

From: Wong, Elaine
Sent: January 06, 2021 9:15 PM
To: Clerks
Subject: Fwd: Against Airbnb/short term rental regulations

Categories: Yellow Category, Public Hearing

From: Leanne
Date: January 6, 2021 at 9:05:52 PM PST
To: Mayor <Mayor@burnaby.ca>
Subject: Against Airbnb/short term rental regulations

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Dear Mayor and Council,

I am writing today in opposition to the proposed regulatory and enforcement framework for short term rentals.

We've spent a large amount of money turning what was a small unused space in our house into something that could accommodate a short term renter and help me afford the ever raising costs of living in this city.

We do not disagree that that availability of rental housing is one of the more challenging issues facing our region, but the presence of short-term rentals is more a symptom of this problem than the cause. For the most part these are members of our community leveraging their only asset – their home – in order to survive an ever-increasing cost of living.

We certainly support parts of this proposal but believe it goes too far, especially in its limitation of all rentals - even those in a principal residence - to 90 nights. My rental space was not created, nor useful as a long-term rental suite and now, if this proposal passes, will largely sit empty for the bulk of the year. Furthermore, I'll be unable to generate the income I need from it to continue living in this city.

We support the development of long-term rental housing, but believe this is best accomplished through zoning, development incentives, and ongoing collaboration with the Provincial and Federal governments – not by attacking homeowners and their right to use their home as they see fit. I urge Council to re-consider their support for the 90-day limit. It disproportionately punishes homeowners, most of which rely on the income of these units in order to continue living in their home.

Thank you,
Vania Leanne

From: Cynthia Chen
Sent: January 07, 2021 10:08 AM
To: Clerks
Subject: Short term rental

Categories: Public Hearing

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Thank you

Cynthia

Sent from my iPad

From: Zeydon
Sent: January 07, 2021 5:32 PM
To: Clerks
Subject: Public hearings on January 26,

Categories: Public Hearing

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Dear Mayor and City Council members,

I am writing today in opposition to the proposed regulatory and enforcement framework for short term rentals.

The rental income that I got from renting my basement is crucial for me to make ends meet. Should there be a regulation to restrict short term rentals, then I don't know how I can manage to pay bills, buy food for my family and raise my kids.

We are just low income family wants to live a basic life, please don't take it away from us.

I urge Councils to re-consider their support for the restrictions on short term rentals. It disproportionately punishes homeowners, most of which rely on the income of these units in order to continue living in their home.

Thank you
Cornelia

From: Allen Patterson
Sent: January 08, 2021 12:53 PM
To: Clerks
Subject: RE: Feedback on Short-Term Rental Framework

From: Allen Patterson
Sent: Friday, January 8, 2021 11:29 AM
To: Clerks <Clerks@burnaby.ca>
Subject: Feedback on Short-Term Rental Framework

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Good morning,

I wanted to provide feedback on the proposed Feedback on Short-Term Rental Framework outlined on the City of Burnaby website.

I find the restrictions around the number of days per year that a resident can leverage short term accommodation to be completely unrealistic and completely oversteps the city's bounds in personal use of a person's private residence.

In today's economy, the cost of housing, coupled with the numerous taxations, levy's, and other fees owners are being encumbered with, there is a need for many owners to offset income deficiencies with these short term rentals and imposing restrictions only harms those that in the greatest need for this revenue offset.

I understand the need to affordable and social housing, however to burden private citizens with providing a shortfall that was created by a short-sighted government that focused on the revenue that was created by the situation that caused the housing price spike (illegal gaming) is unjust.

This issue is a government issue and needs to be addressed by government funding, working with developers to ensure adequate housing is provided. It should not be done at the cost of the private citizen and their personal property.

Allen Patterson
Concerned Burnaby citizen

My address is:
6890 Beechcliffe Drive,
Burnaby, BC V5B4R3

From: Zeinabova, Blanka
Sent: January 11, 2021 12:44 PM
To: Reinhart, Shelly; Johnman, Rose; Arriola, Ginger
Cc: Prior, Eva
Subject: FW: AirBNB Public Hearing

Categories: Shell's New RDO

From: Jessica Guan
Sent: January-07-21 1:12 PM
To: Mayor
Subject: AirBNB Public Hearing

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Thank you very much !

Jessica Guan

From: Nathan Rotman
Sent: January 14, 2021 4:46 PM
To: Clerks
Subject: Re: Important letter re: short-term rentals in Burnaby
Categories: Public Hearing

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Thank you,
Nathan Rotman
314-201 Carlaw Avenue
Toronto, ON M4M2S3

On Thu, Jan 14, 2021 at 7:05 PM Clerks <Clerks@burnaby.ca> wrote:

This is to acknowledge receipt of your email. It has been forwarded appropriately to our Administrative staff in charge of Public Hearings.

All comments received require the sender's full name, first and last, and residential address including suite number. Please provide at your earliest convenience.

Thank you.

City of Burnaby

Office of the City Clerk

Phone: 604-294-7290

City of Burnaby | Corporate Services | Office of the City Clerk

4949 Canada Way | Burnaby, BC V5G 1M2

Our Vision: A world-class city committed to creating and sustaining the best quality of life for our entire community.



