
From: ddelaney@telus.net [REDACTED]
Sent: July 13, 2020 3:24 PM
To: Clerk <Clerk@gibsons.ca>
Subject: FW: Hosted Accommodation Bylaw / Home based accommodation bylaw

Hi

Could you please include this as a submission for the public hearing

Thanks

Des Delaney

From: [REDACTED]
Sent: Thursday, June 25, 2020 3:35 PM
To: 'mayorandcouncil@gibsons.ca' <mayorandcouncil@gibsons.ca>
Cc: 'Lindsey Grist' <lgrist@gibsons.ca>
Subject: Hosted Accommodation Bylaw / Home based accommodation bylaw

Dear Mayor and council

As a follow up to last night's discussion regarding the ability of the Town of Gibsons to be able to name the bylaws to reflect the intention and accurate description of the activities covered by the bylaw.

It appears from a review of the municipal act that 280.2 .1 and 2 (e) indicates council is able to change the name of bylaws and also to do this at any time.

A review of the Air BnB platform labels the small business operators as hosts and the people staying there as guests. As such this is described as Hosted accommodation within a private home

It may be that there has been a tendency to label these businesses as short term rentals but this is clearly a discriminatory term that does not match the business being operated. Sorry to disagree with the notion that just because other people use this description it's OK for this community to follow along blindly. It is now 2020 and that approach is no longer supported at any level.

However there appears to be an even bigger aspect that is being missed in this whole rush to regulate an activity that appears to be misunderstood by the current Mayor and council with a few points as outlined below

- There are approximately 60 plus of these Hosted accommodation currently operating in Gibsons by residents in their homes from which they are deriving income. This translates to 60 plus self employed people within this sector which would appear to make this the largest self-employed sector in Gibsons. There are many reasons for running these businesses including help with mortgage payments and house expenses plus the genuine

satisfaction of the enjoyment our guests report to us in our hosted environments in this special community and their experiences here

- The hosted accommodations range in size from one bedroom (500 sq. ft) to 2- 3 bedrooms (1100 sq. ft) within the property boundaries/ Principal residence. The current market values for resale homes within the town of Gibsons is \$350 - \$400 per sq. ft which puts the value of each business at between \$200,000 to \$400,000 each. Multiply this by the current 60 small business and it is apparent that these residents have invested \$20 million plus of their own money to assist with the economic growth of this community
- The number of guests that stay per night are between 2 for a 1 bedroom to 4 for a 2 bedroom on average. This means between 120 to 240 tourists per night which at the low end of \$75 per person spending in the town on merchant services etc. equates into approximately \$500,000 of economic activity per month. Based on a 4 month summer season these hosted accommodation guests spend upwards of \$2 million to assist with the economic viability of the many local business including the Gibsons market etc. This is a major source of income for the Gibsons business community and its continued growth and employment security especially as this 4 month summer season is now beginning to extend to year round. An additional 8 months of minimum 50 % occupancy will double this economic benefit for the local business community. There is no other sector in this Town that can match this economic engine either now or the foreseeable future.

I would suggest that the mayor and council should perhaps verify these facts as I have laid out and perhaps discuss further with other stakeholders on the importance of this sector to the Town both now and in the future as the growth of this sector can only benefit all concerned. Again there is nothing short term with regards these business or the residents investment of time and money into them. The approach to any bylaws regulating this business sector must be in line with other business regulatory bylaws enacted by the town and not unfairly discriminate against this sector for either intended or unintended reasons. These business have also suffered from the COVID 19 Pandemic with virtually all operators voluntarily cancelling bookings during this time with only a few providing accommodation to essential service people at heavily reduced rates. They were also defined as essential service providers for accommodation by the provincial government. In the event of further outbreaks of this pandemic this sector will still be the only safe source of isolated accommodation within this community.

On another note it may be pertinent to reflect back to the previous council decision to Approve the George Hotel project based on the economic growth models for the town that the 115 hotel rooms would provide. This has not happened and does not look likely within the coming decade. However in the meantime it appears that the hosted accommodation sector has almost filled this void and that no aquifer has been damaged or at risk , there is no 100 car underground parkade and zero environmental impact or destruction of habitat . It also appears from the preceding points that in fact there was and continues to be a beneficial economic impact from Hosted accommodations within the town limits and beyond that can only benefit all concerned at a variety of levels as predicted in the George Hotel project economic models so long ago.

Yours sincerely

Des Delaney
Wildwood crescent
Gibsons

From: Carol McDermott [REDACTED]
Sent: July 13, 2020 3:03 PM
To: Clerk <Clerk@gibsons.ca>
Subject: Short term rentals in Gibsons

Short term rentals in Gibsons

In this 2020 year of change in the world one aspect is certain, Airbnb style or short term rentals is not going away, it is a new state of travel/accommodation.

Of course there are many arguments for and against, both with value.

