Street Building" means that portion of the Development comprising 135

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residential condominium apartment units that will be constructed with the Johnson Street tower portion of the Development (and excluding, for greater certainty, that portion of the Development comprising the residential condominium apartment units in the podium and tower fronting onto Yates Street and the residential condominium townhome units fronting on the mid-block walkway that will be constructed with the Yates Street tower portion of the Development).

"Non-owner" means a person who occupies a Dwelling Unit for residential purposes, other than the Owner of that Dwelling Unit, and other than a member of the Owner's Immediate family.

"Owner" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 7.3.

"Tenancy Agreement" has the same meaning as under the Residential Tenancy Act.

"Strata Corporation" means, for the portions of the Lands or any building on the Lands that is subdivided under the Strata Property Act, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

1.2 In this Agreement:

- reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and
- (b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

2.0 No Restrictions on Rentals

- 2.1 The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.2 Without limiting the generality of section 2.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands unless the strata bylaws in no way restrict rental of any Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the Strata Property Act, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.
- 2.4 Notwithstanding the terms of this Article 2.0, the Owner may enter into an agreement or

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agreements which prevent or restrict the Owner of a Dwelling Unit in the Johnson Street Building from renting its Dwelling Unit in the Johnson Street Building, provided that with respect to each Dwelling Unit in the Johnson Street Building, such prohibition or restriction on rentals shall terminate at the expiry of two (2) years from the date the first Owner of the particular Dwelling Unit in question completes its respective purchase of the Dwelling Unit in question from the original developer of the Development.

3.0 Reporting

- 3.1 The Owner covenants and agrees to provide to the City, upon written request from the City's Director of Sustainability Planning and Community Development, a report in writing confirming:
 - the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and
 - (b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.
- 3.2 The Owner covenants and agrees:
 - to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit under the terms of a Tenancy Agreement unless this Agreement is amended; and
 - (b) to notify the City of any proposed amendments to its strata bylaws.
- 3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

4.0 Notice to be Registered in Land Title Office

4.1 Notice of this Agreement ("Notice") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483(5) of the Local Government Act, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

5.0 Liability

- 5.1 The Owner agrees to indemnify and saves harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.
- 5.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions,

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damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

6.0 Priority Agreement

6.1 The Existing Chargeholder, as the registered holder of a charge by way of Mortgage and Assignment of Rents against the Lands, which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers CA5559346 and CA5559347, for and in consideration of the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to Section 483(5) of the Local Government Act, this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

7.0 General Provisions

Notice

- 7.1 If sent as follows, notice under this Agreement is considered to be received
 - seventy-two (72) hours after the time of its mailing (by registered mail) or faxing,
 - (b) on the date of delivery if hand-delivered,

to the City:

City of Victoria #1 Centennial Square Victoria, BC V8W 1P6 Attention: Director of Sustainability Planning and Community Development Fax: 250-361-0386

to the Owner:

848 Yates Nominee Ltd. Suite 500 – 509 Richards Street Vancouver, BC V6B 3A2 Attention: David Chard Fax: (604) 682-4160

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

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revised pages pdf 4

If normal mail service or facsimile service is interrupted by strike, work slow-down, force majeure, or other cause,

- notice sent by the impaired service is considered to be received on the date of delivery, and
- (b) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

Time

7.2 Time is to be the essence of this Agreement.

Binding Effect

7.3 This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the Local Government Act, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

Waiver

7.4 The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

Headings

7.5 The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

Language

7.6 Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

Equitable Remedies

7.7 The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

Cumulative Remedies

7.8 No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.

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Entire Agreement

7.9 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

Further Assurances

7.10 Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.

Amendment

7.11 This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

Law Applicable

7.12 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

No Derogation from Statutory Authority

- 7.13 Nothing in this Agreement shall:
 - (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
 - (b) relieve the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.

Joint and Several

7.14 The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.

Counterpart

7.15 This Agreement may be executed in counterparts and delivered by facsimile or emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.