January 13, 2021

Dear Mayor Hurley,

Thank you for your leadership during the COVID-19 pandemic. While this has been a difficult time for the travel industry, we recognize our responsibilities to support the good work of the province and municipalities across British Columbia who are working hard to control the spread of the virus. Since the COVID-19 crisis began, Airbnb has made it clear to guests and hosts that this is not a time for leisure travel. We've communicated directly with hosts and guests, advertised the fact on our various social media channels and, in the spring, made it easy for guests to cancel reservations and get full refunds so that no one felt it necessary to travel in order to avoid penalties or lose hard earned money.

For many years now, Airbnb has been proud to partner with the BC government, supporting tax revenue, creating economic opportunity and supporting neighbourhood-owned businesses. In fact, Burnaby collected almost \$313,000 in MRDT funds from Airbnb alone in 2019. That's why we are extremely disappointed that the city is considering moving forward with extremely restrictive short-term rental bylaws on January 26, 2021. The currently designed plan may be the most restrictive in Canada, and will not accomplish the stated goals of the municipality. Not only will the loss of funds from the MRDT be significant, you will not see the desired outcome in terms of housing. The City of Vancouver reported that of the 2,000 short-term rental units removed from the market when their short-term rental bylaw came into place, only 300 became available on the secondary-rental, long-term housing market¹.

Our host community relies on the income they earn from home sharing to make ends meet. During a very difficult economic crisis that is expected to last for some time, we are surprised that the City of Burnaby would work to further limit the earning potential of these individuals and families in the city.

While Airbnb and many of our hosts support regulation like host registration, the additional restrictions being considered in Burnaby are extreme, cumbersome and unnecessary. The city is taking an approach that is fundamentally more restrictive than other cities like Vancouver or Toronto, where we have worked closely to achieve an unprecedented degree of cooperation between the platform and the city officials. In particular, the 90 and 28 night maximum rental periods are out of line with national standards.

¹ Presentation by Kathryn Holm, City of Vancouver (Feb. 18, 2020) citing research by Coombs, Kerrigan and Wachsmuth (2019)



We strongly recommend that you send the bylaw back for further consultation with operators and city officials so that a better, made-in-Burnaby approach can be achieved. We look forward to working with the city in this regard and would appreciate a call at your earliest convenience.

Thank you,

Nathan Rotman

cc: Dan Layng, Dave Critchley, Edward Kozak

From: Terry Pham
Sent: January 13, 2021 12:36 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Hello Mayor Mike Hurley,

I'm a responsible Burnaby Airbnb host. On January 26th City Council will consider new regulations on short-term rentals. As a host, I don't oppose registration and regulation but the proposal coming before council goes too far. The draft by-law will limit my ability to make ends meet in restricting even my primary residence home-sharing to 90 nights (or 28 nights for whole home rentals). No other municipality in Canada has restrictions as strict as what is being considered in Burnaby.

When the pandemic threat has lessened and businesses and restaurants return to normal operation, they will still be struggling. The draft bylaw will only make a bad situation worse for so many small businesses in Burnaby.

While the COVID pandemic has obviously restricted travel, it will return, and when it does, I would like to be able to participate in this new economy. It's important to my family and to my ability to earn the income I need in these difficult times.

I urge you to defeat this bylaw and start again by consulting with hosts to develop a plan that works for everyone in Burnaby.

Thank you, Terry Pham

From: The Terry Pham
Sent: January 13, 2021 12:39 PM
To: Clerks
Subject: Renting

Categories: Public Hearing

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We certainly support parts of this proposal but believe it goes too far, especially in its limitation of all rentals - even those in a principal residence - to 90 nights. My rental space was not created, nor useful as a long-term rental suite and now, if this proposal passes, will largely sit empty for the bulk of the year. Furthermore, I'll be unable to generate the income I need from it to continue living in this city. We support the development of long-term rental housing, but believe this is best accomplished through zoning, development incentives, and ongoing collaboration with the Provincial and Federal governments – not by attacking retired homeowners and their right to use their home as they see fit. I urge Council to re-consider their support for the 90-day limit. It disproportionately punishes homeowners, most of which rely on the income of these units in order to continue living in their home.

Thank you

Terry Pham
Burnaby North resident.

Sent from my iPhone

From: GAYLE PORTER
Sent: January 13, 2021 5:40 PM
To: Clerks
Subject: Re: Short-term rental bylaw proposal

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Thank you
My name is Gayle Porter
Address is 4458 Frances St Burnaby BC V5C 2R4
I do not have a suite #, there is a section of my basement that is not a full suite but has a separate bathroom/bedroom that I rent out short term as part of my principal residence
thank you
Gayle

From: "clerks" <Clerks@burnaby.ca>
To: "gayle porter"
Sent: Wednesday, January 13, 2021 3:34:22 PM
Subject: RE: Short-term rental bylaw proposal

This is to acknowledge receipt of your email. It has been forwarded appropriately to our Administrative staff in charge of Public Hearings.

All comments received require the sender's full name, first and last, and residential address including suite number. Please provide at your earliest convenience.

Thank you.

City of Burnaby
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Our Vision: A world-class city committed to creating and sustaining the best quality of life for our entire community.