My opinion is STR is an asset to the community in many ways:

- 1-stimulus on local merchants
- 2-income for home owners
- 3-increase in taxes for the town/community
- 4-inviting tourists to our community
- 5-increase in real estate values

1-people visiting Gibsons will shop/dine/explore the town and support the restaurants, shores and tourist type locations contributing dollars to the community

2-many people have space/suites in their homes which they share with family and friends when they visit. With no visitors, owners can rent the accommodation for income to support their taxes and maintenance.

3-applying the MRDT tax to the rentals the community and Province receive payment.

4-inviting tourists to our community to share in the history, beauty and local vibe is positive for our community.

5-with more people discovering the charm and location, perhaps leaving the city to live in a smaller community, both for young families as well as retirees opens up the real estate market to more choices and increased in investment for home owners.

Statistics show in Vancouver of the 6,000 Airbnb properties, only 1200 went to long term rentals. Argue in that STR are eliminating local renters is simply not true. The idea that STR people cause havoc with parties is no different from having

a large party in your own home. Comments such as STR are running a hotel is simply not true, people are providing a welcoming local form of hospitality that is appreciated by all travellers the world over.

I support the STR mandate for Gibsons.

Regards,
Carol McDermott.

■ Skyline Dr.
Gibsons, B.C.
V0N1V8.

Carol McDermott.

From: ddelaney@telus.net [REDACTED]
Sent: July 13, 2020 4:21 PM
To: Clerk <Clerk@gibsons.ca>
Subject: Hosted Accommodation proposed Bylaw 1065 -47 -2020

To Mayor and council

I am writing with regards the wording for the proposed bylaw which was never part of any discussions during the "consulting period" with current accommodation operators and subsequent report to council in 2019 regarding the state of hosted accommodation in Gibsons

Section 8,5 (5) restricts the area to be used for the activity to 20% of the gross floor area.

As you aware the minimum size for a one bedroom apartment is around 500 sq ft which would mean that the house size for a hosted single bed apartment needs to be 2500 sq ft. This also means that a two bedroom accommodation would require a 4500 sq ft house.

This section will essentially destroy most of Gibsons current hosted accommodation small business operators business and cause a severe impact on the main seasonal revenue source for many other local business such as restaurants, Gibsons market etc.

Surely you must be aware of this fact when the bylaw was drafted and this is intentional....Not sure if the town has the authority to put a large number of small business operators out of business , most of whom have been operating for many years in this community with no issues.

Additionally it appears that this bylaw does not apply to hosted accommodation that offers 30 days and longer stays which must also be intentional

However sometimes mistakes are made and generic wording can be misconstrued but it would be helpful for all if this was addressed and clarified at the beginning of the public hearing so that transparency is displayed on this subject by the proponents

I would love to have a response that indicates I have misconstrued this section of the proposed bylaw

Yours sincerely

Des Delaney

From: Kelsey Pilon [REDACTED]
Sent: July 13, 2020 4:14 PM
To: Clerk <Clerk@gibsons.ca>
Subject: Gibsons Short Term Bylaw

vailableGibsons City Council & Whom it may concern,

I am writing this letter as I have just recently come from visiting the Sunshine Coast - specifically Gibsons and while there, I was informed of recent bylaw changes that are being reviewed. I have worked in real estate in the booming city of Kelowna for the past 5 years and am well aware of the economic impact of tourism as well as short term rental unit regulations - I feel that it is necessary to voice my opinion as the proposed change will drastically affect my desire and ability to visit a place I so love!

I am a BC resident who frequently travels across the province for both business and pleasure - the Sunshine Coast is an area that I visit at least 2-3 times a year. I love coming out here with both family and friends. We love everything that the area has to offer (from the amazing restaurants, coffee shops, and breweries to the coast gravity bike park) and love traveling within and supporting our local BC communities.

When traveling specifically to Gibsons, the biggest issue we typically face is accommodation. As I am sure you are aware there is a lack of hotels in the area and not to mention existing hotels/motels are unfortunately quite dated and/or very expensive. Finding a space to fit all of us while traveling that allows us to have privacy, outdoor space, and cooking facilities is very difficult - due to this we typically seek out accommodation on Airbnb or VRBO. I will also note that seeking out accommodation on these platforms is already quite scarce and there is not an insanelly overwhelming amount of options to choose from.

The biggest concern I have is regarding the change which would force an owner to "be on-site". One of the reasons I love renting on Airbnb/VRBO is for the privacy and unique accommodations available. I rarely if ever, will choose a location that is a suite with the owners living above or below and if selecting a property that is a carriage house or additional dwelling on the property where the owners live - will only choose so if it is spread out and has ample privacy.

When traveling with family and friends we are typically looking for spaces that consist of a full house or don't have the owners living on the property. This has nothing do with partying or excessive noise - but simply we are on vacation and would like to have privacy, our own space, and most times an entire house due to the number of us visiting.

Should this bylaw be passed in the manner it is stated - we fear this will greatly lower our desire and frequency of visiting the Sunshine Coast as our options for accommodation will likely be nonexistent.