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| | | | |
| | | | |

7.16 This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties have hereunto set their hands as of the dates inscribed at a place within British Columbia:

| VICTORIA b | y its authori | zed signato | ones: |) |
|------------------------|---------------------|--------------|------------|----------|
| MAYOR | | | - | -) |
| CITY CLERK | | | | -) |
| Date signed: | | | | - ′ |
| 838 BROUG | | DINGS LT | D., by it | S |
| authorized s | nd D | ha | 1 | _ |
| David Chard | nd D | 16 a. 3, 201 | | <i>-</i> |
| David Chard | d: April | NGS CRE | DIT | - - |
| David Chard Date signe | d: April PITAL SAVI | NGS CRE | DIT es: | - - |

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Effective Date

7.16 This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties have hereunto set their hands as of the dates inscribed at a place within British Columbia:

| THE CORPORATION OF THE CITY O VICTORIA by its authorized signatories: | F) |
|--|-----|
| MAYOR | } |
| CITY CLERK | } |
| Date signed: | , |
| 848 YATES NOMINEE LTD. | |
| 838 BROUGHTON HOLDINGS LTD., by its authorized signatory: |) |
| David Chard Date signed: April 3, 2017 | ; |
| COAST CAPITAL SAVINGS CREDIT UNION, by its authorized signatories: |) |
| Print Name: William City Sr. Manager, Commercial Credit | } |
| Print Name: Sr. Manager, Commercial Credit Date signed: April 10, 2017 |) |

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Council Report

For the Meeting of September 21, 2017

To:

Council

Date:

September 18, 2017

From:

Tom Zworski, City Solicitor

Subject:

Draft amendments to the Parks Regulations Bylaw

RECOMMENDATION

That Council consider giving the first, second and third reading to the *Parks Regulation Bylaw Amendment Bylaw No. 8* as attached, subject to any amendments arising from the discussion at the Committee of the Whole meeting on September 21, 2017.

EXECUTIVE SUMMARY

A staff report recommending amendments to the *Parks Regulation Bylaw* has been placed on the agenda for the September 21, 2017 meeting of the Committee of the Whole. The staff recommendation in that report requests that the proposed amendments, if acceptable to Council, be brought forward for the first three readings at the September 21, 2017 Council meeting. The bylaw could then be adopted at the next Council meeting on October 12, 2017 in accordance with City's ordinary processes.

Under the *Community Charter*, a proposed bylaw must be published 24-hours prior to the first reading. To satisfy this requirement, should Council adopt the staff recommendation at the Committee of the Whole meeting, staff have prepared the amendment bylaw and included it on the Council agenda. Should Council reject the staff recommendation, the bylaw will be removed from the agenda. In the event, Council at the Committee of the Whole requires amendments to the proposed bylaw, staff will prepare the necessary motion to amend the draft bylaw in accordance with Council's directions at the Committee of the Whole meeting on September 21, 2017.

Respectfully submitted,

Tom Zworski City Solicitor

Report accepted and recommended by the City Manager:

Date

Page 845 of 855

NO. 17-099

PARKS REGULATION BYLAW, AMENDMENT BYLAW (NO. 8) A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to amend the *Parks Regulation Bylaw* to provide better regulations necessary for proper management and operations of the municipal parks in the City of Victoria and to provide an effective system of permitting for signs and other structures containing political expression in municipal parks that respects the importance of freedom of expression while balancing with other competing requirements for this scarce public resource.

Contents

- 1 Title
- 2 Amendments to the Parks Regulation Bylaw
- 3 Consequential Amendments to the *Ticket Bylaw*
- 4 Effective Date

Under its statutory powers, including sections 8(3)(b), 62, 64 and 65 of the *Community Charter*, the Council of the Corporation of the City of Victoria, in an open meeting assembled, enacts the following provisions:

Title

1 This Bylaw may be cited as the "Parks Regulation Bylaw Amendment Bylaw (No. 8)".

Amendments to the Parks Regulation Bylaw

- 2 The Parks Regulation Bylaw No. 07-059 is amended
 - (1) by inserting in section 2,
 - (a) immediately following the definition of "Moss Rocks Park", the following:
 - "occupy" means to remain in the same location or leave one's belongings in the same location;"; and
 - (b) immediately following the definition of "remote controlled model aircraft", the following:
 - "same location" means the area within 100 metre radius of the location previously occupied;";
 - (2) by inserting, immediately following section 5, the following as the new section 5A:

"Political expression in a park

- 5A (1) Except as authorized by a permit issued under section 5 or this section, a person must not
 - (a) erect a sign or another structure in a park; or
 - (b) occupy a park or portion of a park in excess of six hours in a 24 hour period;

as part of a protest, demonstration, or other political expression.

