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**From:** Linda, Beachside by the Bay Waterfront Suites [REDACTED]

**Sent:** June 26, 2020 5:10 PM

**To:** Clerk <Clerk@gibsons.ca>

**Subject:** Short Term Rental Bylaws

I oppose the current direction Gibsons is taking with respect to Short Term Rentals, especially that a property owner is required to live at the same location.

Of the many rentals on the Coast, there are merely a handful STR's that are said to cause problems. And with such small numbers, the argument that bylaws cannot handle this, is no fault of the responsible STR owners and operators, and they should not be made to pay for the inadequacies of Bylaw operations on the Coast. The majority of STR owners are tax paying, law abiding citizens who love their neighbours and communities. They continually monitor their properties and guests – as responsible citizens do.

Many areas in the world have a STR licensing system, and this number is required for advertising on third party booking sites like Airbnb, VRBO, etc. It would make sense that licencing is a simple way to keep the industry above board and ensure that properties have adequate insurance, are professionally run and compete fairly in the local market. In fact, this type of system was very effective on the Coast for many years when operated by volunteers of the (now dissolved) Sunshine Coast B&B & Cottage Owners Association.

For a few repeat offenders, it would make sense to pull the licence, and administer consequence (like large fines / no renewal of licence / require to remove from 3rd party booking sites). Don't blame the majority of responsible owners because of a couple of bad apples.

I also strongly refute the notion that STR's are taking away from long term affordable housing on the Coast. We have not seen statistics to support that 'many' STR's are actually taking away 'affordable housing'. Most rentals are either on prime waterfront or water view properties, or in cottages or suites that are much more well appointed than affordable housing (i.e. under \$1000 per month and allowing children and pets). Surely before any bylaw changes, adequate research results should be provided. Hearsay is not good enough.

STR's contribute to tourism, and that extends to a huge number of small businesses – from restaurants and breweries to tours and equipment rentals. Tourism is the backbone economy of the Sunshine Coast. If we want to have a thriving Coast economy, with vibrancy and interest in our community, we need a positive solution.

Linda McKinley  
[REDACTED]