If I might also add - the property we recently visited was split into 2 sections, from what I understand tenants were living in the main house and we were in a completely separate area on the property. The entire time we were there we had been connected with the owners via phone/messaging, they were timely, communicative and we had no issues what so ever. We can see not only the love and time the owners put into this property but also the amount of money.

I strongly believe that serious consideration should be taken as to how this is going to affect Gibsons tourism moving forward along with the consideration of how this will affect your local community and property owners who have not only poured money into their properties but who drive tourism to your City (we decided to stop in Gibsons over Sechelt on this trip, specifically because of the property we wanted to visit and its uniqueness).

Please feel free to contact me with any questions you may have, thank you for your time and we hope to continue being able to visit your beautiful community!

Kelsey Pilon

From: kerrietowner [REDACTED]
Sent: July 13, 2020 11:55 PM
To: Clerk <Clerk@gibsons.ca>
Subject: Short Term Rentals

In light of the review being held on short term rentals in the town of Gibsons, I wanted to share my opinion that short term rentals should be allowed in Gibsons without the homeowner having to live on site. We live in a beautiful tourist community, like it or not. In fact, as is typical in any town many people weren't born here and instead chose this as their home after visiting and falling in love with the community. Instead of fighting tourism, we need to embrace it so that our little town can have an economic future. The community fights hotels being built and then fights the success of short term rentals. As a person who has traveled North America from Airbnb to VRBO as my chosen accommodation, I can say that I do so as a responsible, thoughtful adult. When I stay, I'm respectful to the property and the community around it. With that said, I'll never stay in a short term rental that doesn't offer me the privacy I prefer, that comes with an accommodation that does not include the homeowner living on site. If I were searching an area that didn't have a full-home, private short term rental, I would rethink my entire travel plans.

As someone who has considered purchasing a property to rent short term, I can assure you that it is not taking that home away from a long term rental, as myself and many others like me, simply will not purchase that property. It is not my desire to rent long term to tenants, it is my desire to have a waterfront home that I can enjoy at times, my family and friends can enjoy when they visit, that I can rent out to responsible short term renters who are proven through the site with good reviews. This is how I would like to feed my money back into the local real estate market. If it is mandated that the homeowner must reside on the property, I'll simply keep my money and the property can go to another one of those tourists that came here once as a renter, loved it and chooses and adopt this place as home.

I ask that it be considered to not disrupt the short term rental business and limit growth in our local economy.

Thanks,
Kerrie Towner

Sent from my Samsung Galaxy smartphone.

From: manfred schultz [REDACTED]
Sent: July 13, 2020 4:33 PM
To: Clerk <Clerk@gibsons.ca>
Subject: STR's in Gibsons

Short term rentals in Gibsons

We have been in the accommodation business for the past 25 years in Vancouver where we owned a traditional B&B for 10 years, followed by monthly suite rentals and subsequently owning and operating a 7 suite Manor house since 2005. This Manor is on a lovely residential street in the heart of Kitsilano with single and multi family homes. In the last 15 years of running this, we have not had one incident that required police intervention or any management intervention.

The only complaint we have had to make to the police, is partying from the next door neighbour rugby house where drunken parties were conducted every so often until after 1 AM.

Needless to say, I am in favour of allowing short term rentals in Gibsons, whether through AirBnB, Booking.com, Expedia or any other platform for the following positive reasons:

- 1-The community attracts many more tourist visitors if it can provide good accommodation alternatives. Currently, there are very few "good" establishments ie. motels, hotels etc.
- 2-By increasing the visitor count, it increases the chances of success for local restaurant and shop businesses.
- 3-Gibsons will benefit from increased tax revenue.
- 4-Property owners will increase their income and hence contribute more to the community.
- 5-Real estate values will increase.

I think it is important that STR are regulated and need to be collecting PST and MRDT, which helps to provide more tourist marketing dollars.

As B&B's have always had guidelines to follow, so should STR's. The accommodation needs to be inspected for safety and cleanliness.

I do not agree that owners need to be in the unit. The difficulty with this restriction, is that someone with a 1 bedroom cottage or even 2 bedroom cottage or secondary suite, is eliminated from doing and STR. If someone has a property that is empty for much of the year, it is much better to have it rented out than it is left standing empty. If the argument is "roudy parties" then one need to look at the very low percentage of incidents. Is this any higher than when an owner of a long term renter has a party? Given our experience, this is not the case at all.

In today's Covid world, the rental business has changed dramatically. Visitors want to know that a place is safe from strangers, clean and do not want to be in a large facility like a hotel where many strangers congregate. This is even a more compelling argument for STR's that are small, safe and appealing for most people.

Gibsons has a lovely history and lots of quaintness, By offering STR's, people visiting have a much greater chance of meeting locals and enjoying the history and all the good things Gibsons has to offer.

I am in total support of STR's but the strict guidelines that are being proposed will not work.

I propose the following:

1. Cleanliness guidelines are implemented.
2. An STR can have numerous (up to 4 or 5) accommodations, not just one.
3. STR's need to collect and pay PST and MRDT.
4. Home owner of an STR does not have to be on the premises. This also goes against what visitors need and want in the light of Covid 19.

