

Monica Dhawan

From: Ken McKellar <[REDACTED]>
Sent: Thursday, March 08, 2018 9:12 AM
To: Victoria Mayor and Council
Subject: Business license changes

Dear Mayor,

If your objective is to get short term rental suppliers to pull out of Victoria this is the way to do it.

I also spend two months a year in beautiful Victoria with my family in our condo and our friends and relatives have been coming from the UK to spend time in Victoria for several years.

However, our rental only matches our expenses on fully booked months, so it would not make sense to keep this property if this huge increase to the business license goes through.

I would miss coming every year, and you would be losing many future visitors.

I hope this increase is kept to a minimum.

Ken McKellar

603

728 Yates Street

Victoria

From: Ellen Henry <[REDACTED]>
Sent: Wednesday, February 21, 2018 4:46 PM
To: Victoria Mayor and Council
Subject: Fwd: Short Term Rentals and a Hot Tourism Sector

Good afternoon,

I am forwarding an email I sent to you last month as I understand you will be reviewing this matter at tomorrow's meeting. I see that staff is recommending a licence fee of \$1500 for STRs that are not principal residences. I strongly disagree with this recommendation. It is not the job of one sector to cover enforcement costs and this fee is punitive. Why should a one bedroom STR pay more in licence fees than does a hotel?

In light of the recent Airbnb agreement which would see revenues generated to support affordable housing, it would appear that the City of Victoria is trying to stifle this initiative. Fewer licenced, tax collecting STRs means less money for this affordable housing budget. If anything you should be encouraging moves to add to housing stock. Why not come up with incentives for those who do decide to provide long term housing rather than punish those who don't?

I encourage you to reconsider the hard line the City has taken against STRs, especially by reducing the licence fee.

Thank you,
Ellen

----- Forwarded message -----

From: Ellen Henry [REDACTED]
Date: Thu, Jan 18, 2018 at 8:38 AM
Subject: Short Term Rentals and a Hot Tourism Sector
To: mayorandcouncil@victoria.ca

Good morning,

Tourism reports show that 2017 was another incredible year for the industry. After a number of years of solid growth, we are poised for more in 2018. However, staying in this city is in danger of becoming something only available to the wealthy. With hotels already near capacity and more closing to convert to long term housing, there is more pressure on room rates to rise. Tourism Victoria, nudged along by the hotel lobby, is delighted with this situation and reticent to allow any competition for hotels. Those travelling with children will be hard pressed to find affordable places to stay. When more than one bedroom is needed, rates of \$200 per night per room make our City off limits.

An alternative for families and for those who prefer a more home like accommodation option is short term vacation rentals. This is an excellent time for the City to work together with the growing short term rental industry to nurture growth of accommodation options.

Instead, the vacation rental industry is under attack in a short sighted move to solve the long term housing crisis. This is the wrong target not only for the above reasons, but also because the situation we are in was not caused by STRs. It was caused by many years of decisions that created an atmosphere where rental housing was not being built. We are now playing catch up, as are cities across Canada, and that unfortunately will take time.

I applaud the City's actions in streamlining zoning for "garden suites" and encouraging other innovation such as the proposal for 1126 Rockland to add 6 more rental units within the existing footprint. I also support cracking down on STRs in areas where the zoning never intended for their existence and they are creating a problem for residential neighbourhoods. The City squandered its ability to deal with this by not enforcing the existing bylaws and instead

passing the harsh new policies in September. There are many other ways the City can encourage an increase in long term rental stock. Attacking the STR industry and hampering tourism growth is not one of them.

At our AGM last night, The Union passed some bylaws to help better manage STRs in the complex. I know that some buildings have issues with poorly managed units and stratas do have the ability to create rules and bylaws around this. A heavy handed approach by the City is not required.

There are many more measured steps that can be taken to address the long term housing challenge.I encourage you to explore other ideas and focus less on hampering the already at capacity tourism accommodation sector by shutting down STRs.

Thank you,
Ellen

--
[Ellen Henry](#)

Mobile: [REDACTED]
Email: [REDACTED]

--
[Ellen Henry](#)

Mobile: [REDACTED]
Email: [REDACTED]

From: [REDACTED]
Sent: Thursday, March 01, 2018 10:50 AM
To: Victoria Mayor and Council
Subject: Short-Term Rental Regulation Bylaw No. 18-036

To Mayor and Councillors:

I live in the Belvedere condominium on Humboldt street, and prior to passing a bylaw limiting the rental period to one month, we were plagued with a number of problems with short-term vacationers. The problems included setting off fire sprinklers, garbage strewn in stairwells, bicycles in lobby and hallways, noisy parties, and distraction of caretaker from his regular duties.

I therefore strongly urge the approval of the subject Bylaw No. 18-036 at the forthcoming Council meeting.

Thank you
Laurence Mackett

From: Peter Bonyun [REDACTED]
Sent: Saturday, March 03, 2018 11:36 AM
To: Victoria Mayor and Council
Subject: Short Term Rental Regulation ByLaw No. 18-036

Dear Mayor Helps and Councillors,

I am writing in support of this Bylaw that is being considered by council on Thursday, March 8.

I am convinced that passage of this Bylaw is fundamental to creating a healthy housing market in Victoria. From both an home ownership and long-term rental perspective, housing costs will be more reasonable for residents of the city if they are not competing with visitors for accommodation that can be provided by our local hotel industry. At the same time, investors in long-term rental real estate will retain an ability to realize returns consistent with historical standards. A return to investors from short-term rentals that is substantially above historical standards is not worth the harm created by widening the gap between the relatively well to do and those who are struggling to have a decent standard of living in our city. In the end, deterioration in the quality of life in Victoria would hurt all of us.

I urge you to vote in favour of this bylaw.

Yours truly,

Peter Bonyun
737 Humboldt Street, Unit S707
Victoria, BC V8W 1B1

Monica Dhawan

From: Sue Candy [REDACTED]
Sent: Sunday, March 04, 2018 3:11 PM
To: Victoria Mayor and Council
Subject: STVRs new bylaws

To the Mayor and the City Council

I would like to urge the City Council to postpone and re-evaluate the proposed re-zoning of the downtown core for STVR's.