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Any information (verbal and written) including personal information such as your name and address, submitted to Council, Committees, or heard and discussed at a public meeting is public information and will become part of the public record. This information may be published on the web unless the author specifically requests confidentiality. Any meetings broadcasted live on television, via the internet or via any other communication medium cannot be edited.

From: GAYLE PORTER
Sent: Wednesday, January 13, 2021 1:57 PM
To: Clerks <Clerks@burnaby.ca>
Subject: Short-term rental bylaw proposal

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Hello,

I wish to register my objection the the proposed bylaw change to be reviewed at the next City Council meeting. You have my support on all of the restrictions except for the 90 day limit. This is draconian and oversteps the municipalities authority.

Vancouver has no such limit on the days that one can rent space in their primary residence and I urge Council to rollback this restriction when updating this bylaw.

Gayle Porter

From: Wes
Sent: January 13, 2021 7:20 PM
To: Clerks
Subject: Some recommendation about the SHORT-TERM RENTALS – PROPOSED BYLAW AMENDEMENTS

Categories: Public Hearing

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Some recommendation about the SHORT-TERM RENTALS – PROPOSED BYLAW AMENDEMENTS

1. As far as I concerned, this amendment is against the principle of free markets, if short term rental service provider can provide good service to the guest then why should we limit their time of providing the service? And 90 days per year is obviously too short.
2. As the street parking is mainly provided to the dwelling unit user and visitors, there is no reason to **discriminate** the short term guests, what the city should do is assign certain number of parking permits to the dwelling unit can be used in front of the dwelling unit.
3. Even if we limit short term rental down to 90 day per year, there is still a chance that the guests could affect the neighbourhood, the chance could be even higher, because house owners want to make the most amount of money as they can within this very short time, so they might asking for higher price and only noisy and unsafe guests wish to pay more.

We can use other method to keep the community safe and quite, e.g. if a house has been reported hosting noisy and unsafe guest twice by neighbour with the evident, the city should restrict house owner from short term rental for 1 year.

Yours Wesley

From: Anna
Sent: January 13, 2021 11:55 PM
To: Clerks
Subject: Dear Mayor and Council

Categories: Public Hearing

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We do not disagree that that availability of rental housing is one of the more challenging issues facing our region, but the presence of short-term rentals is more a symptom of this problem than the cause. For the most part these are members of our community leveraging their only asset – their home – in order to survive an ever-increasing cost of living.

We certainly support parts of this proposal but believe it goes too far, especially in its limitation of all rentals - even those in a principal residence - to 90 nights. My rental space was not created, nor useful as a long-term rental suite and now, if this proposal passes, will largely sit empty for the bulk of the year. Furthermore, I'll be unable to generate the income I need from it to continue living in this city. And in this period, we can not find long-term tenant, a lot of empty property in the maket.

And the parts rental units, Some students rent a unit for a long time, but during Christmas and summer vacation, they will go back to their parents' house and do not need this. During this period, they can use these units for short-term rent, reducing unnecessary expenses. But if there are restrictions on rental units, it will greatly increase the cost of living for students.

We support the development of long-term rental housing, but believe this is best accomplished through zoning, development incentives, and ongoing collaboration with the Provincial and Federal governments – not by attacking retired homeowners and their right to use their home as they see fit. I urge Council to reconsider their support for the 90-day limit. It disproportionately punishes homeowners, most of which rely on the income of these units in order to continue living in their home.

Thank you

From: ting xu
Sent: January 13, 2021 11:56 PM
To: Clerks
Subject: Dear Mayor and Council

Categories: Public Hearing

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Thank you

From: Cameron Oades
Sent: January 14, 2021 11:21 AM
To: Clerks
Subject: Registering to speak on Jan 26 RE: short term rental bylaws

Categories: Yellow Category, Public Hearing

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Dear Mayor and Council,

I am writing today in opposition to the proposed regulatory and enforcement framework for short term rentals.

I am a third generation Burnabyite who manages a short-term rental on behalf of my parents. My parents, both retired, supplement their modest pensions with the income generated by this unit. They spent money they did not have to renovate their basement in order to accommodate a single short-term rental suite. This space had been used for storage for the preceding 15 years. With the expectation that this suite would only ever be used by family or for short-term rentals, it was not equipped with amenities that any long-term renter would require. Adding these items now is not something that my parents can afford. More worryingly, they are now very concerned that they will be able to recover the investment they made in this renovation.

We do not disagree that that availability of rental housing is one of the more challenging issues facing our region, but the presence of short-term rentals is more a symptom of this problem than the cause. For the most part these are members of our community leveraging their only asset – their home – in order to survive an ever-increasing cost of living.

To be clear, we support elements of this proposal. Specifically, that short-term rentals be limited to principal residences, understanding that the intent is to restrict those buying condos so as to rent on a short-term basis, effectively removing those units from long-term rental supply. However, limiting *all* rentals, and especially those within a primary residence to 90 nights per calendar year, is well intentioned but poor policy. Suites such as my parents, which were never intended for long-term rental, will instead sit unused for the other 275 days of the year that they're unable to rent. More importantly, to my parents and many other residents of our community, this policy limits their ability to generate the income they require in order to remain residents of this community.