I hope this helps.

Manfred Schultz

From: Stacey Coplin [REDACTED]
Sent: July 13, 2020 10:48 AM
To: Clerk <Clerk@gibsons.ca>
Subject: In Support of STRs in the SCRD

Good Morning,

I am writing this as a concerned long term resident of the Sunshine Coast, in full support of Air BnB, and Short Term (less than 30 days) rentals. As a long term renter myself, I know how limiting the rental market is here on the coast, and I do not take that situation lightly. What is frightening to me, is that the SCRD is passing on the burden of affordable, long term housing, onto land and property owners. It should **not** be the responsibility of the citizens to provide this, this is a responsibility of the municipality, the SCRD, and the province at large. **To pass those burdens on to the average home or land owner is laughable, and cruel.**

I urge the SCRD to revisit:

The ability to rent on the Sunshine Coast for less than 30 days.

The ability to rent homes that may not be occupied by an owner, or on the same property as the owner.

Why is this so important?

Our limited local hotels don't have the flexibility to cater to groups who visit our region. STRs offer the flexibility that hotels simply can't. Visitors often require the amenities to make home-cooked meals, host holidays, or stay all together in one place. I also know that for many young families who struggle to make large mortgage payments in our part of Canada, having the option to rent out your home as an STR is the only way many people can make home ownership a reality. We often have people come to visit us, and there are no hotels, or motels available to rent, as they are almost always booked out many months in advance by gov't crews, or work crews of the like. Having lived in many different places along the coast (Gibsons, Madeira Park, & Egmont) I can attest to the fact that tourism is one of our biggest, if not BIGGEST injection of money into our local economy, helping hundreds, if not thousands, of people stay afloat and able to pay their bills.

I would like to tell the SCRD that I want to reserve this right, along with countless others. Limiting our rights to keep STRs on the Sunshine Coast would cost THOUSANDS of people their jobs.

I am not saying that STRs don't need to be taxed or regulated. I agree that there should be some regulation, with proper taxes, permitting, and rules set in place for rentals that make the District money.

I urge the SCRD to keep the TWO (2) items above top-of-mind, and to not restrict Sunshine Coast property owners' rights. This makes the local economy money. And creates jobs. Not only does it create jobs for the hosts, but it also gives work to house cleaners, gardeners, handymen, and local businesses that benefit from tourism like restaurants, breweries, cideries, cafes, mountain bike stores, kayak rentals, and tourism in general. I currently live on a property with two long term rentals, AND a STR. My family has benefited IMMENSELY from this addition of the STR to our property, as

it allows for my wife and I to make a little bit of income managing the STR, it allows our friends and family to come and visit us more regularly, and with three aging parents, I invite them to visit as often as I can. We enjoy living on property that adds to the local economy, and we love being a party of community. The STR on our property employs 4 people on a weekly basis, and those people rely on these hours to make ends meet.

We are long term tenants, who act as the onsite management and guest services to the visitors of our property, and we have felt so proud to be able to connect with locals, and out of towners alike.

I know that the SCRD will be meeting to continue the discussion on how to regulate STRs within the area. It's possible that if these bylaws go forward, we will have a severe lack of suitable accommodations for our local visitors, and they will choose to vacation elsewhere, doling out a massive hit to the livelihood, and financial stability of thousands of locals. The passing of these proposed bylaws means that the SUNshine Coast might see a mass exodus of its young families, and people alike, as they move elsewhere to find an economy and municipality that supports them, and want what is best for them. **What good is affordable housing if you can't find work to pay for your housing? What good is removing short term rentals if you can't find people to live and work here?** You will see the "ghost town" effect in full swing: big, expensive houses that sit empty 6 months of the year, and local businesses with no one to work.

I love this community, I love the Sunshine Coast. I know in my heart that it is one of the top places in the world to visit, and live. But it infuriates me to know that these bylaws are being pushed through by the (many) rich people who are inconvenienced by the STRs, without any regards for those of us without a multi- million dollar home as a nest egg.

The Sunshine Coast needs MORE STRs, and MORE affordable long term housing, but that burden should fall on the backs of the SCRD, and the Province. Don't buck the responsibility onto home owners.

I urge you to consider my small (but mighty) voice and opinion on this matter.

With hope and resistance,

Stacey Coplin

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From: Sue Lowe [REDACTED]
Sent: July 13, 2020 6:41 PM
To: Clerk <Clerk@gibsons.ca>
Subject: B & B Fiasco

To Whom it May Concern,

Air B & B has turned a sweet little town into a greedy, short sighted nightmare that has destroyed our community. It's already slapping us in the face with waitresses not being able to work and live here as the Air B & B has decimated the rental market. If they must exist, tax the crap out of them and put the money into building affordable housing instead of catering to the elite who have given NOTHING to our community over the years.