I have read many of the submissions given by both sides as well as the report submitted to Council by the City officials to try and understand what motivated the City Council to move so swiftly on this issue?

Our immediate family consists of 2 retired boomers and 2 working, professional children. Between us, we own 4 condos in downtown Victoria, purchasing our first one in 2007. In the last 10 years, 3 of our family members have lived in these condos for between 3 and 7 years. We have also used them as STVR's and for longer term rentals. Currently, 2 are registered as STVRs and 2 have longer term tenants. My partner and I have (and still serve) on the strata councils of two separate buildings. I believe that my perspective has been gained through my experience as a **landlord, strata council member and tenant** in the downtown area of Victoria. I do not have the narrow perspective of just one stakeholder group.

My experience has been the following:

- **STVR tenants are quieter, more respectful of my properties and the strata rules than long term tenants and** there is far less wear and tear on the property.
- The "issues" of noise, damage, "increased security risks", etc. put forward by concerned persons are largely a prejudice and not borne out by experience. **90% of the complaints received on our strata councils were about long term tenants.**
- **The STVR tenants spend far more \$/day in our city than the "residents"**. This might be obvious, but worth mentioning it for the benefit of Council who is serving the interests of **ALL** the stakeholders in Victoria. ie. that includes restaurants, retail outlets and other tourist businesses, not just "concerned citizens" and possibly hotels.
- when discussing the concerns of owners, tenants and other strata council members wrt STVRs, most of them are based more on feelings, prejudice and popular myths rather than facts and figures.

Furthermore, our family travels to many parts of the world and we very seldom use hotels; our primary accommodation is booking private, self contained accommodation through AirBnB. If a region has no private accommodation, we skip it and go somewhere else. We do not want to rent a room in someone else's house. We believe that many baby boomers and young professionals who are traveling feel this way. Feedback from our guests is that once they have stayed in self contained, private accommodation with a kitchen, they will never stay in hotels again. If Victoria stops offering this type of accommodation, tourists will choose another destination they will not book hotels or rent a room in a house instead. There are always plenty of other destinations to choose from. If Victoria stops catering to this huge, fast growing sector of the tourist market, the whole city will lose out on tourist dollars. We canvassed a lot of our friends and guests, who said the same thing. **I believe we represent the fastest growing segment of the tourist market which is why AirBnB has blossomed and why the AirBnB market in downtown Victoria has grown so rapidly in recent years.**

I will not re-iterate the many points from both sides. However, I would like to make some observations on the process and the way the City has approached this issue. I was under the impression that the Council was there to serve the interests of ALL stakeholders in the City, not just specific groups. My observations are:

1. that the quality and scope of the pro-STVR group had a much wider perspective on the issues, were well supported by documented evidence and tried to address the needs of a wider group of stakeholders (see David Langlois, Michael & Karyn Allard, AirBnB and David Chard as examples).
2. The report to Council by the City officials appeared to address a very narrow view of the issues and based on some discussions and "experiences" of a number of other municipalities. The main focus seemed to be on whether STVRs were reducing inventory available to long term renters and driving up prices and whether they are competition to hotels. I saw virtually no hard statistics, surveys, etc. to support the findings of the report. There appeared to be no evidence that hotels were suffering negatively as STVRs appeal to a different type of tourist including "snowbirds". There was no attempt to look at creative options being considered by other cities, eg. Seattle. There was no analysis of the wider implications to other stakeholders like tourism, restaurants, retail, etc.

3. The submissions by the anti-STVR group (eg. Eric Ney, petitioners on the streets, community groups, etc.) were not supported by data, statistics, etc. In fact, they were often based on prejudice and/or perpetuating falsehoods based on rumour.

In summary, it appears to me that the City is reacting in a knee jerk, regressive fashion to a narrow group of vocal stakeholders creating negative publicity by using inflammatory language and accusations to guilt the City Council into feeling badly about the less advantaged. AirBnB, Uber, etc. are part of our new reality; we need to be creative in addressing these new realities, not reactive.

I am very disappointed that the Council would consider only the needs of a vocal minority group when the quiet, hard working majority, eg. local businesses, investors and taxpayers will be negatively impacted by such changes, not to mention loss of revenue to the City. With respect, this is Economics 101. For example, why not be creative and use some of the revenue generated by tourists to build affordable housing for the disadvantaged which would benefit everyone and the city as a whole?

I believe the new regulations will not achieve their objectives because a lot of the newer buildings in downtown Victoria that have STVRs will still not be affordable for the low wage earners, even with the change in regulations. The net effect could be less \$ for the City (less tourists and low to no tourist growth due to a perception of Victoria being tourist unfriendly) and everyone is worse off. If STVR zoning is restricted to say 5 blocks of the inner harbour, the City will not lose tourists and there are still plenty of areas for long term renters to live in.

Sincerely

Sue Candy



From: am lohner [REDACTED]
Sent: Monday, March 05, 2018 1:29 PM
To: Victoria Mayor and Council
Cc: Ruth Annis
Subject: please enact bylaws to ban short-term rentals

Please enact bylaws to ban short-term rentals (STRs) in new and existing condo buildings. STRs are bad for condo communities, imposing, as they do, transients on the regular residents and owners, transients who have no investment in the buildings or communities, communities that include children and the elderly.

The STR concept is a parasitic business model that feeds on the investments, both financial and interpersonal, that regular residents and owners make in their buildings and communities. STRs thus undermine communities and neighborhoods as well as hotels.

Hotels have systems in place for policing their guests to insure the hotel and its guests are not troubled by anyone's smoking, drinking, partying, criminal behavior, and excessive wear and tear on the building.

Stratas aren't designed to perform that policing function.

Even when transients are well behaved, they undermine the community by behaving as though they are in a hotel where a nod and a civil greeting is not necessarily required. But when those nods and civil greetings don't occur in a condo building, the community begins to disintegrate.

If condo buildings start filling up with STRs, an exodus of regular residents and owners will begin, and the buildings and downtown will deteriorate.