We support the development of long-term rental housing, but believe this is best accomplished through zoning, development incentives, and ongoing collaboration with the Provincial and Federal governments – not by attacking retired homeowners and their right to use their home as they see fit. I urge Council to re-consider their support for the 90-day limit. It disproportionately punishes homeowners, most of whom rely on the income of these units in order to continue living in their home.

I respectfully request the chance to speak at the public meeting on this topic.

Thank you,

Cameron Oades

From: Yong Qiao
Sent: January 13, 2021 11:46 AM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Hello Mayor Mike Hurley,

I'm a responsible Burnaby Airbnb host. On January 26th City Council will consider new regulations on short-term rentals. As a host, I don't oppose registration and regulation but the proposal coming before council goes too far. The draft by-law will limit my ability to make ends meet in restricting even my primary residence home-sharing to 90 nights (or 28 nights for whole home rentals). No other municipality in Canada has restrictions as strict as what is being considered in Burnaby.

When the pandemic threat has lessened and businesses and restaurants return to normal operation, they will still be struggling. The draft bylaw will only make a bad situation worse for so many small businesses in Burnaby.

While the COVID pandemic has obviously restricted travel, it will return, and when it does, I would like to be able to participate in this new economy. It's important to my family and to my ability to earn the income I need in these difficult times.

I urge you to defeat this bylaw and start again by consulting with hosts to develop a plan that works for everyone in Burnaby.

Thank you, Yong Qiao

From: Garry Wadhwa
Sent: January 13, 2021 11:56 AM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Garry Wadhwa

From: Amy Deng
Sent: January 13, 2021 12:08 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Hello Mayor Mike Hurley,

I'm a responsible Burnaby Airbnb host. On January 26th City Council will consider new regulations on short-term rentals. As a host, I don't oppose registration and regulation but the proposal coming before council goes too far. The draft by-law will limit my ability to make ends meet in restricting even my primary residence home-sharing to 90 nights (or 28 nights for whole home rentals). No other municipality in Canada has restrictions as strict as what is being considered in Burnaby.

When the pandemic threat has lessened and businesses and restaurants return to normal operation, they will still be struggling. The draft bylaw will only make a bad situation worse for so many small businesses in Burnaby.

While the COVID pandemic has obviously restricted travel, it will return, and when it does, I would like to be able to participate in this new economy. It's important to my family and to my ability to earn the income I need in these difficult times.

I urge you to defeat this bylaw and start again by consulting with hosts to develop a plan that works for everyone in Burnaby.

Thank you, Amy Deng

From: Paul Aurora
Sent: January 13, 2021 1:10 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Paul Aurora

From: Lisa Zhou
Sent: January 13, 2021 1:48 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Lisa Zhou

From: Karen Dyck ·
Sent: January 13, 2021 2:52 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Please do not move forward with these restrictions in a city where cost of living is already prohibitively high and families struggle to stay in Burnaby.

Thank you, Karen Dyck

From:
Sent: January 13, 2021 3:01 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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I urge you to defeat this bylaw and start again by consulting with hosts to develop a plan that works for everyone in Burnaby.

Thank you, Laman said

From: N Altiok
Sent: January 13, 2021 3:12 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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From: L. tan
Sent: January 13, 2021 3:12 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, L. tan

From: Louis Lu
Sent: January 13, 2021 3:39 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Louis Lu

From: Yi Lu
Sent: January 13, 2021 3:39 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Yi Lu

From: Ash Lu
Sent: January 13, 2021 3:40 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Ash Lu

From: Clinton Rezeki
Sent: January 13, 2021 3:45 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Clinton Rezeki

From: Aimee Chan
Sent: January 13, 2021 6:08 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Aimee Chan

From: Olivia G
Sent: January 13, 2021 7:59 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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I urge you to defeat this bylaw and start again by consulting with hosts to develop a plan that works for everyone in Burnaby.

Thank you, Olivia G

From: Kate Cheung
Sent: January 13, 2021 9:12 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Kate Cheung

From: Sarah Russell
Sent: January 13, 2021 10:33 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Hello Mayor Mike Hurley,

I'm aiming to be a responsible Burnaby Airbnb host when Covid subsides by 2022. On January 26th City Council will consider new regulations on short-term rentals. As a host, I won't oppose registration and regulation but the proposal coming before council goes too far. The draft by-law will limit my ability to make income which will help support my family. My primary concern is the proposed limit in restricting even my primary residence home-sharing to 90 nights. No other municipality in Canada has restrictions as strict as what is being considered in Burnaby.

When the pandemic threat has lessened and businesses and restaurants return to normal operation, they will still be struggling. The draft bylaw will only make a bad situation worse for so many small businesses in Burnaby.

While the COVID pandemic has obviously restricted travel, it will return, and when it does, I would like to be able to participate in this new economy. It's important to my family and to my ability to earn the income. I am a single parent of two teenagers. I am potentially going to be an AirBnB host so that I can keep my home and keep my kids in school in Burnaby until they graduate high school in a few years.

I urge you to defeat this bylaw and start again by consulting with hosts to develop a plan that works for everyone in Burnaby.