Sincerely,

Susan Lowe
Gibsons, BC

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From: Martin [REDACTED]
Sent: July 14, 2020 11:11 AM
To: Clerk <Clerk@gibsons.ca>
Subject: Letter to Mayor and Council - AirBnB Bylaw Changes

Hello - my plan is to dial-in tonight at the Public Hearing but I am travelling at that time to Vancouver so just in case I wanted to email in what I was going to say over Zoom/Phone:

Re: Opposed to proposed AirBnB bylaw changes

Dear Mayor and Council,

I just wanted to start off by saying I'm a little surprised at how this whole process feels expedited, especially during a pandemic where a lot of people and businesses are already struggling financially and what's being tabled directly impacts people and businesses that may rely on airBnB income to make ends meet. The town only posted to social media to create awareness 6-days ago, is that an appropriate runway to ensure you get maximum engagement? I'm not sure, but we've helped amplify the message by posting to our social channels to help create awareness but we doubt it's enough time.

The future of travel and tourism is through AirBnB as people want unique accommodations and it adds to the lure of the destination. The Town of Gibsons isn't exactly known for its hotel options and having a diverse pool of AirBnB rentals is a positive for the town. As an avid AirBnB user and current AirBnB 'Superhost', I personally seek units that don't have owners onsite when I travel, for privacy and other reasons, in each of those instances the owner has been a local that's a short drive away - I know many people that travel this way and the proposed changes will eliminate many unique properties, like ours, that contribute many positive elements to the town. I don't want to just complain and point out the negatives, but I'm trying to provide perspective that I feel is valid and that may have been overlooked. I'd like to table some considerations before finalizing the STR bylaws:

- Instead of just eliminating certain units completely, use this opportunity to create a new revenue stream for the town. Take a small percentage of rental revenue (rake) over and above a fixed STR licensing fee to create a consistent recurring revenue stream for the ToG. Many operators, ourselves included, would have no issue with this.
- Make exceptions for local residents or at least require a local property manager that's documented as part of the licensing process and significantly increase fees if they're not a local resident to create a tiered system.
- Consider a 3-strike system like other municipalities have done as that will address the 'party houses' and bad apples in the rental pool.
- Consider the fact that there are many businesses (property management, trades, cleaning, etc.) that have been formed to service AirBnBs on the coast - these businesses are already hurting due to the pandemic and further rules will hit them when they're down.

- Consider units that are anomalies, such as the unit we operate: We have no neighbours or adjacent residential properties, we're zoned for commercial, we have staff onsite 12-hours a day, 7-days a week, and we've never had a complaint with the town - in a year we have 85 reviews on airBnB with a 5-star rating, every single guest asks where to eat, visit, and contributes significantly to the local economy. Many locals have used our space for family visiting, while they're moving, we've had visiting trades stay with us due to the lack of vacancy in hotels, Sunshine Coast tourism often uses our space for visiting media and influencers, the list goes on...
- There are other unique AirBnBs like ours that need to be considered when making these broad sweeping changes as we feel like we are being punished for a few bad apples in the airBnB rental pool.

Thank you for your time and I hope you consider some of these items.

Regards,

Martin DesRosiers (Gibsons Resident)
Founder & CEO
Beachcomber Coffee Company Inc.

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

From: Melissa Petts [REDACTED]

Sent: July 14, 2020 9:57 AM

To: Clerk <Clerk@gibsons.ca>

Subject: Short Term Rentals

Hello,

Short term rentals should be a must in Gibsons! There are no nice hotels and it welcomes tourists. It is also are great for business on the Sunshine Coast. For the people who own Short terms rentals it could be their own home. With real estate prices rising it helps people be able to afford homes as well. They pay property taxes/taxes which only help the town and is something that shouldn't be controlled.

Thank you and hope this message helps!

Melissa Petts
[REDACTED]

From: Myriad Strategic [REDACTED]
Sent: July 14, 2020 11:53 AM
To: 'mayorandcouncil@gibsons.ca.'
Cc: Clerk <Clerk@gibsons.ca>
Subject: Short term rental Business License Requirements

Dear Mayor and Council,

If you do revert to allowing us to occasionally rent our primary residence a handful of times during the year with us not onsite but in the vicinity also with a direct neighbour monitoring we would like to respond to your requirements for the business license.

We are very strongly opposing the requirement to post a sign exposing our personal information! This makes us feel very unsafe to be exposed like this. Why is this even a necessity? You do not ask for this info to be displayed on other business licenses. This is our home residence we are vehemently opposed to this requirement to violate our personal privacy.

Why the requirement to have short term rental insurance when Airbnb includes this to the host as part of their host arrangement? This seems redundant.

We provide parking for our guests but feel it's unfair to make us sign a license requirement that has fines attached that they must park in our spot when new house building permits do not ask for the same requirement. If so can we report neighbours that use their garages as workshops and take street parking?

Your consideration of these changes to the short term rental license would be kindly appreciated.

