

Gibb, Linda A.

From: Neil Wagner <neil.wagner@shaw.ca>
Sent: Wednesday, September 11, 2019 12:04 PM
To: Public Submissions
Subject: [EXT] Fwd: SHORT TERM RENTAL REGULATION IDEAS

To Council,

I wanted to write you for the proposed regulations on Airbnb. Although the regulations are overall very good, I think that there can be some changes, such as:

1) REGULATION ON 2 PERSONS PER ROOM - This overall is a good idea but I think this should be tweaked a little -- A living room should be considered a room. I recently stayed in a hotel room that would be considered a studio apartment that was about 250 sqft. This had 2 beds and could sleep 4 people. Now from the looks of the regulations a 1bdm could sleep only 2 people.

A better approach would be to have the following:

- STUDIO - 2 PEOPLE,
- 1BDRM W/ LIVING ROOM - 4 PEOPLE,
- 2BDRM W/LIVING ROOM - 6 PEOPLE.

This is providing the living room has suitable egress having a window for escape.

2) REGULATION ON A WINDOW PER BEDROOM - There is always exceptions. I have a loft apartment with no technical window attached to the master bedroom. It is in a condominium building that is clearly up to fire code. Please have this regulation allowed to be waived with a fire inspection. This criteria for for the fire inspector would be 'Is there suitable egress for the entire unit?'.

FYI -- My listing with no window in the master --
<https://www.airbnb.ca/rooms/26258275>(<https://www.airbnb.ca/rooms/26258275>)

3) Emergency Contact Numbers - it would be great if the city of Calgary published a template for everyone to follow.

4) No overlapping bookings -- I don't know why the city needs to regulate this when Airbnb already regulates this.

5) Criteria for license - Please ensure that the owner of the property of the unit doesn't need to take out the business license.

Thanks,

Neil Wagner, Sunalta Calgary

