

Hi My name is Deanne Mudd. I am the owner and operator of River Wynde Executive Bed & Breakfast in the Kensington area. I am basing the following information as 1 of 4 other Bed & Breakfast that have been running in Calgary for 20 plus years...I feel that in this room I could be considered a professional in the residential Short Term Accommodation field.

You could call a Bed & Breakfast the original Short Term Rental! If you take away all of the regulations that we adhere to and add in a breakfast we look much like an owner/occupied Air BnB.

At the beginning when these STR's started popping up I have to admit I was quite bitter. Here is a new kind of accommodation rental platform you can type a few key strokes add in a few photos press enter and voila insta Bed & Breakfast. No regulations, no safety inspections, in fact no rules what so ever. We as Bed & Breakfasts have to;

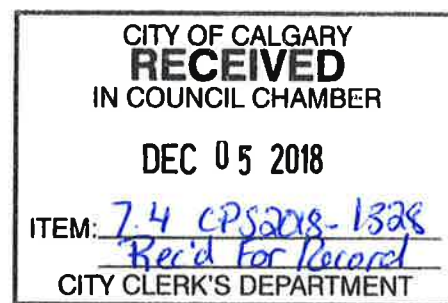
pass a health and safety inspection

get a development permit

have a business license

have 1 off street parking spot for every bedroom plus one for ourselves

and pay tourism levy taxes.



How could I possibly compete...prices are much lower as the costs are significantly reduced, the man hours are 90% less as there are no expectations or even 1 on 1 human contact in a lot of cases.

Then I thought...wow this is an opportunity for me....I could possibly create myself a life outside of work...I could get days off...hmmm opportunity knock, I guess I could answer? So I listed my home and almost immediately received some bookings....then planned a few mini vacations of my own throughout the summer.

What I didn't consider was the impact this was to have. I honestly thought it was going to be much the same as what I am used to, with 20 years in the industry all of my clientele have been respectful using my home as a base for their vacation or work trip. And truthfully that is what happened for the first few...then I got a 4 day bachelor party, obviously if I would have known... I wouldn't have taken the rental but who is ever going to admit that they are going to use your home for a 4 day bachelor party? Don't get me wrong I didn't have one of those nightmare stories that you hear on the news...I really liked these boys when I met them and they were quite good, only a few broken items. But what I didn't expect was the impact it had on my neighbors for those long 4 days. I have since **because of this incident** decided that having a home

unoccupied is a really bad idea in a neighborhood setting. Being a good neighbor is high on my priority list and I wouldn't feel right about breaking the trust of my community.

Besides enforcing safety and inspections...which obviously needs to happen, I truly think that allowing STR's to run without an owner present will only lead to problems. I want to qualify what I mean by owner occupied...I do not mean that they all must look like my Bed & Breakfast...they can take on many forms...

lane way house

basement suite

attic apartments

TiPi in the back garden

private or shared room within the main home ect.

I just think enforcing that the owner reside within the parcel of their property is the key to success.

STR's started out as shared accommodations but it has since morphed into a business going from an opportunity to offset the price of a mortgage and living costs to a way for those that can afford several homes or condos to cash in. The last thing I want on **my block** is a bunch of vacant homes partially rented in only June July and August.

When Calgary finally digs itself out of this economic crisis there will be little affordable housing left and we will be faced with many working homeless yet again!

Make STR's owner occupied and you will find support and community involvement. You will find pride in ownership, beautifully maintained properties, property values will increase, and communities will come closer together. For the safety of our travelers, the comfort of our neighborhoods and the reputation of our city please consider the regulations ~~and~~ carefully.

It is amazing what can happen when things are done right!

If it were up to me to come up with a working bi-law for STR's I would model it on the existing Bed & Breakfast bylaw. It needs to include;

- Business license
- Health inspection
- if serving food a safe food handling permit
- Owner occupied within the owned parcel of land not just above ground residence
- 1 off street parking space. I have tracked the amount of parking that is required for my BnB over the 20 years and it comes to an only 30% demand.

And lastly

-delete the Development permit, there are too many NIMBY's and it would clog the system.

After reading your recent scoping report it seems that most STR's should have no problem at all fitting in to these regulations if they pass their safety.

Thank you