Regards,

S. Clarke

July 14, 2020

Re: Zoning Amendment Bylaw No. 1065-47, 2020 - Short Term Rentals

Based on closely following and studying short-term rental policy and trends for the past several years in the Town, on the Coast, and in other BC communities, I will share some insights. I don't have a strong personal interest in this topic except for both maintaining economic development and sustainable housing stock in Gibsons. So I'd like to request that this input not be simplified and politicized as a simple "Yes/No" in support or not. However, I have put a lot of thought to this topic, so hope members of Council may find this submission helpful:

- 1) Tourism & Economy Given the popularity of short-term rentals as tourist accommodation in Gibsons, and the integral component they have assumed in the economy of the past few years, it is important that the Town take an incremental and sophisticated approach such as Powell River and Tofino. Gibsons is in no position to take a sophisticated approach quite yet, because there is not enough data. Having the Housing Needs Assessment will help, as well as more data from Sunshine Coast Tourism (I'm surprised I haven't found an informative submission from SCT among your decision-making materials).

However, you can incrementally set yourself up for a comprehensive approach, and Council should be realistic that this will be necessary should you have any interest in maintaining the current economy, as well as also determining and remediating the impact to long-term rentals. On its own, the proposed amendment will move Gibsons away from this vision, and from the communities that are taking a more considered, analytical approach that considers economic impacts and long-term housing. And once some STR operations are shut down by this amendment, it may be hard to go back.

- 2) Bylaw Enforcement In many communities, this issue has also been an interesting case study regarding how policy and enforcement interact. In SCR D discussions in particular, there seems to be a perception that if you beef up policy and legally codify more bylaws and rules, enforcement capacity will be less of an issue because people will automatically follow the new rules. I can personally relate to feeling this way. However, it's a trap to be very wary of. An issue like this will more bylaw enforcement in the Town no matter what you do; so decisions should not be made under the illusion that by codifying rules, your staff will have less work to do on the ground. It may create more problems than solutions.

Secondly in regard to bylaw enforcement, Council should definitely avoid *focusing* its policy approach on driving out the perceived "party houses," or at least neighbourly complaints. When I was on Council for four years, during the same era of STR popularity that we're currently in, there was a single STR chronically causing neighbourhood complaints and disruption. It was a new phenomenon, so took some time to deal with, but was eventually handled under

current bylaws. The home owner gave up on Gibsons as a place that worked for his business model, and put the home up for sale. All positive outcomes. But there were no other complaints that came to Council's attention during this time, and I've seen no public ones the past two years, either. I do hear present council members share anecdotes at your meetings, but the restrictive approach that you're taking would be much better supported by empirical data such as bylaw infractions collected over at least a year's time.

Otherwise, it is highly problematic to focus a policy approach on policing problematic STRs, if the reality turns out to be that there aren't many. The most effective approach is to simply require a business licence (as you do currently) and revoke that licence if there are too many infractions. The other layers that are added in your amendment, including requiring the owner on-site, could have complex side-effects, including to your own bylaw enforcement workload. Some of these requirements in the amendment make more sense to be implemented incrementally and carefully, based on data collection once STRs are fully integrated and regulated, rather than drastically taken as the first step.

- 3) Long-term Rentals The engagement report submitted to Council did not accept one of the guiding principles you understandably assigned to the work that "Retaining long-term rental supply" should be an objective in the Town. From studies in other communities, to national studies undertaken by institutions such as McGill University, to anecdotal information here in Gibsons, there is no question that the popularity of short-term rentals has an impact on long-term supply. In fact, it is undoubtedly a major reason that Gibsons' official population has not been increasing in recent years at the same rate that people commonly assume that it is.

It seems that some operators fear that this fact leads to an inevitability that short term rentals will be prohibited across the board. In practice, though, the opposite is true. Communities such as Tofino and Powell River that acknowledge an impact to long-term supply are also realistic about the important role of STRs to their economies. Again, the proposed Zoning Bylaw amendment is not moving in this balanced and data-driven direction, yet.

- 4) Regional Approach Although there could be advantages to having consistent approaches to STRs Coast-wide, particularly in the entire Sunshine Coast Tourism region including Powell River, it looks very unlikely. The SCRDC approach and City of Powell River approach and District of Sechelt approach are like apples and oranges. Particularly as a municipality, the Town should be taking a more sophisticated, balanced and progressive approach like Powell River's. But the extremely restrictive approach that the SCRDC is taking (perhaps the most restrictive in the province among tourism economies) will have an undeniable impact on Gibsons. The SCRDC is not only requiring the owner to live on-site, but is also limiting STRs to 2 bedrooms and 4 people. This change will have a significant impact on Town businesses, particularly for STRs in Areas E and F.

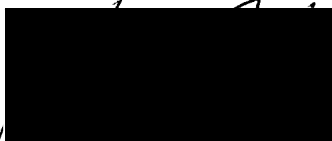
But moreover, the Town should reconsider taking a restrictive approach here, too, for now, to still provide visitors with options in the context of the SCR and to maintain the Sunshine Coast's general "visitor-friendly" reputation.

It's a very delicate situation, including considering the impact to long-term supply, which is not contemplated in the proposed approach. (Again, Tofino and Powell River provide relevant leadership in this area.) Moving ahead with regulation generally, including a special business licence class, is long overdue. But furthermore, your Council motion that "un-hosted short-term rental accommodation regulations and licensing be deferred until after completion of the Sunshine Coast Housing Needs Assessment," is also wise, and there needs to be clarification around how un-hosted accommodations will be handled in the meantime.

