

**From:** Helen Allen  
**Sent:** January 25, 2021 5:48 PM  
**To:** Clerks  
**Subject:** Short term rental policy  
  
**Categories:** Yellow Category, Public Hearing

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Dear Mayor and Council Members,

I have reviewed your proposed short term rental regulations, as reported in Burnaby Now, and support having regulations in place, particularly, allowing home-owners to be able to make rooms in their home available for short term rentals.

I am however, not at all pleased with the very limited number of such rentals being set at 90 nights per calendar year. As short term rentals make possible the ability to own a home and pay a mortgage, I would suggest you not limit the number of nights that rooms in a principal residence can be rented out.

Also, as I am a retired person, but still paying a huge mortgage, being able to rent out my whole house for winter months should I wish to visit my son in Mexico would not be possible with your 28 day limit on renting out the whole house. Perhaps, short term rental needs to be defined. Would renting out my home for several months during the winter be a short term or a long term rental?

Please consider my views when making your decision on short term rentals.

Sincerely,

Helen Allen  
26 North Stratford Ave,  
Burnaby, BC V5B 1K9

**From:** jeff boyd  
**Sent:** January 25, 2021 9:46 PM  
**To:** Clerks  
**Subject:** Short Term Rental Bylaw and the Film Industry

**Categories:** Yellow Category, Public Hearing

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### **Attention Council RE Proposed Changes to Bylaw in Regards to Short Term Rentals**

Let me introduce myself, my name is **Jeff Boyd**, resident and home owner for many years in Burnaby.

We have extensive experience with Short Term rentals, our portfolio consists of 38 rentals located in St Petersburg Florida and we also facilitate the rental of some houses locally that we do not own however are close friends with the owners.

The one bylaw suits all needs is short sighted. Let me explain further. The rentals we handle locally are very expensive houses that primarily rent to the movie industry. These are not affordable houses by any means. They are not houses that will pop up and rent to ease the rental industry. They are over 10k a month easily and if not short term rented the owners just let sit empty, they are not worried about empty home taxes, etc. They are already rich. Stopping the ability to rent short term will only hurt the economy and movie industry. The "affordable" basement suites in these still remain in the long term housing market as those are not short term rental worthy. These properties house actors, actresses and crew that would not stay in a hotel. We have celebrities that come up to shoot movies consistently and always request the same houses. They aren't going to come if they have to go from a 5000 sqft house to a 500 sqft hotel room! Just in the last 6 months alone the list of actors and actresses staying in these houses include **Candace Cameron Bure, MeriLu Henner, Queen Latifah, Romany Malco, Alexandra Breckenridge** and many more. If you are unfamiliar with the names take a quick look on Google, they are all well known in their field. They come with kids, husbands, nannies, chefs, security and often stay with each other. 6 people in a house that has 6 bedrooms is not much. They also come with 10 bags of luggage, camera equipment, etc. Not hotel worthy...

Another segment of the market that we target is pet owners and large families (pre covid). These are usually people that are well off and able to afford these houses. \$700 a night isn't affordable to most. They are not staying at the Hilton with 2 dogs, 2 kids and a nanny.

**Concerns:** Parking, noise, enforcement, parties, neighborhood disruptions. Valid arguments! Rules need to be created and enforced when there are complaints. Further debate and research required. I don't have all the answers but I know they can be found, tested and tweaked if needed. I will say that I had a house in Florida the neighbors hated it being a short term rental. So I felt bad, and rented it to a family. Well they turned out to party all the time, had multiple poor condition cars start accumulating, were rude to neighbors and tons of people coming in and out all day. Oh did I mention, they had perfect credit history, good jobs and references. In the end the neighbors said I wish you still kept it as an airbnb. The

lawn was always cut, the house had maids in every week and the maintenance was great. Sometimes the solution becomes the problem.

**Bylaw Enforcement:** As we have seen in Florida with our houses, regulation creates other issues. First you need the staff to appropriately deal with enforcement. Second issue is people will find ways around it. Trust me they always do. Im not going to pick apart the rules tabled but I will say there are many ways around it. Look at Vancouver, there's plenty of short term rentals available still. People are creative. In Florida the cities have given up for the most part and the state is now in the process of legalizing short term rentals as the tourism and tax revenue is hard to pass up. The cities are left dealing with lawsuits, understaffed bylaw enforcement and a bunch of headaches.

**Perhaps a Better approach?** Restrict certain types of rentals, ones that would rent to the average person or affordable housing. Tax the revenue on the rentals. We have a strict no party policy, only rent to people over the age of 25, strict house rules, exterior cameras, parking etc. It can be done, just whether you want to or not. There is huge tax revenue that is untapped that can easily pay for enforcement and more. Don't let the issue of short term rentals create another issue which is jobs and the economy. Especially nowadays, most can't afford it.

I live in a house in a nice neighborhood. Do I want an Airbnb next door? Not really. Why? What if they party, etc. Well if I knew that was regulated I wouldn't care about the rental as much. Do I want someone renting the house next door to long term to poor quality tenants, definitely not. It's not guaranteed to be better. If for some reason I needed to short term rent my house for financial reasons, etc. it's also my house I should have that right. It's completely a free for all now so some rules are definitely needed, just not the ones you are tabling. Better parameters are required. Stricter rules but still allowing for the right ones. You only care because you assume it's going to be a problem or have had problems in the past. If there was no problems, nobody would care.

I am available for any questions, comments or willing to speak at any time. Also willing to provide council more details on anything requested.

Thank you  
Jeff Boyd

From:

**From:** Jessie Iacobucci  
**Date:** January 25, 2021 at 10:22:50 PM PST  
**To:** Mayor <[Mayor@burnaby.ca](mailto:Mayor@burnaby.ca)>  
**Subject:** Protect Short-Term Rentals in Burnaby  
**Reply-To:**

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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, Jessie Iacobucci