Thank you, Sarah Russell

From: Shi Tsang
Sent: January 13, 2021 10:54 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Shi Tsang

From: Wong, Elaine
Sent: January 18, 2021 1:13 PM
To: Clerks
Subject: FW: Short term rental regulations

Categories: Public Hearing

From: Stas Sushkov
Sent: January-18-21 11:07 AM
To: Mayor
Cc: Calendino, Attilio Pietro; Dhaliwal, Satvinder; Johnston, Dan; Jordan, Colleen; Keithley, Joe; McDonell, Paul; Wang, James
Subject: Short term rental regulations

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Dear Mayor and Council,

I am writing today in opposition to the proposed regulatory and enforcement framework for short term rentals.

We've spent a large amount of money turning what was a small unused space in our house into something that could accommodate a short term renter and help me afford the ever raising costs of living in this city.

We do not disagree that that availability of rental housing is one of the more challenging issues facing our region, but the presence of short-term rentals is more a symptom of this problem than the cause. For the most part these are members of our community leveraging their only asset – their home – in order to survive an ever-increasing cost of living.

We certainly support parts of this proposal but believe it goes too far, especially in its limitation of all rentals - even those in a principal residence - to 90 nights. My rental space was not created, nor useful as a long-term rental suite and now, if this proposal passes, will largely sit empty for the bulk of the year. Furthermore, I'll be unable to generate the income I need from it to continue living in this city.

We support the development of long-term rental housing, but believe this is best accomplished through zoning, development incentives, and ongoing collaboration with the Provincial and Federal governments – not by attacking homeowners and their right to use their home as they see fit. I urge Council to reconsider their support for the 90-day limit. It disproportionately punishes homeowners, most of which rely on the income of these units in order to continue living in their home.

Thank you and best regards

Stas Sushkov - Resident of Burnaby
005-9060 University Crescent Burnaby, BC

From: Carolyn Mitchell
Sent: January-19-21 10:58 AM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Carolyn Mitchell .

From: Mario Heczko
Sent: January-19-21 4:32 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Mario Heczko .

From: Dean Pastega
Sent: January-19-21 4:22 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Dean Pastega .

From: Anna Pastega
Sent: January-19-21 4:21 PM
To: Mayor
Subject: Protect Short-Term Rentals in Burnaby

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Thank you, Anna Pastega .

From: Anna Pastega
Sent: January 20, 2021 9:13 AM
To: Clerks
Subject: Re: Protect Short-Term Rentals in Burnaby

Categories: Yellow Category, Public Hearing

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Our address is 145 N Springer Ave, Burnaby BC V5B 1H3

Anna Pastega



On Jan 20, 2021, at 9:04 AM, Clerks <Clerks@burnaby.ca> wrote:

This is to acknowledge receipt of your email. It has been forwarded appropriately to our Administrative staff in charge of Public Hearings.

All comments received require the sender's full name, first and last, and residential address including suite number. Please provide at your earliest convenience.

Thank you.

City of Burnaby

Office of the City Clerk

Phone: 604-294-7290

City of Burnaby | Corporate Services | Office of the City Clerk
4949 Canada Way | Burnaby, BC V5G 1M2

Our Vision: A world-class city committed to creating and sustaining the best quality of life for our entire community.

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2/2

From: Anna P _____
Sent: January-25-21 12:46 PM
To: Mayor; Calendino, Attilio Pietro; Dhaliwal, Satvinder; Johnston, Dan; Jordan, Colleen; Keithley, Joe; Wang, James
Cc: Wong, Elaine
Subject: Short Term Rental Restrictions

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Dear Mayor Hurley and Burnaby Councillors:

We completely understand there is a concern with affordable housing and vacancy in Burnaby and we are told the Rental Housing Task Force has made recommendations on resolving this issue. There is a belief Airbnb is a major contributing culprit and that putting limitations on short term rentals will help resolve this problem. Through this email we hope to shed some insight from a different perspective. We are not against the implementation of regulations but rather urge you to come up with bylaws that benefit everyone as a community and not just one group.

After discussing this issue with one of your councillors, the following are our observations with some post meeting reflections:

1. We hear businesses are having challenges in employing people who live in the area and the high price of rental housing is pushing people away from Burnaby. This stands true with homebuyers as well; with soaring listing prices our local young generation has been pushed further into the suburbs or completely out of the market and having to revert to rent. Let's observe the past 10 to 12 years the cost of a home, hence mortgage payments despite low interest rates, have doubled, but fortunately not the cost of rent. Families can't afford a detached home and are having to revert to apartment or townhouse living - no mortgage helper to offer on the market there. A detached tear down home in Burnaby will cost an average of \$1.5 million. How can a family purchase such a home? Hence the lost opportunity to rent out a basement suite and less supply on the rental market. If a family is able to purchase such a home with a mortgage helper, their purchase price will ultimately drive up the rental price too. So, if we don't have landlords how can we have tenants?

Did our local government speculate by playing a role in the rising real estate market we wonder? Did we allow too many foreign investors perhaps? How about properties being sold above asking without viewing nor subjects and homes being "flipped" several times in a short time span taking advantage of the rise in the market driving prices even higher. The government reaped the benefits of collecting property purchase tax on the same home every time it was sold and continues to also benefit from the

increased value of homes lining their pocket with more income on property taxes. And now Airbnb hosts are accused of speculating?