Surely in pursuit of this Council direction on waiting for the Needs Assessment, the expectation cannot be once your bylaw amendment is passed, these operations need to shut down, cancel all reservations, and indefinitely await Council direction? This will result in economic uncertainty and hardship for some owners, in an already-difficult time. I for one would be happy if we could be sure all these units would be immediately transferred over to long-term supply, but given current residential tenancy laws, it is more likely that many of the units would remain empty, and tourists turned away, while Council is under immense pressure to make your next decision.

Therefore it appears that the most sensible, thoughtful and sustainable approach to this Bylaw Amendment would be to defer the "on-site" requirement (8.7 (1)) for now, rely on the other changes such as increased fines for enforcement of any problematic operations, and put off "step two" until more data is collected.

Yours truly,

A black rectangular redaction box covers the signature area. A small handwritten mark is visible to the left of the box.

Silas White

From: Katie Grill-Donovan [REDACTED]
Sent: July 13, 2020 11:04 AM
To: Clerk <Clerk@gibsons.ca>
Subject: In Support of STRs in the SCRD

Good Morning,

I am writing this as a concerned long term resident of the Sunshine Coast, in full support of Air BnB, and Short Term (less than 30 days) rentals. As a long term renter myself, I know how limiting the rental market is here on the coast, and I do not take that situation lightly. What is frightening to me, is that the SCRD is passing on the burden of affordable, long term housing, onto land and property owners. It should **not** be the responsibility of the citizens to provide this, this is a responsibility of the municipality, the SCRD, and the province at large. **To pass those burdens on to the average home or land owner is laughable, and cruel.**

I urge the SCRD to revisit:

The ability to rent on the Sunshine Coast for less than 30 days.

The ability to rent homes that may not be occupied by an owner, or on the same property as the owner.

Why is this so important?

Our limited local hotels don't have the flexibility to cater to groups who visit our region. STRs offer the flexibility that hotels simply can't. Visitors often require the amenities to make home-cooked meals, host holidays, or stay all together in one place. I also know that for many young families who struggle to make large mortgage payments in our part of Canada, having the option to rent out your home as an STR is the only way many people can make home ownership a reality. We often have people come to visit us, and there are no hotels, or motels available to rent, as they are almost always booked out many months in advance by gov't crews, or work crews of the like. Many friends, family members and community members rely on tourism as one of the biggest injections of money into our local economy, helping hundreds, if not thousands, of people stay afloat and able to pay their bills.

I would like to tell the SCRD that I want to reserve this right, along with countless others. Limiting our rights to keep STRs on the Sunshine Coast would cost THOUSANDS of people their jobs.

I am not saying that STRs don't need to be taxed or regulated. I agree that there should be some regulation, with proper taxes, permitting, and rules set in place for rentals that make the District money.

I urge the SCRD to keep the TWO (2) items above top-of-mind, and to not restrict Sunshine Coast property owners' rights. This makes the local economy money. And creates jobs. Not only does it create jobs for the hosts, but it also gives work to house cleaners, gardeners, handymen, and local businesses that benefit from tourism like restaurants, breweries, cideries, cafes, mountain bike stores, kayak rentals, and tourism in general. I currently live on a property with two long term rentals, AND a STR. My family has benefited IMMENSELY from this addition of the STR to our property, as it allows for my wife and I to make a little bit of income managing the STR, it allows our friends and family to come and

visit us more regularly, and with three aging parents, I invite them to visit as often as I can. We enjoy living on property that adds to the local economy, and we love being a party of community. The STR on our property employs 4 people on a weekly basis, and those people rely on these hours to make ends meet.

We are long term tenants, who act as the onsite management and guest services to the visitors of our property, and we have felt so proud to be able to connect with locals, and out of towners alike.

I know that the SCRD will be meeting to continue the discussion on how to regulate STRs within the area. It's possible that if these bylaws go forward, we will have a severe lack of suitable accommodations for our local visitors, and they will choose to vacation elsewhere, doling out a massive hit to the livelihood, and financial stability of thousands of locals. The passing of these proposed bylaws means that the SUNshine Coast might see a mass exodus of its young families, and people alike, as they move elsewhere to find an economy and municipality that supports them, and want what is best for them. **What good is affordable housing if you can't find work to pay for your housing? What good is removing short term rentals if you can't find people to live and work here?** You will see the "ghost town" effect in full swing: big, expensive houses that sit empty 6 months of the year, and local businesses with no one to work.

I love this community, I love the Sunshine Coast. I know in my heart that it is one of the top places in the world to visit, and live. But it infuriates me to know that these bylaws are being pushed through by the (many) rich people who are inconvenienced by the STRs, without any regards for those of us without a multi- million dollar home as a nest egg.

The Sunshine Coast needs MORE STRs, and MORE affordable long term housing, but that burden should fall on the backs of the SCRD, and the Province. Don't buck the responsibility onto home owners.