Monica Dhawan

From: Catherine Campbell [REDACTED]
Sent: Monday, March 05, 2018 8:21 PM
To: Victoria Mayor and Council
Subject: short term rentals

One of the reasons I bought in the Aria was because we do not allow short term rentals. This feature is very important to me, an older woman and I am against them. There are rental units under lease in my part of the building and most tenants are well behaved. There has been bad press about partying in a B and B atmosphere, and of those buying units with no intention of living in them, only to make money, where neighbouring condos are impacted by noise and disrespect. I'd hate to see that continue. Fair business licences and some authoritative regulatory body seems reasonable to me. I had envisioned spending the next 10 years here in peace. I hope that continues.
C Campbell

From: Victoria Mayor and Council
Sent: Wednesday, March 07, 2018 3:03 PM
To: Victoria Mayor and Council
Subject: FW: Condo Rentals.

-----Original Message-----

From: Karel Kuun [REDACTED]
Sent: Monday, March 05, 2018 1:23 PM
To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>
Subject: Condo Rentals.

To whom it may concern:

I'm a long term resident in the Humboldt Valley. I believe that the two proposals are both sensible and desirable.

Karel Kuun,
#S1006 The Aria,
737 Humboldt St.,
Victoria V8W1B1.
[REDACTED]

Sent from Karel's iPad

Monica Dhawan

From: Miranda Jones [REDACTED]
Sent: Monday, March 05, 2018 1:48 PM
To: Victoria Mayor and Council
Subject: STRs and public hearing Bylaw No. 18-036

Dear Mayor Helps and Council,

I would like to comment on section 3 (2) (d) of the above Bylaw.

Basically I would like to state that it is TOTALLY appropriate for a unit owner to seek the approval of their Strata Council before asking for a municipal business licence to operate an STR in the building in which they live. Each building has bylaws pertaining to their specific residential building and owners should KNOW whether an STR contravenes their own bylaws. People buy into a condo building knowing full well that they live communally and their actions affect all other residents. My husband and I live in a building where we have a bylaw restricting rentals to a six month minimum and this we knew before buying here.

Strata Councils SHOULD BE ALLOWED to have this authority and I think it is absolutely right that the Victoria City Council business licencing department should be able to SEE that the applicant has the approval of the strata council when making their application to have an STR.

Thank you for counting my opinion.

Sincerely,

Miranda Jones
South 1006 - 737 Humboldt Street
Victoria, BC V8W 1B1
[REDACTED]

Monica Dhawan

From: Paul Rushton [REDACTED]
Sent: Monday, March 05, 2018 4:04 PM
To: Victoria Mayor and Council
Subject: Short Term Rentals

I live in a downtown strata unit (Belvedere) and I fully support restricting short term rentals within strata buildings. Subjecting rentals of the entire unit to a substantial tax (\$1500/year) is reasonable as those owners are most likely intentionally competing (unfairly) with hotels. Allowing owners to rent out part of their dwelling, while they live there, should not be subject to that tax since those owners are likely using such revenue to supplement their income. I also support the requirement that owners planning to use their strata lot as a short-term rental provide a letter, from the relevant Strata Council, to the city stating such use does not contravene strata bylaws.

In general, I am supportive of all measures that restrict or prohibit short term rentals of **entire units**; however, rental of part of a unit **while the owner is present**, should be allowed.

Paul Rushton
Owner in the Belvedere

Monica Dhawan

From: Brent&Jennifer Baynton [REDACTED]
Sent: Tuesday, March 06, 2018 5:21 PM
To: Victoria Mayor and Council
Subject: Short Term Rental Regulation Bylaw 18-036

Hello Mayor and Council

re: Short Term Rental Regulation Bylaw 18-036

Further to our correspondence on this topic during 2017, we urge you to follow through and vote to implement the proposed bylaws regarding Short Term Rentals.

We feel strongly that Victoria should implement measures and policies that encourage a high percentage of long-term residents in our city's residential buildings, versus policies that encourage investors and short-term visitors, who have other options for accommodation and investment. Long-term residents contribute to their buildings, their neighbourhoods and their cities in way that vacationers and investors simply do not.

Specifically, we feel it's reasonable for business licence applicants to provide a letter from their Strata Council, verifying that their intended usage doesn't contravene their strata's bylaws. We don't see the point in the City possibly approving an applicant's business licence, if the business is going to be operating against the rules of the very building that will house it. This will create even less clarity and much more angst, as all the parties try to figure out "who rules".

We also believe that the proposed fees are very reasonable.

Please continue to move in the direction of increased liveability, affordability and availability. These three issues are at the top of your mission and should continue to be paramount. When voting, please ask yourselves if your vote promotes these three concepts, or works against them.

thank you for reading our letter

Brent and Jennifer Baynton
737 Humboldt St
Victoria

Monica Dhawan



From: webforms@victoria.ca
Sent: Tuesday, March 06, 2018 10:37 AM
To: Victoria Mayor and Council
Subject: Mayor and Council email

From: Nancy and Terry Sherwood
Email : [REDACTED]
Reference : <http://www.victoria.ca/EN/main/city/mayor-council-committees/contact-mayor-council.html>
Daytime Phone : [REDACTED]
March 5, 2018

Mayor and City Council Members
Victoria, BC

Re: Our Support for the Short Term Rental Regulation Bylaw

First, we would like to thank the Victoria City Council for the policy changes you enacted last Fall concerning Short-Term Vacation Rentals (STVRs). Our condo building (The Falls) of 155 units includes about 1/3 STVRs, but your new law has reduced the number somewhat. We now have permanent residents living above and below us. However, we still have a STVR unit beside us.

Second, we strongly support the Short Term Rental Regulation Bylaw on which you will vote March 8th. These regulations would be invaluable for encouraging owners to convert their STVRs to long-term rentals. Last summer a STVR visitor in the unit beside us flooded his place and 3 other units. Our condo, which is our permanent home, required three months to be restored after the flood. Strata insurance does not pay victims to live or eat outside their condo during the restoration. We were holed up in a single bedroom for most of the time during renovations. It is critical to prevent STVRs from invading the space of permanent or long-term residents.

Third, new long-term rental space will not be created unless you ban or, at least, regulate STVRs so that some owners will be encouraged to change their units to long-term rentals. The business tax is an excellent idea. As permanent owners, we already pay for extra cleaning of the building and garbage room and for extra security measures due to the STVRs. It is fitting that the city should receive tax money to monitor the STVRs and keep them honest.