By introducing the suggested short term rental restrictions you are affecting a percentage of homeowners who rely on Airbnb to afford their current home, especially if some have lost their jobs due to Covid19. The 90 day limit restriction in a calendar year you are suggesting is simply too harsh.

2. Can we say the rental market is also driven by investors, who have choices where to invest their money: purchasing a condo for rental purposes is only one of them. Limited landlords rights in an unbalanced residential tenancy system is a good enough incentive to pursue other options. My sister is trying to sell her condo and the current tenant hasn't allowed the Realtor to take pictures nor do showings. One may argue the tenant must have 24 hr notice - of course and this was followed, but what recourse does a landlord have if the tenant does this? Police will not attend so what's her incentive, or any other investor's for that matter, to reinvest in another condo for rental purposes to make available for long term tenancy?

3. We understand homes are being sublet to Airbnb. Is this not against the law? If it isn't, why not? As homeowners we would never allow this, especially in our basement suite, and truly don't see the benefit why any landlord would approve this unless some foreign investor is trying to avoid the empty home tax - which we are not opposed to.

4. We hear neighbours of Airbnb homes have complained of people coming and going and loud parties. This problem exists as a small percentage, but with tenants also. With Airbnb there is an end date for such problematic short term guests, they can be punished with negative reviews and banned from using the Airbnb platform in the future if reported. On the contrary, a long term tenant who engages in such behaviour would be subject to little or no consequences, neighbours disturbed for a much longer time frame and a landlord would have limited rights to stop the behaviour or evict.

We get the impression that The Rental Housing Task Force, the Councillors team and our Burnaby Mayor hasn't thoroughly investigated the cause and why more and more homeowners are reverting to short term rentals before making this decision and neglects to consider the many benefits Airbnb has brought to our community instead.

Have they consulted Airbnb hosts and local business owners? What is the Rental Housing Task Force doing to make the Tenant - Landlord System more balanced? We make the analogy that parents can remove a gaming console from their son if he chooses to play hours upon hours, however if parents don't investigate the motive of his action and don't introduce healthy alternatives, the solution of removing his console is only a temporary bandaid.

As reviewed above, a main assumption for banning Airbnb in Burnaby is speculation, which may be true for some, but not all. Please allow us to share our story and why we converted to Airbnb hosting: we strongly affirm the primary reason wasn't money! Short term rentals come with many disadvantages and costs:

- Lots of work and effort (cleaning and laundry - hire or do yourself)
- Need to furnish with high standards due to competition and ratings
- Need to supply toiletries and a fully stocked kitchen
- More turnover
- No guaranteed income
- Cost of utilities
- Outrageous home insurance rates
- More maintenance and upgrades

- Potential for negative reviews despite the hard work and effort

All that glitters is not gold. While we enjoy the social benefits of meeting people all over the world and the less wear and tear on our investment, the flexibility that a bad tenant will always have an end date is priceless. Our Airbnb is the basement suite of our residence, and after our experience, we have extreme anxiety over even entertaining the *idea* of having a long term tenant!

We are a young family living in a modest 60's bungalow: we are honest, hard working and take pride in the quality of our work: this includes being landlords or Airbnb hosts. We were forced to turn to Airbnb thanks to the lack of support in the current Residential Tenancy Board System. We have proof of an unfair and very bias RTB Arbitrator decision who neglected to look at evidence and witnesses before her and chose to accept hearsay from the Tenant instead. In the end, we were \$12,000 worth of damages out of pocket as this chameleon and fraudulent tenant attempted to create a false toxic mold claim without proof that the main ingredient, water, came from the home. This doesn't include loss of rent. This long term tenant, in a conversation attempting to gain money, threatened us and even admitted he had done the same to his previous landlord (Yes, we checked references during the application). Not to mention the stress of false claims, police attending our home several times, tampering with our hot water tank in addition to having no choice but to move out of our own home for over one month until the tenant left, who created more damage on the way out.

Our system failed us with no recourse other than the courts, which has unfeasible and unrealistic costs, making tenant caused losses unrecoverable. As landlords we have no confidence and don't feel safe to put our basement suite on the long term tenant market no matter what your short term regulations will be. We simply refuse to share the same roof of our home, where we raise our family, with someone who could take over our home leaving us with extreme stress, huge losses and no recourse. We understand the Housing Task Force has a "*vision of a community where everyone can find a home, afford a home and feel at home*". With this long term tenant, we did not feel at home in our own home! Our two young children had anxiety and didn't feel safe to even play in the back yard. Where's the justice?

We are not the only ones who lack the confidence of listing their home basement suite on the long term rental market: many of our friends and relatives share this thought as they leave their secondary suite empty because they can afford to. July 2018 Anna met with and we even wrote to MLA Spencer Chandra who at the time was appointed to improve Residential Tenancy policies and processes and never received an acknowledgment to our letter. What did your Rental Housing Task Force do about this?

