

SHORT TERM RENTAL SCOPING REPORT

CPS2018-1328 – December 5, 2018

Good Day Madame Chair & Honourable Members of the Standing Policy Committee -Planning and Urban Development

My name is Warren Gaul and I am a resident of West Hillhurst / Briar Hill.

I am an Air BnB Host with a 5 Star Rating. Our Tranquil Inner-City Garden is shared with our guests.

Good Hosts are invisible. Our neighbour's know and approve of our Hosting. Our Guests cause no issues and are respectful of our home and our neighbourhood.

Why do we host? Well the **goal** is to earn enough **extra** money to pay for our land taxes and some up keep on the tranquil garden. The **purpose** is to meet fellow travelers and share **my city** with them in a more personal way than through the lens of the travel brochure. We **listen** and aid these self-guided travelers to see the city and area on their own terms & agenda.

Who are our guests? We host **travelers** from abroad; families visiting families; We host for activities, conferences, parents relating to activities around the U of C. We host for **local** hockey tournaments at the West Hillhurst rink.

We support and champion local business. There are times the city swells with tourists (**outside of Stampede**) and they need to be treated *well* so that their stay here is memorable.

Air BnB's on line support tools guide you through the process of setting up your hosting site and Operating Manual; Exiting Plans; emergency lighting; multiple egress points, detectors **But beyond** all of that support, as a **Hosting Community** we work together on common issues and guest management, learning from more experienced hosts, sharing marketing ideas. Trading professional experiences including proper building permits for any renovation work would be on the top of the list. As a Host **insurance** issues need to be covered off.

We have stayed in Air BnBs all over the world as our own travel style is self-directed and close to the ground.

How did we get a 5 Star rating? Our guest rate us on a number of strict points. We also rate our guests in the same way. Comments are hidden and exchanged at the same time. If our guest has not lived up to the expected code of conduct, we can let other hosts know. **Do not break the code!** For hosts and for guests... an honour system

The 'Unregistered Guest' is an issue. They are a problem: in all rental types; Hotels; motels; in rental buildings and in condos. They are not something brand new with short term rentals and we have Laws and Bylaws in place with a CPS back up to help hosts and Landlord manage situations.

As a member of Bild - I am well familiar with the Land Use Rules, By-laws, Land Use definitions and we are not a Bed & Breakfast nor are we a Lodging House ... **we are less than all of those uses.** The staff's compressive report speaks well to what defines a Short-Term Rental. I personally feel we need to keep these items clean and simple.

Is our Air BnB a legitimate business? – **Yes.** Do I pay Taxes? – **Yes.** Will excessive regulation, rules, permits strangle a good service? **Yes.** Do I prepare meals in my home Kitchen for guests? **No.**

I really **do** question the **need** and expense for a broad-based public engagement as mentioned.

Am I a tourist operator? – **Not in a traditional sense.** Do we seek to compete with the Hotel experience ...? **No,** only to complement those other uses and **add to the depth of the Calgary experience.** Would I agree to Air BnB collecting and chipping into the city's Destination Marketing Fee? – **Yes.** Do we wish to help grow the Calgary tourism market? – **Yes.**

We would be happy to share with the city **our** hosting best practices to work toward a better hosting community.

The best practice guide is a great idea.

The suggestion of a Tiered Tourist Accommodation Registry is also an interesting pathway.

This is good compressive report from the city staff – A job well done. Thank You

December 4, 2018

Dear Calgary City Council:

My husband and I have been Airbnb hosts since May 2015. Our guests stay in a private/separate one bedroom suite on the main floor of our 100-year-old Sunalta home. We live on the second floor.

We got into home sharing as an alternative to renting – for a more predictable, steady income and the flexibility it provides. Being an Airbnb guest in many cities around the world has enhanced my travelling experience. Cleaning and setting up the suite is a part-time job for my visual artist husband.

We've hosted hundreds of guests from our province, Canada and the world. People come for vacation, work, to visit relatives, go to appointments. Many stop over on their way to or from Banff. We've hosted families, couples and friends. They seem to enjoy having a kitchen and living room when they're on the road. We find most to be lovely and interesting.

We've developed a comprehensive guide for guests about local restaurants, shops, attractions and festivals -- local bike paths, parks, yoga studios, live music venues, theatre, museums, brew pubs and game cafés. We encourage them to take in all the awesome things Calgary has to offer and support local businesses, including transportation services. Our aim is to give them a really positive introduction to Calgary and experience here.

We hired local tradespeople to renovate the suite. We continue to hire them whenever the suite needs attention or repairs.

I really enjoy being an Airbnb host and believe having visitors stay in Calgary communities gives them a personal and positive experience of our wonderful, interesting city. It's ideal for cities to offer a diversity of accommodation options.

I hope Council establishes fair, easy-to-follow rules that do not create more red tape for hosts in Calgary.

Sincerely,



Kerry Clarke
1515 12 Ave. SW