I urge you to consider my small (but mighty) voice and opinion on this matter.

With hope and resistance,

Katie Grill-Donovan

From: jodschick [REDACTED]
Sent: July 14, 2020 11:49 AM
To: Clerk <Clerk@gibsons.ca>
Subject: Public Hearing comment

Hello,

Below are the comment for Sa Boothroyd and Jody Schick who reside at [REDACTED] Gower Point Road, Gibsons.

OCP Amendment for Secondary Suites

We do not support this amendment. Specifically, we are opposed to the “Note 2: For the purpose of calculating density, Secondary Suites and Lock-Off Suites do not count towards units per hectare or units per acre.” Our view is that density calculations should include Secondary and Lock-off suites.

Zoning Bylaw Amendment for Secondary Suites

We support all aspects of this amendment with the exception of limiting the number of secondary suites to one per dwelling, duplex or townhouse. We would rather see the number of units based on total building area, number of bedrooms or lot coverage.

Short Term Rental Bylaw

BYLAW NO. 1065-47

We are opposed to this bylaw and specifically Section 8.7.

Short term rentals (STR) should not be allowed in garden suites, secondary suits or Lock-off units for the following reasons:

1. Reduced rental availability - Gibsons has a severe shortage of rentals. Allowing STR in these unit types will further reduce the rental stock and increase prices. Gibsons is spending considerable funds on increasing the affordable rental stock, including donating \$1.6 million in land and several road ROW in the name of improving rental housing options. This STR bylaw will undo any benefit of this. We are perplexed and troubled by a bylaw that will so severely impact the rental stock. As long as the TOG and its residents are contributing to expansion of affordable housing, no new STR permits for units capable of long term rental should be allowed in any residential zone period. We have a housing shortage and while there may be some question to how much STRs contribute to this (there is mounting evidence that it increases rental costs and lowers availability) there is no questions that it does not help.

2. There has been no comprehensive analysis of the implications of this bylaw on the rental stock. This type of analysis is key to understanding the trade-offs of different bylaw options.
3. The bylaw does not include any mechanism to assess whether neighbours of a STR applicant support this activity even though most non-STR operators who participated in the survey were in favour of more restrictions. A glaring omission in the survey is that it didn't ask whether respondents support STR in general and whether they would support a neighbour having one.
4. Allowing STR in garden suites will commercialize the Garden Suite Zone, counter to its intent when this zone was approved by area residents. Council has to look now further than their own website for a reminder of why this zone was created: "Why Garden Suites? Garden Suites use existing infrastructure, providing a sustainable and economical way to increase and diversify the rental housing stock. They provide housing for a variety of people, including those who would like to downsize, relatives of homeowners, aging parents and renters who would like a detached dwelling rather than a condo or basement suite. Rental income also provides a "mortgage helper" for homeowners." The intent of Garden Suites was and is clearly to increase housing options, no introduce short term tourist accommodations to Gibsons' back yards. We are aware that it is possible to interpret the Garden Suit zoning as allowing STR but only by interpreting "renter" as including STR and by taking the lack of wording that STR's are prohibited as an indication that they are acceptable. However, that is very different than following the intent or spirit of the bylaw.
5. The argument put forth by STR operators that long term rentals are financially inviable and a hardship is a poor argument for allowing STR. Given the low vacancy rate for rentals, it is very much in their ability to screen for renters that meet their criteria. It isn't surprising that STR operators resist limits that threaten their decision to chose STR or long term rental given the increased revenue and fewer challenges. Giving them this option to opt out of long term rentals is at the cost of neighbourhood cohesion, availability and cost of rentals and in the end the cost to Gibsons taxpayers in direct and indirect costs to increase affordable housing.
6. We doubt that our bylaw staff have the capacity to adequately enforce any of the bylaws related to STR. The complaint driven process pits neighbours against each other by requiring residents to notify the town of most infractions. And, considering that most noise complaints occur after working hours, there is unlikely that the bylaw officer will rectify a situation while it is happening.
7. The financial benefit to the TOG may be minimal or even negative. The staff report give no indication whether the \$200 business licence will bring a meaningful benefit to the TOG once administrative costs and bylaw enforcement costs have are considered.
8. The present bylaw will provide no incentive for hotel and motels to invest in their operations if the market has been diluted by the abundance of STR.

Sincerely,

Sa Boothroyd and Jody Schick
█ Gower Point rd.
Gibsons, BC

Further information on the impact of STR.

Economic Policy Institute

<https://www.epi.org/publication/the-economic-costs-and-benefits-of-airbnb-no-reason-for-local-policymakers-to-let-airbnb-bypass-tax-or-regulatory-obligations/>

Harvard Business Review

<https://hbr.org/2019/04/research-when-airbnb-listings-in-a-city-increase-so-do-rent-prices>

Forthcoming in the *Canadian Journal of Urban Research*

<https://upgo.lab.mcgill.ca/publication/short-term-rentals-in-canada/short-term-rentals-in-canada.pdf>