Short Term Rentals Working Group
Meeting Minutes

Date: November 30, 2020
Location: Webex Teleconference
Attendance: Rafe Sacks, Aihua Ji, Rob Ferguson, Eldon Wong, Noam Dolgin, Kenny Hammond, Hanna Wolff, Patrick Audley, Mo Vaziri, Karen Dar Woon, Rob Takeuchi, Rebecca Apostl, Kelly Riopelle, Claire Thompson, Matthew Yong, Koji Miyaji, Matt Campbell, Maria Stanborough
Regrets: Ulrike Rodrigues

Meeting started at 6:30 pm

Introductions
- Land Acknowledgement
- Introduction by Facilitators and City staff

Review Agenda & Structure of meetings (Maria)

Overview
- Review the selection process and expectations of behavior (Maria)
  - 83 applications and 14 successful applicants
  - 7 STR license holders and 7 non-license holders
  - Considered age, gender and neighbourhood diversity with selection process
  - Successful applicants showed a willingness for dialogue, while recognizing personal interests
- Focus on respectful dialogue, and recognizing privacy of other members
- Intention of the working group to provide insight and ideas, members to share their unique experiences (Koji)
- Review Terms of Reference (Koji)
- Confirm future meeting dates (Maria)

Introductions of working group participants
- Motivations, goals, interests
- Highlighted comments:
  - Positive experiences as STR and LTR operator
  - Interest in fostering STR program while maintaining secure LTR rental opportunities
  - Misled by realtors about “mortgage helper” secondary suites
  - STR enables housing affordability for owners
  - Strata bylaws vary
  - Municipal STR bylaws privilege single family homes over multi-story residences in how policy is designed (i.e. issues of safety, access)
  - STRs create security concerns

- Insufficient enforcement of intentional STR program non-compliance
- Critics feel unheard
- More data!
- Better understanding the pros and cons of STR and impact on LTR
- Experience with renters illegally running STR
- COVID-19 impacts on STR and LTR market
- Solutions without penalizing good actors
- Experience being renovicted only to find the property on Airbnb
- STR housing can provide stepping stone to LTR

Staff Presentation

- Evolution of regulation
  - Only became legal in 2018
- Regulations 101
  - Where are they allowed
  - Who is allowed to operate
  - How to legally operate
  - How are regulations enforced
- Vancouver compared to other cities
  - Relatively balanced policy; only municipality in Lower Mainland with permissive policy

Questions from participants

- Why aren't there day limits on principle residence?
  - Variations in how people have STR in principal residence, i.e. someone may STR a bedroom all year long which is compliant
- Why doesn't STR policy match tax law?
  - Different jurisdiction
- How does STR program relate to strata insurance?
  - Outside of municipal authority, is a provincial legislation. Insurance companies can require extra insurance for STR properties, as can Strata Corporations
- Do non-Airbnb companies have an MOU agreement with the City of Vancouver?
  - No
- Why is STR limited to 30 days?
  - To differentiate from LTR
  - Airbnb can offer stays of longer than 30 days; does not regulate maximum length of stay
  - Strata can regulate length of rental of units in a strata complex (i.e. less than 30 days, 30 day, 3 months, etc.)

- Wrap up
  - Summary of learning
  - Next steps and meeting date

- Closing Round - one word from participants
  - Curious, interesting, eye-opening, intrigued, open, cautious, engaged, excited, concerned, engaged, optimistic, interested, hopeful

Meeting ended at 8:10pm; next meeting February 1, 2021

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