Thank you for considering this letter.

Sincerely yours,

Nancy and Terry Sherwood
1005-708 Burdett Avenue
Victoria, BC

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IP Address: 24.69.134.149

Monica Dhawan

From: Doug Boyd [REDACTED]
Sent: Wednesday, March 07, 2018 2:26 PM
To: Councillors
Subject: Short Term Rental Regulations - Public Hearing - March 8

Categories: STVR

Hello Council

I am writing to express my strong support for the Short Term Rental Regulation bylaw, which you will be voting on tomorrow evening. I am President of a Strata Council, that has by-laws preventing STVRs. Section 3(2)d of the by-law will further protect our interests as it would allow us to be aware of and object to an attempt by any owner or renter in our building to try and circumvent our by-laws. In my view, the provisions in the by-laws regarding licensing and fees are very reasonable, and very much needed for our community.

I am very interested in plans for enforcement of the licensing aspect, as this is key for successful implementation of this by-law.

Regards

Doug Boyd
648 Herald Street

Monica Dhawan

From: MK [REDACTED]
Sent: Wednesday, March 07, 2018 11:48 AM
To: Victoria Mayor and Council
Subject: Concern about Short-term Rentals

I have been a downtown condo resident for seven years, as well as being an original Victorian, born-and-raised. I incur significant costs to own and maintain my condo downtown. I don't want my residence spoiled by short-term vacation rentals with the potential for neglect, parties, bylaw infractions and hotel-like behaviours. Please don't institute something that would contradict the strata bylaws that we have voted for. We have passed bylaws with a reasonable minimum term on rentals and would like to keep it that way.

MF Kearns
737 Humboldt Street

Sent from [Mail](#) for Windows 10

Monica Dhawan

From: ron proulx [REDACTED]
Sent: Wednesday, March 07, 2018 10:40 AM
To: Victoria Mayor and Council
Cc: Aria Victoria
Subject: Short term rentals

Dear Mayor and Council,

I own a condo at 737 Humboldt.

I do NOT want short term rentals - eg AirBnB style rentals - in my building.

I am from Toronto, and I have seen how it has ruined the lives of friends there who live and own in buildings that have allowed it.

Ron Proulx
N511 737 Humboldt st. Victoria

Monica Dhawan

From: Stewart Ballantyne [REDACTED]
Sent: Wednesday, March 07, 2018 3:21 PM
To: Victoria Mayor and Council
Subject: STVR Bylaw

Dear Mayor and Councilors,

I am writing to urge you to vote in favour of the proposed bylaw (Short Term Rental Regulation Bylaw No. 18-036) to control the operation of STVRs in downtown condominium buildings.

Sincerely
Stewart Ballantyne
788 Humboldt St., Victoria

Monica Dhawan

From: Steve and Trish Young [REDACTED]
Sent: Wednesday, March 07, 2018 2:02 PM
To: Victoria Mayor and Council
Subject: Re: STR By Laws Public Hearing

March 07, 2018

As an addendum to my last E-mail, for inclusion in the Public Hearing surrounding the implementation of the new Short-Term-Rental By-Laws, I feel it is important for all to note the following.

As the intent of these new By-Laws is to limit, or indeed, eliminate the Short-Term Rentals in Victoria in the hopes that this will free-up many units so as to make more Long-Term Rentals available, I now pose the following question.

“Who on earth would want to be a Long-Term Rental landlord when it is no longer possible to end a fixed-term, or any other tenancy for that matter unless you, as a Landlord or a close family member wishes to take possession of the premises?”

It seems to me that there is absolutely NO incentive, in fact there is a HUGE disincentive for anyone considering to enter into a Long-Term rental agreement, to do so.

I quote the following from the recently amended BC Landlord Tenancy Act.

Effective December 11, 2017, fixed term tenancy agreements can no longer include a vacate clause requiring a tenant to move out at the end of the term unless:

- **The tenancy agreement is a sublease agreement; or**
- **The tenancy is a fixed term tenancy in circumstances prescribed in section 13.1 of the Residential Tenancy Regulation. This Regulation specifies situations where a landlord or landlord's close family member plans in good faith to occupy the rental unit**

Sincerely,

Stephen Young
1295 Walnut Street

To Council and staff at the City of Victoria

March 8, 2018

I, AJ McEwan, of The Cozy would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.



AJ McEwan
owner, 507-732 Cormorant St.

March 8, 2018

City of Victoria
#1 Centennial Square
Victoria, BC, V8W 1P6

Dear Mayor Helps & Council,

Re: Transient Zoning License Fees & Short-Term Vacation Rentals (STVR)

I am writing to express my ongoing disappointment with Council's decision to essentially eliminate the Transient Zoning designation from downtown Victoria.

Over the past 15 years, my company has championed the urbanization of downtown Victoria. We have delivered close to 500 completed homes to date and are currently constructing an additional 466 rental, condominium and affordable condominium homes. Furthermore, we have submitted for approval for an additional 160 homes with more projects currently in the planning phase.

Every project is unique and has its own challenge. Every project contributes to the urban, economic and social fabric of Victoria. Further, every project has the ability to financially devastate a developer should unreasonable or new restrictions be placed upon it especially during the lengthy development process. Typically, a downtown project in Victoria has a lifespan of 5 to 7 years from securing a piece of land to moving the first residents into the building. While only 254 of Chard's 1,000+ homes developed, under construction or contemplated are designated as Transient Zoning, there is one in particular that will be significantly and negatively impacted by the elimination of that zoning.

Transient zoning has become more beneficial in recent years with the rise in popularity of web-based, STVR services. These services have directly contributed to economic investment in the City by tourists and part-time residents alike. With the elimination of Transient Zoning, I believe this council will send an unwelcome message to tourists, visiting professionals, students and part-time residents, resulting in undue economic hardship on downtown shops, services and restaurants. I remind Council to consider that only a few short years have passed since empty store fronts prevailed in downtown Victoria. I believe that the prevalence of STVR in those areas has directly contributed to downtown's revitalization.