We'd rather licence our basement suite and pay taxes than engage in a long term rental, at least until The Residential Tenancy Board, and the Arbitrators that represent them, engage in a fair and balanced system. Landlords, especially those raising their families with a basement suite, are in need of laws that protect them from such tenants that live under their same roof. We are extremely careful in selecting both tenants and Airbnb guests. We are responsible landlords and Airbnb hosts with good ratings. By hosting short term rentals we attempted to turn a negative situation into a positive one while supporting the tourism industry and local business. Now, you plan to take this away.

Most of all, we feel the Rental Housing Task Force, the Councillors and our Burnaby Mayor is neglecting to see the positive side Airbnb has on the tourism and entertainment industry of this community. There's a reason why the bylaws you are proposing have not been implemented anywhere else in the world! Airbnb offers the following:

- Brings in tourists in local communities: tourists bring in money and ultimately tourism brings in jobs. With the Covid19 global pandemic who would argue there is not a need to recover jobs in sectors that had the hardest hit: hospitality, restaurants and bars, recreational facilities, sporting events, and even transportation.
- Tourists and workers with a limited budget, especially those with longer visits, to stay in a quality and affordable accommodation when hotels stays which are normally priced much higher. This in turn will create an opportunity for these individuals to spend more on leisure activities, benefitting the tourism in our community.
- Short term tenants, whether the purpose is pleasure or work, are most likely to spend money in the community they reside in, especially if their intent is to travel. On the contrary, a local long term tenant will be more inclined to stay home with a lower ratio to sightseeing and dining out.
- With the turnover of guests, hosts contribute to the economy not only by opening up their home, but by referring various guests to local restaurants, recreational facilities, transit and burnaby attractions. Travellers are often unfamiliar with new locations and don't know how and where to access local services until they consult or build a rapport with their hosts.
- Airbnb supports local tour operators. We find that tourists, especially the millennials, are looking for diverse experiences in addition to traditional popular destinations.
- The option for travellers to stay closer to family, friends, school or work.
- Last but not least, helps homeowners generate more revenue so they can afford to live in Burnaby.

If you take Airbnb out of the Burnaby community, with no doubt, you are accountable for taking profits out of many merchants pockets. While we see the shortage and need for affordable rental housing within our community, once Covid19 is over, we see a greater need to help our economy and the tourism industry recapture their huge losses. We all know how many small business are suffering financially and what is the plan to help them out? We are not saying no to short term rental regulations, but bylaws that benefit everyone.

After speaking to one of the Burnaby councillors he communicated that this team has made up their mind and this will get voted in. In all due respect may we ask what's the purpose of a Public Hearing? We personally didn't see this hearing advertised enough so the individuals affected, not just hosts, can participate.

People have different needs and we are having a hard time understanding how your decision is inclusive, democratic or liberal. Restricting Airbnb will damage our local economy, especially once Covid19 is over. Our point is, there are many reasons that explain the rental shortage in our community and in our opinion each issue will need to be addressed. Ultimately, homeowners who pay taxes and endure sacrifices to maintain a home, especially those who share their roof, should have the right to control who they rent to and for how long. Responsible homeowners will always do their best to host or rent to responsible and mature individuals who don't disrupt the neighbourhood which they too are part of. Airbnb offers immediate support acting as a mediator and operates on a review system on the contrary of long term tenants, who abuse their vulnerability rights, are protected in a bias manner by the Residential Tenancy Board.

In conclusion, we ask that you revisit your short term rental restrictions by looking at the big picture and how it will effect everyone in the community - not just long term tenants. We hope and trust this information will be taken into honest consideration by your entire team as we share the same information with all the Councillors, including our Burnaby Mayor.

We appreciate the courtesy of your reply with insight and reasoning now that we have shared our perspective and experience.

Sincerely,

Anna & Dean Pastega

January 19, 2021

To: Mayor & Council – City of Burnaby

Re: Proposed Regulatory and Enforcement Framework for Short Term Rentals

Public Hearing: January 26, 2021

We are writing to you today in opposition of the proposed regulatory and enforcement framework for short term rentals.

My husband and I have owned a home in Burnaby for 21 years and I was born and raised in Burnaby as well. We have supported our youth sports and events through volunteer coaching positions and volunteering in general, in the City, for 19 years and have been and continue to be, active members supporting small businesses in our community.

While we do not disagree that the availability of rental housing is one of the more challenging issues facing our Province as a whole, short term rentals are a symptom of this issue but certainly not the cause.

We did attempt the long term rental approach several years ago and found ourselves in a most uncomfortable position with a tenant that would not pay rent and was upsetting to our family home at a time when we had young children under the age of 8. We could not evict the tenant immediately due to regulatory rules that favour the renter vs the safety and well being of the family who, in fact, own the home. By the time we could lawfully evict the tenant, there was damage to our home and our children felt unsafe in their own backyard. Following this experience, we chose not to have anyone in our home for several years, instead opting to take extra work in order to pay the ever-increasing cost of living, providing for our children and saving for the future.

Two years ago, we decided, once again, to leverage our asset and started a small, one room, open concept short term rental in part of our basement. We renovated the space to bring it up to modern standards and code, but kept the space very small, so it suited short term rentals only. While this endeavor cost us a substantial sum of money we felt that running a small business that we could control from a time and income perspective was prudent and would allow us to help our children with their post-secondary education and our fast approaching retirement years as well as keeping up with the ever increasing cost of living.

