

ADDENDUM
PETITION REJECTING SHORT-TERM AIRBNB & ALL DIGITAL PLATFORM
LANDLORDS FROM HOTEL BOOKINGS (RENTING) THEIR UNITS IN
EMERALD STONE CONDOMINIUM
(CORPORATION NUMBER 0412542)

We, the undersigned Owners (23) and Renters (4) at Emerald Stone Condominium, are opposed to Owners or Landlords of this Residential Complex in a City Zoned CC-COR (Centre City Commercial) district "renting" any Residential Units (total 160) for Short-Term Hotel day to day accommodations (under 6 months) including **Airbnb and all similar Digital Platform Networks**, Canadian or International.

We consider these types of transient tourist/vacationer bookings/stays as a **RISK to our Corporation (Bylaws from 2004)** and a **determent to community cohesion, safety and neighbourhood building** in the Beltline and the **devaluation of our property in this "Uptown District"** of Calgary, Alberta, Canada.

NOTE:

- Older (1980's to 2015) Hi-Rise Condominium Complexes in the Downtown and Uptown CC-COR districts **do not necessarily have Corporation Bylaws with concise and specific language** that reflect the **New Business** and International reality of the Digital Platform Businesses that book Hotel stays for tourists /vacationers through a "Host" and "Super-Host" covert digital system.
- Older (1980's to 2015) Hi-Rise Condominium Complexes in the Downtown and Uptown CC-COR districts **do not necessarily have Building Insurance that covers Hotel Accommodation bookings and stays**. This protection would be an extra expense for Owners and a probable increase in Condo Fees.

There appears to be a lack of concern, consideration and interest from The City of Calgary with our concerns and that **AIRBNB is being treated preferentially to all other Residents and Businesses in Calgary. WHY IS THAT?** Many Calgarians have invested their hard-earned dollars to live in the Downtown/Uptown "CORE" of Calgary along with many other Permanent Residents in Hi-Rises, and other types of housing, in hopes of building a stronger more vibrant, safe and neighbourly community.

To this date, Saturday the 7th of September 2019 I have **not had a single response** by email, letter or phone call from any of the City of Calgary Councillors or Mayor, who were addressed in my original letter **dated June 5, 2019**. I also have not heard from the Emerald Stone Board of Directors or our Property Management Company Montgomery Ross & Associates/Associa. I find this disappointing and unfortunate. It appears to me now that City Hall is most interested in satisfying **Airbnb Digital Platform Hotel Businesses, their Hosts and Super-Hosts**.

To clarify, we are not rejecting traditional lodgings and accommodations such as Bed and Breakfast (B&B) and Inns as these types of Lodging Businesses are highly regulated and taxed. **Collecting TAXES on all Lodging Hotel Businesses and AIRBNB Digital Platform Businesses should be Equal and Fair with the same Rules and Regulations for all.**

The City of Calgary and the Province of Alberta are losing TAX DOLLARS by not addressing the Business Inequities surrounding AIRBNB and their Hosts and similar DIGITAL PLATFORMS. Through existing Business Laws, Regulations and Taxes, not more **bureaucratic overload** with no follow-through and now "Tiered Licencing", **this Council can achieve Business Equity** by being proactive. The **New Business AIRBNB Digital Platforms** are nothing more than **Multi-Owner Hotel Operations masking as Non-Businesses and "getting the free ride"** at all Calgarians, Albertans and Canadians expense.

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- **REGULATE and TAX all Digital Platform Hotel Businesses such as Airbnb through Registration and appropriate Fees and Taxes at all levels of government.** Including perhaps City Permits? **BUSINESS EQUITY IS A MUST!**
- **Why has Airbnb and other Digital Platforms, along with their Hosts been allowed to operate Illegally and Unregulated in Calgary?** i.e.: Unit 2004 Emerald Stone since 2017 – Unlicensed while operating tourist Airbnb Business “Hotel” in a residential property.
- **AIRBNB had 342 listings in Calgary’s Beltline alone as of the beginning of this year.**
- **BUSINESS LICENCE Language and Wording must be Accurate and Precise and Strong.** **Licensing** is useless with no follow-through and now “Tiered Licensing” continues to **ONLY address the HOSTS and not the DIGITAL PLATFORM HOTEL BUSINESSES such as Airbnb.** **More government bureaucracy and more expense! This Tiered-Licensing should be an AIRBNB et al EXPENSE!**
- **SECURITY, COMMUNITY NUISANCE / NOISE STRESS and TRANSIENT TRAFFIC** has a negative impact on Permanent Residents quality of life. The “local’s” life will not improve by Licensing or Tiered Licensing the Hosts of **Airbnb** only. **DIGITAL PLATFORMS MUST BE REGULATED as all Businesses are because AIRBNB is a Multi-Owner Hotel Business.**
- **HEALTH and SAFETY** is of highest priority. **Emerald Stone and other Hi-Rises are Residential Building Communities NOT HOTELS** for transient Hotel Guests, Tourists or Vacationers via **AIRBNB Digital Platforms et al.**
- **INVESTMENT** – Residential HOME Property **NOT HOTEL Property.**
- **PROPERTY DEVALUATION** due to **HOTEL COMMERCIALIZATION OF RESIDENT HOMES** in a competitive and growing Hi-Rise Condominium market. A concern for all Residential Investors. **Will City Hall now levy much higher Hotel Property Taxes on Condominium Corporations who house Airbnb et al Units within their complexes?**
- **AIRBNB IS A 31 BILLION DOLLAR CORPORATION (2017)** from San Francisco, California. **WHY IS Brian Chesky, CEO et al “Getting A Free Ride” From All Levels of Our Government?** Airbnb is a **Multi-Owner Hotel Business getting away with being a Non-Business.**
- **PROPERTY TAXES** for all Calgary Homeowners keep rising exponentially. The **Loss of Revenue** for all levels of government by **Not REGULATING BILLION DOLLAR DIGITAL PLATFORMS such as AIRBNB, who are “not currently subject to standard Business Laws and Regulations such as Health and Safety, Insurance and Taxation”**, is a travesty of justice and government incompetence.
- **Digital Platforms are getting bigger not necessarily getting better** – December 2017 **Airbnb had more than 4 million listings worldwide.** Many are operating illegally in major cities ignoring local laws, bylaws, business standards and sub-letting illegally.
- **SHOULD SERVICES LIKE AIRBNB et al BE ALLOWED TO CONTINUE TO BE UNREGULATED? ABSOLUTELY NOT.** **Regulating only the HOSTS through Tiered Licensing is not the final solution.** Making a quick buck, exploiting the system and ruining the entire “experience of travel and tourism” for all is unfortunate. **Governments must Regulate and Tax AIRBNB and similar Digital Platform Businesses for what they are, “MULTI-OWNER HOTEL BUSINESS OPERATIONS.”**

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