Those visitors and part-time residents who were able to take advantage of transient accommodation provide significant economic benefit to the downtown core. The elimination of this alternative will surely encourage them to look elsewhere. The already strong occupancy rates of hotel accommodations are unlikely to be able to accommodate this demand. And while local hotel operators have expressed concern that the condominiums under construction in the City would provide more opportunity for STVR, thereby eroding their market, I would remind

Council that the majority of the new condominium or rental projects to the east of Blanshard Street are not designated as Transient Zoning. Rather, it is the Old Town area that provided the most significant share of the Transient Zoning and it is this area that has directly benefited from these rentals. The provincial government has recently provided these short-term rentals a means for tax correction which I consider to be a positive economic benefit for the Province.

Further, in recent years, the City of Victoria has proudly claimed a reputation as a thriving technology centre. Those who work in this industry are typically forward thinking, enthusiastically embracing modern day technologies like AirBnB that add value to their homes and their lives. The message sent by a decision that expressly thwarts these technologies seems counter to supporting said industry.

Finally, I believe that the removal of Transient Zoning for future projects within the previously designated area will reduce the number of new multi-family developments in downtown. Development projects are required to meet strict pre-sale targets to obtain construction financing. Those targets must be met within 9 months under the Real Estate Development Marketing Act. Historically, this has been a significant hurdle in Victoria and has relied on a projects ability to appeal to a diverse group of buyers, including investors. In areas designated with Transient Zoning, the participation of investors has significantly helped developers' chances of meeting those pre-sale targets. Whether local Victorians looking to invest in the downtown economy or out-of-province purchasers looking for a part-time home they can offer as short-term accommodation when not in use by them, these buyers have directly contributed to the success and development of numerous downtown projects. Without participation from this group, I fear that developments will fail to meet these pre-sale targets and will not be able to move forward.

Development is a complex business. Government intervention can be good and bad and must walk the line between regulation and complete restriction. While I do support the implementation of a flat fee payable by each operator of a STVR, regardless of whether it is their principal residence, or the number of units offered, in my view, Council's decision to eliminate Transient Zoning altogether has increased development risk and, I fear, will reduce the number of new housing units constructed.

I respectfully request that Council consider reinstating the Transient Zoning for the economic benefit of downtown Victoria.

Yours Truly,



David Chard

Cc: Director of Planning

To Council and staff at the City of Victoria

March 8, 2018

I, Darrell Epp, of #302-528 Pandora Ave, Victoria, would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Darrell Epp

Pure Body Balance

#201 – 1621 Dufferin Cres.

Nanaimo, BC, V9S 5T4

March 8, 2018

Dear Mayor and Council,

I wrote my first letter to Mayor and Council about short-term vacation rentals in November 2014 in response to Sage Baker's presentation at the October 23rd meeting of the Governance and Priorities Committee, where Ms. Baker proposed a potential partnership between the City and Airbnb.

Now, more than 3 ½ years after my first letter, and nearly a dozen presentations to Council, I hope to find that this letter, is the last letter I ever write in the matter of short-term rentals now that Council is on the cusp of adopting the current Short-Term Rental Regulation Bylaw.

I ask, at this time, that Council unanimously support and adopt the current implementation of the regulations. These regulations are by no means perfect, and I still firmly believe that the City of Victoria has no right to grant a residential strata lot owner a commercial business license to operate what is a commercial activity in a strata lot that has been titled 'residential' under the Land Title Act. However, by adopting these STR regulations in their current form, will allow the city to collect, monitor and assess what the actual short-term rental impacts are in Victoria. Without a regulatory framework in place, we will only be left guessing what truly is happening.

As I reported earlier today, there are some property owners, who have received a heritage tax-exemption under the Tax Incentive Program, that are using their tax-exempt properties as de-facto hotels, rather than the required residential use under the conditions of TIP. The adoption of the STR Regulation Bylaw will provide an effective process for City staff to prevent these tax-cheats from obtaining a short-term rental business license and prospering at the expense of those residents of Victoria that pay residential taxes.

Those Council members that have been waiting for the results of the latest provincial budget before making a final decision on whether they would support these current STR regulations can now be assured that the province is taking notice of the short-term rental industry, but has not, nor are they likely to, develop a comprehensive policy of their own, other than requiring operators to collect applicable and local taxes.

From a strata perspective it is very encouraging to read that the Minister of Municipal Affairs and Housing, the Honorable Selina Robinson, recognized the significant negative impact that short-term rentals pose to strata in her 30-point plan for housing affordability. This recognition has led the Minister to propose changes to Strata Property Act "...empowering strata corporations to charge increased fines

and penalties against rule-breakers who disrupt people's sense of peace and housing security."

If the province recognizes that strata owners and strata corporations are taking the brunt of the sharing economy, then Councillor's are also needing to recognize these negative impacts as well, and by doing so should realize that only strong regulation and strong enforcement will minimize these impacts.

I look forward to the adoption of the Short-Term Rental Regulation Bylaw at this evenings Council meeting.

Best regards,

Eric Ney

Citizen Coalition Against Short-Term Vacation Rentals

Facebook: www.facebook.com/yyjagainststvrs

Twitter: twitter.com/yyjagainststvrs

Petition: http://www.victoriavoice.ca/restrict_short_term_vacation_rentals

To Council and staff at the City of Victoria

March 8, 2018

We, Frieda Fung and Sam Huang, of 306 528 Pandora Ave, Victoria BC would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Signature



Frieda Fung and Sam Huang

Owner of 306 528 Pandora Ave, Victoria BC

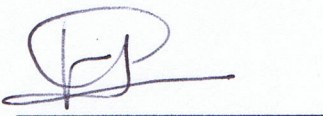
To Council and staff at the City of Victoria

March 8, 2018

I, George Dragan, of N606, 707 Courtney St., Victoria, would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Signature,



George Dragan

N606, 707 Courtney St., Victoria

Monica Dhawan

From: Neil Baird <[REDACTED]>
Sent: Thursday, March 08, 2018 8:32 AM
To: Victoria Mayor and Council
Cc: [REDACTED]
Subject: Proposed short-term rental regulations

>>

>> Dear Mayor and City Council,

>>

>> I understand that Council is about to hold a public meeting to hear comments regarding your proposed new regulations governing short-term rentals in the city. In this letter I would like to say that while I agree that greater control needs to be brought to the present situation, I feel that the two-tier fee structure being proposed makes little sense and could very well cause more economic harm to the city than any possible benefits.