- (2) The Director must issue the permit referred to in subsection (1)(a) for a sign or another structure that conveys political expression unless the sign or another structure
 - (a) obstructs or interferes with:
 - (i) the use of a road or a pathway in a park;
 - (ii) an irrigation system, a utility, or existing structure lawfully in a park; or
 - (iii) the use of a bench, playground apparatus, or another object placed in a park and intended to be used by park patrons;
 - (b) would obstruct:
 - (i) sightlines along any intersection in or adjacent to a park; or
 - (ii) the use of a playground or a sport field.
 - (c) measures more than:
 - (i) 1.6 metres in height at the highest point;
 - (ii) 1.6 metres in width at its widest point; or
 - (iii) 1.0 metres in depth at its deepest point;
 - (d) has a base area that is larger than 1.6 metres square;
 - (e) contains moving parts, electrical or electronic components, or lights;
 - (f) is, in the opinion of the Director, unsafe or unstable; or
 - (g) was at the same location or in the same park within the previous seven days.

- (3) The Director must issue a permit referred to in subsection (1) for a protest, demonstration, or other political expression unless, in the Director's opinion, issuance of the permit would result in interference with
 - (a) another approved event;
 - (b) scheduled maintenance, renovation, or other repair work in the park; or
 - (c) the use of a playground or a sports field.
- (4) A holder of a permit granted under subsection (2), or his or her authorized representative, must
 - (a) attend at the sign or other structure for a minimum of six non-consecutive hours between the hours of 8 a.m. and 8 p.m. daily;
 - (b) remove the sign or other structure between the hours of 8 p.m. and 8 a.m. daily; and
 - (c) keep the sign or structure safe and in good repair at all times.
- (5) Subsection (4)(b) does not apply to a homeless person sheltering in a park pursuant to section 16A.
- (6) The holder of a permit issued under subsection (2) or (3) must not use or permit the use of:
 - (a) electronic signs;
 - (b) electric or gas lighting or appliances;
 - (c) extension cords; or
 - (d) open flames, propane tanks, gas or electric heaters, or barbeques

at or near the sign or other structure authorized by the permit.

- (7) The holder of a permit issued under subsection (2) or (3) must not use or promote the use of expression which:
 - (a) is obscene;
 - (b) promotes hatred or violence;
 - (c) is defamatory; or

- (d) contains commercial content.
- (8) A permit granted under subsection (2) is valid for seven days and the Director must not issue
 - (a) more than two consecutive permits for the same location;
 - (b) more than six non-consecutive permits for the same location per year; and
 - (c) a permit to an applicant who is the current holder of such a permit.
- (9) The Director may cancel a permit if the permit holder has failed to comply with any provision of this Bylaw.
- (10) Notwithstanding subsection (1)(a), a permit is not required for a table used to convey political expression if
 - (a) it is no larger than 1 metre in depth by 1.8 metre in width and .75 metres in height;
 - (b) it is placed in a park for no more than seven consecutive days;
 - (c) it is removed from a park between the hours of 8 p.m. and 8 a.m. daily;
 - (d) it is attended at all times by the permit holder or authorized representative;
 - (e) no more than one table is placed within any 100 metre radius:
 - (f) the name of the sponsoring person or organization is clearly displayed on the table;
 - (g) it does not obstruct or interfere with:
 - (i) pedestrian or vehicular traffic;
 - (ii) an irrigation system, a utility, existing structure lawfully in a park;
 - (iii) the use of a bench, playground apparatus, or another object placed in a park and intended to be used by park patrons; or
 - (iv) the use of a playground or a sport field;