Having given you a background, we certainly support parts of the City's proposal but believe parts of it are extremely unreasonable and perhaps not entirely researched. The proposed 90 night per year rental limit is unreasonable given the costs incurred when running a short-term rental.

When you have a short-term rental, you are required to purchase short term rental insurance on top of your regular home insurance. The cost for our added insurance is \$1200.00 per year. In order to pay

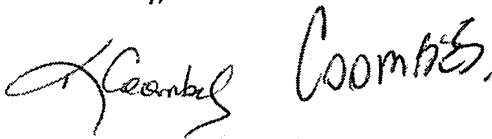
this added expense, we would have to rent our space for a minimum of 16 nights just to recoup those added costs. Then you have the costs of toiletries, linens, cleaning, maintenance and basic amenities including heat, light and wifi and of course your additional income taxes. Renting for 90 days doesn't even come close to covering your expenses, never mind earning income.

If the Mayor and Council see fit to implement these changes, you are in effect, punishing the homeowners in your City and taking away their ability to earn monies using their own assets to continue to live in Burnaby and provide for their families.

While we support the development of long-term housing, we believe that is best achieved through zoning, development incentives and ongoing collaboration with the Provincial and Federal Governments, not by going after homeowners and their right to use their home to generate income to continue to maintain that home and pay taxes.

We urge Council to reconsider their support for the 90-day limit for a variety of reasons as it disproportionately punishes the homeowners in the City of Burnaby and is unreasonable given the cost of running a short-term rental as outlined in this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen & Ken Coombes', with a stylized flourish at the end.

Karen & Ken Coombes

From: Karen Coombes
Sent: January 20, 2021 10:03 AM
To: Clerks
Subject: RE: Proposed Regulatory and Enforcement for Short Term Rentals

Categories: Public Hearing

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Karen Coombes
L. Ken Coombes
4030 Southwood Street
Burnaby BC
V5J 2E7

Thanks

Karen Coombes | Sales/Lease Manager

Harbour International Trucks & Harbour Idealease | 19880 96th Ave | Langley, BC V1M 0B8
Office Line: 604-888-2888 | **Cell:** 778-835-3703 | **Company Ext:** 9103 | **Email:**
kcoombes@harbourint.ca | **Website:** www.harbourint.ca

From: Clerks <Clerks@burnaby.ca>
Sent: Wednesday, January 20, 2021 9:54 AM
To: Karen Coombes <kcoombes@harbourint.ca>
Subject: RE: Proposed Regulatory and Enforcement for Short Term Rentals

This is to acknowledge receipt of your email. It has been forwarded appropriately to our Administrative staff in charge of Public Hearings.

All comments received require the sender's full name, first and last, and residential address including suite number. Please provide at your earliest convenience.

Thank you.

City of Burnaby
Office of the City Clerk
Phone: 604-294-7290
City of Burnaby | Corporate Services | Office of the City Clerk
4949 Canada Way | Burnaby, BC V5G 1M2

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From: Keith Rice-Jones
Sent: January 21, 2021 6:06 PM
To: Clerks
Subject: Jan 26th hearing/short term rentals

Rez Ref # T/A

Bylaw # _____

Categories: Public Hearing

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Dear Sirs,

I would like to register some concerns about your proposed short term rental restrictions.

We are long term Burnaby residents (30+years) and have been Airbnb hosts using our guest space (loft) for short terms and our basement for longer stays, for several years. Currently we have friends staying for a while in our basement (not on Airbnb as we have temporarily de-listed it) which illustrates the flexibility we enjoy with Airbnb. We do not wish to tie up our basement with a permanent rental situation.

What we have enjoyed about being Airbnb hosts (Super Hosts) is the huge range of wonderful people we have met and introduced to Burnaby and beyond. We believe that the way we operate is very much in the original spirit of Airbnb, using spare space in our primary residence to welcome people from all over the world. Being Artists we have a special environment that guests enjoy and appreciate

Any longer term stays in our basement are pretty well always people taking courses (we are close to The Justice Institute and colleges in New Westminster or short working stints (eg a Danish Engineer on assignment at Ballard Fuel Cells) and are often up to 3 months.

It seems very arbitrary to only allow one of these rentals per year. I do not understand the logic - as I have already stated we have no intention of permanent rental and losing our flexibility for when family comes from overseas. We pay provincial taxes and pay extra utility. Who does this restriction benefit? We see what we contribute as a valuable service to our guests and to our community.

We have the number of people allowed as part of our listings and we are very particular about accepting guests. There are quite a lot of rentals in our area so the occasional extra car on the road in our block is not noticeable.

I do have sympathies for the folks sharing rental accommodation and strata units that encounter strangers wandering through common spaces to occupy units that do not have the owners around and were bought solely with the intention of making money through Airbnb. It is what I feel has given rise to understandable antagonism and concern with Airbnb. The issue of absent owners of places in multi unit buildings should be explored and regulated as it affects other people.

Yours truly
Keith Rice-Jones.