>> My wife and I live in Victoria for about five months every winter. Then, during the summer months we try to rent it to visitors to the city for a minimum of one week at a time. I'm guessing that numerous other owners in the city do much the same thing. To abide by present city regulations, we have always obtained a licence to do this - now for \$120 per year.

>> Now, I am not at all concerned about raising this fee by a small amount. I even think it would be reasonable to establish a per-bedroom rate. But to charge \$1500 per year, just because we don't live in our condo for the whole year makes no sense at all. The likely result of this excessive charge will either be the temptation to ignore it all together, or for Victoria to loose present and future residents like us who pay property taxes, hire Victoria-based people to look after our unit when we are not there and buy all sorts of goods and services during the winter months from Victoria businesses.

>> I urge you NOT to proceed with the two-tier fee structure now being proposed. Instead, establish a uniform fee for all types of short-term rentals - perhaps on the basis of number of bedrooms rented - and set the fee at a level that makes sense from the city's and the owners' points of view. The present proposal is more likely to kill the golden geese than to produce more eggs.

>>

>> Yours sincerely,

>> Neil Baird

>> 751 Fairfield Road

>>

To Council and staff at the City of Victoria

March 8, 2018

I, Naomi Tellerman, of N606, 707 Courtney St., Victoria, would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Signature,

A handwritten signature in dark ink, appearing to read 'Na. Tellerman', with a long horizontal flourish extending to the right.

Naomi Tellerman

N606, 707 Courtney St., Victoria

To Council and staff at the City of Victoria

March 8, 2018

I, Courtney Hilverda, of Premiere Suites Victoria, would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Signature

A handwritten signature in black ink, appearing to read 'Courtney Hilverda', with a stylized flourish at the end.

Courtney Hilverda

Premiere Suites Victoria

TH 1- 834 Johnson St, Victoria BC

To Council and staff at the City of Victoria

March 8, 2018

I, Guy Breckenridge, of 21 Erie Street, Victoria, BC, would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs, including: B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. Further, I motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local property owner, I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing and outcomes need to be recorded and published. Once sustainable routine in the program is established, quarterly detailed reporting would be recommended.



Guy Breckenridge, owner
21 Erie Street, Victoria, BC

To Council and staff at the City of Victoria

March 8, 2018

I Ross Shortreed_____, of Remax Camosun would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Signature



*Offices in Sidney, Chatterton, Oak Bay, Langford &
Sooke*

*Residence : 528 - 203 Kimta Rd
Victoria V9A6T5*

To Council and staff at the City of Victoria

March 8, 2018

I, Frederic Torres, of (732 Cormorant Unit# 506) would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.



732 Cormorant St, Unit# 506

Victoria, BC

V8W 3C8

To Council and staff at the City of Victoria

March 8, 2018

We, Dan Stein and Ravina Chandra, of 307-838 Broughton Street, Victoria BC would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. We do not agree with the proposed approach and would instead recommend that all short-term rentals be treated equally, using a licensing fee with a clear and transparent basis. Additionally, the fee of \$1,500 fee on non-primary residences seems like an unreasonably large increase, and \$150 would be more appropriate.

We support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed short-term rental program in a transparent manner. We do not think that the unregulated market as it currently exists benefits the city, and would like to see transparent reporting of these operations. Once the program is established and we can see how these changes have affected the city, detailed reporting on the short-term rental situation can be used to justify any more drastic changes.

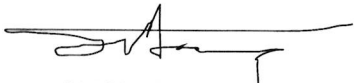
Dan Stein & Ravina Chandra

To Council and staff at the City of Victoria

March 8, 2018

I, Susan Ann Tong, of #1402-707 Courtney Street, Vancouver, B.C. would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.



#1402-707 Courtney Street, Victoria, B.C.

To Council and staff at the City of Victoria

March 8, 2018

We, Susan Jackson and Hubert Gajowski, of 301-528 Pandora Ave, Victoria, support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published publicly. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Signature

A handwritten signature in black ink, appearing to be 'Susan Jackson', written in a cursive style.

Susan Jackson

Hubert Gajowski

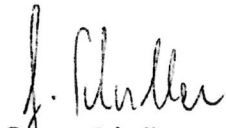
March 6, 2018

To Council and staff at the City of Victoria

Re.: Motion to amend the proposed licencing fee


I, George Schuller, of B103 379 Tyee Road, Victoria, BC, V9A 0B4 would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.



George Schuller

**B103 379 Tyee Road,
Victoria, BC, V9A 0B4**



March 7, 2018

To Council and staff at the City of Victoria

Re.: motion to amend the proposed licencing fee

I, Karin Conradi, of B103 379 Tyee Road, Victoria, BC, V9A 0B4 would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.



Karin H. Conradi

B103 379 Tyee Road,
Victoria, BC, V9A 0B4



DR. PAUL C. TERLIEN

6190 ROOME RD,

DUNCAN BC V9L 4N6

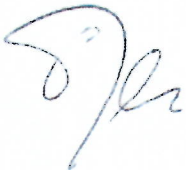
To Council and staff at the City of Victoria

March 8, 2018

I, Dr. Paul Cullen Terlien, co-owner of 902-732 Cormorant street, Victoria B.C., support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

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Yours sincerely

A handwritten signature in blue ink, appearing to read 'P. Terlien', with a stylized flourish at the end.

Dr. Paul C Terlien

To Council and staff at the City of Victoria

March 8, 2018

I, Frederic Torres, of (732 Cormorant Unit# 506) would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

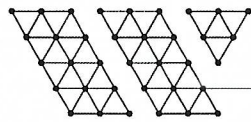
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732 Cormorant St, Unit# 506

Victoria, BC

V8W 3C8



WESTERN
Interior Design Group Ltd.
Connect Create Construct

To council and staff at the City of Victoria

March 8, 2018

I, Ann Squires Ferguson, CEO of Western Interior Design Group Ltd, at 100-2105 Dowler Place, Victoria BC would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen, I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting if the program be mandated. For example, initially monthly reporting on the number of rentals checked in the month period, the findings, policing, and outcome be published. Once a sustainable routine in the program is established quarterly detailed reporting would be recommended.