- (h) it contains no moving parts, electrical or electronic components or lights;
- (i) it is structurally safe and stable;
- (j) it is not used in association with any object referred to in subsection (6); and
- (k) it is not used to promote any of the matters referred to in subsection (7).";
- (3) by inserting, immediately following section 9, the following as the new section 9A:

"Temporary Closures

- 9A (1) The Director may order any park, or part of a park, to be closed to the public and may cause notices to be posted at the entrances to the park, or part of a park, indicating that it is closed to the public if the closure is necessary
 - (a) for maintenance, renovation, or other work in the park; or
 - (b) for the safety of park users or staff due to construction activity or existence of hazardous conditions.
 - (2) A person must not enter or remain in any park, or part of the park, that has been closed under subsection (1).
 - (3) The closure under subsection (1)(a) may not be in effect for more than 21 consecutive days.
 - (4) If the closure under subsection (1)(b) exceeds, or is expected to exceed, 21 days, the Director must report on the closure to Council.":
- (4) by inserting, immediately following section 14, the following as the new section 14A:

"No interference with City employees

- 14A (1) A City employee engaged in clean-up, maintenance, renovation, or other work in a park may request any person in the park to move to another part of the park or to leave the park if it is necessary for the performance of the employee's duties.
 - (2) A person requested to move under subsection (1) must promptly comply with the request and remove all of his or her property as directed by the City employee.
 - (3) A person must not obstruct, or interfere in any way with, a City employee's performance of his or her duties in a park.

- (4) A person must not interfere with a bylaw officer in issuing a ticket or bylaw notice or otherwise carrying out his or her duties in accordance with this Bylaw.";
- (5) by inserting, immediately following section 16A, the following as the new section 16B:

"Time limit on occupation of a park

- 16B (1) A person must not occupy or remain in the same location in a park for more than six hours during any 24 hour period.
 - (2) Subsection (1) does not apply to any of the following persons:
 - (a) employees or agents of the City while they are acting in the course of their employment;
 - (b) a person attending a special event for which a permit has been issued by the Director;
 - (c) a holder of a permit under section 5 or 5A of this bylaw; or
 - (d) subject to subsection (3), a person to whom section 16A applies during the time when that person is authorized to erect an overnight shelter in accordance with that section.
 - (3) A person to whom section 16A applies must not occupy or remain in the same location in a park where he or she had an overnight shelter the night before in accordance with section 16A.
 - (4) A person is deemed to occupy a location in a park if the person or his or her belongings are present in that location.";
- (6) in section 19
 - (a) by deleting the word "equipment" in the section heading;
 - (b) by repealing subsections (1) through (3) and replacing them with the following:
 - (c) by deleting the words "Manager of Parks" wherever they appear in section 19 and replacing them with "Director".; and
- (7) in section 20(1)
 - (a) by deleting "or" at the end of paragraph (b),

- (b) by deleting the period at the end of paragraph (c) and replacing it with ", or", and
- (c) by adding, immediately following paragraph (c), the following as a new paragraph (d):
 - "(d) obstructs or interferes with a bylaw officer in the enforcement of this bylaw.".

Consequential amendment to the *Ticket Bylaw*

- 3 The Ticket Bylaw No. 10-071 is amended in Schedule X by inserting,
 - (a) immediately below the row containing "Event without permission", the following new rows:

| Sign or other structure without a permit | 5A(1) | \$100.00 | \$75.00 |
|--|----------|----------|---------|
| Failure to attend sign or structure | 5A(4)(a) | \$100.00 | \$75.00 |
| Failure to remove sign or other structure overnight | 5A(4)(b) | \$100.00 | \$75.00 |
| Failure to keep the sign or other structure safe and in good repair | 5A(4)(c) | \$100.00 | \$75.00 |
| Use of electronic signs | 5A(6)(a) | \$100.00 | \$75.00 |
| Use of electric or gas lighting or appliances | 5A(6)(b) | \$100.00 | \$75.00 |
| Use of extension cords | 5A(6)(c) | \$100.00 | \$75.00 |
| Use of open flame, propane tanks, gas or electric heaters, or barbeques | 5A(6)(d) | \$100.00 | \$75.00 |
| Use or promotion of expression that is obscene, promotes hatred or violence, defamatory or contains commercial content | 5A(7) | \$100.00 | \$75.00 |