Ann Squires Ferguson
RID LEED-AP BID IDIBC IDC

CEO, WESTERN INTERIOR DESIGN GROUP LTD.

e:

c:

Celebrating 27 Years of Success! 1991-2018

Winner of the Victoria Chamber of Commerce Business Leadership Award 2017

To Council and staff at the City of Victoria

March 8, 2018

I, Ryan Canning, of 2551 Prior St, Victoria BC would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

A handwritten signature in black ink, appearing to read 'Ryan Canning', with a stylized, flowing script.

Ryan Canning

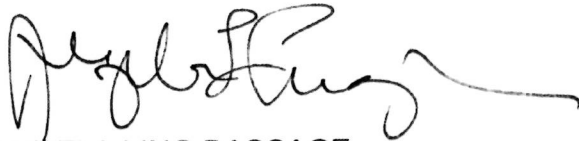
2551 Prior St, Victoria BC

To Council and staff at the City of Victoria

March 8, 2018

I, Angela Ling Bassage of 402-21 Dallas Rd, Victoria, BC V8V 4Z9 would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further support a motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request a further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

A handwritten signature in black ink, appearing to read 'Angela Ling Bassage', with a long, sweeping horizontal line extending to the right.

ANGELA LING BASSAGE

402-21 Dallas Rd

Victoria, BC, V8V 4Z9

To Council and staff at the City of Victoria

March 8, 2018

I, Terence Parry Scandrett of 402-21 Dallas Rd, Victoria, BC V8V 4Z9 would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further support a motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request a further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

A handwritten signature in black ink, appearing to read 'T. Scandrett', written in a cursive style.

TERENCE PARRY SCANDRETT

402-21 Dallas Rd

Victoria, BC, V8V 4Z9

To Council and staff at the City of Victoria

March 8, 2018

I, Daryl Goudie, of (707 – 373 Tyee Rd) would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Tax Roll #13-079-292

A handwritten signature in dark ink, appearing to read 'D. Goudie', written in a cursive style.

Daryl Goudie

March 6, 2018

To the Honourable John Horgan:

john.horgan.MLA@leg.bc.ca

premier@gov.bc.ca .

CC: Mayor Stew Young - dkiedyk@langford.ca

Dear Premier Horgan,

RE: the Speculation Tax

We are NOT in favor of the Speculation Tax! Our short term rental property, managed by Premiere Executive Suites of Victoria, is vital to the Victoria region. It has a **significant economic impact** to the retail and hospitality communities. Our guests purchase food, clothing, household items, entertainment and support restaurants, theatres, and tourism. Some guests participate in the business community involving commercial and industrial transactions. This property will not contribute to solving the homeless problem.

Like all people who have invested in British Columbia we are concerned about the issues of affordability and the rampant speculation that has been taking place in the city of Victoria and the province. Indeed, plans have been approved by the city of Victoria for building affordable housing as an extension to the current development at Dockside Green.

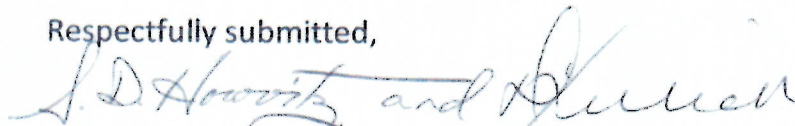
Unfortunately, the actions taken by the City of Victoria and the new proposed speculation tax do little to aid in affordability or to stop speculation but, instead, are killing the vacation rental industry that has been a strong part of the BC tourism economy for 25 years.

The vacation rental industry supplies tourism, jobs and boosts the economy of British Columbia. This new proposed tax is a punitive tax. We feel that B.C's NDP government **treating us Canadians as foreigners.**

We strongly hope that the proposed legislation is not passed and that a vacation rental industry working group of industry professionals is struck by the province to explore a way to address real estate speculation without eliminating an industry that employs thousands of British Columbians.

The proposed tax is a **"punishment tax"**, designed to sharply discourage vacation home ownership. It is discriminatory and its motives are highly suspect and needs to be rescinded

Respectfully submitted,



Sidney Horovitz and Dianna Killick

A704 – 373 Tyee Rd, Victoria BC V9A 0B3

DR CHRISTIAAN AVENANT

1002 Pacific Place
Duncan, BC, V9L5S5
Fax/Phone: 250 715 0430
Cell: 250 715 6343

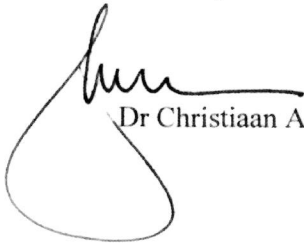
March 6, 2018

To Council and staff at the City of Victoria
March 8, 2018

I, Dr Christiaan Avenant, owner of 907 732 Cormorant St, Victoria, would like to support a motion to amend the proposed licensing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licensing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Sincerely

A handwritten signature in black ink, appearing to be 'C. Avenant', with a large, stylized loop at the bottom left.

Dr Christiaan Avenant

To Council and staff at the City of Victoria

March 8, 2018

I, Elizabeth Swain, of 401-399 Tyee Rd in Victoria would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Elizabeth Swain

6454 Willowpark Way

Sooke BC V9Z 1J9

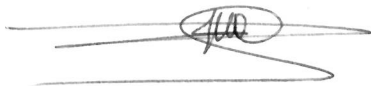
To Council and staff at the City of Victoria

March 8, 2018

I, Dakia Watson of Premiere Suite would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

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Dakia Watson

A handwritten signature, likely of Dakia Watson, consisting of a stylized, cursive script.

234 Johnson Street
Victoria, BC V8W 1N3

To Council and staff at the City of Victoria

March 8, 2018

I, *Ann Stoessel*, of *Premiere Suites*, would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Ann Stoessel.

*#7 - 4061 Larchwood Dr.
Victoria BC.*

To Council and staff at the City of Victoria

March 8, 2018

I, *Rachelle Kealey* of *Premiere Suites* would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

McKelley
#1-1811 Oak Bay Ave
Victoria BC.