(b) immediately below the row containing "Unauthorized object in park during unauthorized hours", the following new rows:

| Entering or remaining in | 9A(2) | \$100.00 | \$75.00 |
|--------------------------|-------|----------|---------|
| a park or part of a park | | | |
| that has been closed | | | |

(c) immediately below the row containing "Unauthorized advertisement", the following new rows:

| Failure to comply with direction of a City employee | 14A(2) | \$100.00 | \$75.00 |
|---|--------|----------|---------|
| Obstructing a City employee | 14A(3) | \$100.00 | \$75.00 |
| Interference with a bylaw officer | 14A(4) | \$100.00 | \$75.00 |

(d) immediately below the row containing "Erect overnight shelter other than permitted time/location", the following new rows:

| Occupying or remaining in the same location in excess of 6 hours | 16B(1) | \$100.00 | \$75.00 |
|--|--------|----------|---------|
| Remaining in the same location where the person sheltered the night before | 16B(3) | \$100.00 | \$75.00 |

Effective Date

4 This Bylaw comes into force upon adoption.

CITY CLERK

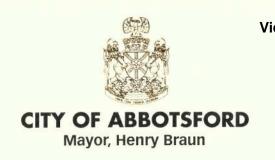
| READ A FIRST TIME the | day of | 2017. |
|------------------------|--------|-------|
| READ A SECOND TIME the | day of | 2017. |
| READ A THIRD TIME the | day of | 2017. |
| ADOPTED on the | day of | 2017. |

MAYOR

Page 854 of 855

Councillors

Les Barkman Sandy Blue Kelly Chahal Brenda Falk



Victoria City Council - 21 Sep 2017 Councillors

Moe Gill Dave Loewen Patricia Ross Ross Siemens

September 5, 2017

File: 0400-40/0530-03

Dear Mayor and Council:

Re: Support for 2017 UBCM Resolution, City of Abbotsford – The Case for Prevention of the Opioid Crisis

Further to my email of August 16th, the City of Abbotsford has submitted a resolution for consideration at the 2017 UBCM Convention regarding the Abbotsford Police Department's report "*The Opioid Crisis: A Case for Prevention*" that provides recommendations for creating a structure to address this crisis.

We would like to take this opportunity to request your support for this resolution.

The Case for Prevention of the Opioid Crisis

WHEREAS communities in British Columbia are in the midst of a very severe health crisis that is taking lives of mothers, fathers, sons and daughters all over the province. So far this year, as of April 30, 2017, 488 people have died in British Columbia from drug overdoses, with projected death toll for 2017 estimated to be 1,400 individuals. There is every reason to believe that this death rate will continue unabated unless our communities change the dynamics propelling this crisis;

AND WHEREAS the Abbotsford Police Department has produced a report "The Opioid Crisis, A Case for Prevention: For a crisis caused by an unstoppable flow of drugs that are killing people daily, the real answer lies with finding a way to successfully stop people from even starting" that provides recommendations for creating a structure to address the crisis:

THEREFORE BE IT RESOLVED that UBCM request that the Province of British of Columbia, and more particularly the Minister of Health, develop a comprehensive cross-governmental prevention and intervention program and corresponding implementation plan that has a long term vision, a well-governed and well-funded sustainable structure, as well as measurable outcomes to appropriately address the crisis across the Province of British Columbia.

Enclosed please find a copy of the APD report to this letter for your reference. Thank you for considering our resolution and your support is appreciated.

Yours truly,

SEP 0 7 2017

MAYOR'S OFFICE

VICTORIA, B.C.

Henry Braun Mayor

> Tel: 604-864-5500 Page 855 of 855 www.abbotsford.ca