To Council and staff at the City of Victoria

March 8, 2018

I, *Hannah Hale*, of *Premiere Suites* would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Hannah Hale
↳ 3980 Blenkinsop Road, Victoria BC

To Council and staff at the City of Victoria

March 8, 2018

I, *Beverly Booth*, of *Premier Suites* would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Beverly Booth
Premiere Suites Victoria
4252 Moorpark Place
Victoria, B.C.
V8Z 6P2

To Council and staff at the City of Victoria

March 8, 2018

I, Dennis L, of Premiere Suites would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Dennis L March 7, 2018

TH-834 Johnson street
Victoria BC
V8W 1N3

Shane Onil David Boyce
1040B Sutelj St
Victoria, BC
V9A 0B3

March 8, 2018

To Council and staff at the City of Victoria

I, Shane Onil David Boyce, of 1040 Sutelj St, would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned. I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.

Sincerely,



March 8, 2018

To City of Victoria Members of Council and Staff

Re: Licensing fees

We are the owners of a strata Unit at 601 Herald Street in Victoria and would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria.

We believe that a level playing field ought to be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. Further, we request that Council amend the currently proposed fee from \$1500 to \$150 for all concerned. Imposing a massive increase to \$1500 doesn't at all fit with the otherwise progressive initiative the city is implementing.

We support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As business license holders helping to bring visitors and business operators to Victoria, we must say we are very disappointed in the city's record of policing the STR community and request that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked in the month period, the findings, policing, and outcome ought to be published.

Once a sustainable routine in the program is established quarterly detailed reporting could be recommended.

Sincerely,



Tim Little

Isla Carmichael

Lions Head, Ontario

To Council and staff at the City of Victoria

March 8, 2018

I, Tracy McEwan of *Premiere Suites Victoria* would like to support a motion to amend the proposed licencing fee currently being considered by City Hall Victoria. I suggest that a level playing field be established for all STRs including; B&Bs, AirBnB, VRBO, Hotels, vacation rentals and corporate rentals alike, with a single licencing fee that would encourage compliance and transparency. I further motion to amend the currently proposed fee on non-primary residences from \$1500 to \$150 for all concerned.

I support the city's initiative of auditing, policing, enforcing and most importantly reporting on the newly proposed STR program in a transparent manner. As a local citizen I am very disappointed in the city's record of policing the STR community and request or further motion that transparent reporting of the program be mandated. For example, initially monthly reporting on the number of rentals checked, the findings, policing, and outcomes need to be recorded and published. Once a sustainable routine in the program is established, quarterly detailed reporting would be recommended.



Tracy McEwan

TH #1, 834 Johnson St
Victoria, BC
V8W 1N3



City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Short Term Vacation Rentals

March 8, 2018

Dear Mayor and Council -

UDI Capital Region is writing this letter to share our thoughts on the regulation of Short Term Vacation Rentals (STVR) in the City of Victoria including the licensing regime that is currently under consideration.

UDI was disappointed with the decision to remove vacation rentals from the definition of “transient accommodation” in the downtown core. This decision was made quickly and was premised on the belief that allowing STVR’s in the downtown core has a net detrimental impact on housing availability and affordability; a belief that has not been supported by sufficient evidence. The benefit of STVRs to restaurants, retailers, and other local businesses in the downtown core was also overlooked in the rush to limit STVR.

Housing affordability is a complex issue which will require collaboration between governments and private industry. In our view, increasing the supply and diversity of the housing stock in Victoria ought to be the focus of government. Restricting STVR in the downtown core has worked against this goal in several ways.

Removing STVRs from the downtown core has restricted the number of people willing to buy into in these project early on. This includes people dependant on additional income to enter the housing market at all and those interested in purchasing with a long term view of moving to Victoria.

Very often a project’s financing is contingent on achieving a successful pre-sale campaign early on in the marketing phase. If there is not sufficient pre-sales, then this increases the likelihood that the project will not come to market at all.

The change to the definition of “transient accommodation” has also resulted in projects planned for the downtown core to no longer be economically feasible, further restricting the supply and diversity of housing in Victoria. The recent announcement of the Speculation Tax by the Provincial Government further aggravates these challenges as it will make it more costly for Canadians outside of British Columbia to invest in British Columbia.

UDI supports the concept of licensing STRVs in order to level the playing field between traditional commercial hotels and individual operators. The recent initiatives announced between the Province of British Columbia and Air BnB for the taxation of these services makes sense for the same reason.

UDI is also supportive of allowing STRVs in principal residences as a home occupation. This provides people with another option to achieve housing affordability and enter the housing market.

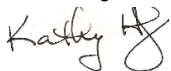
However, UDI is concerned with the approach to the licensing regime under consideration. The approach is based on an underlying assumption that allowing STRVs has a net detrimental impact on housing availability and affordability, and in particular, the approach is focused on deterring non-principal residence operators from offering STRV. UDI understands a two tier licensing fee is under consideration, with a \$150 fee applicable to principal residence operators and a \$1,500 fee applicable to non-principal residence operators. It is not clear whether the \$1,500 non-principal resident licensing fee will apply to each unit offered for STRV by a non-principal resident operator or will apply once to the non-resident operator regardless of the number of units offered for STRV.

A related concern is the recent removal of fixed term tenancies under the *Residential Tenancy Act*. People who own secondary properties and used to rent them out for a fixed term of less than a year, may not do so now. If a significant non-principal operator licensing fee applies to these same people, they may very well be encouraged not to offer STRV. The result is that properties which used to be rented may now sit vacant, which is detrimental to restaurants, retailers, and other local businesses.

UDI recommends implementing a flat fee, payable by each operator of STRV regardless of their principal residence and regardless of the number of units offered for rent. This approach will simplify the licensing regime, reduce the cost of enforcement by the City of Victoria, will support the increase of supply and diversity of the housing stock in Victoria, and will support local business in the downtown core for the reasons set out above.

We conclude our remarks by once again thanking the City of Victoria for the opportunity to comment and for the work staff, Mayor and Council have put into this issue.

Kind Regards,



Kathy Hogan – Executive Director
(on behalf of the UDI Capital Region Board of Directors)