

From: [Elizabeth McCann](#)
To: [City Council](#)
Subject: Form submission from: Write a Letter to Council
Date: Tuesday, January 28, 2020 12:43:37 AM

Submitted on Tuesday, January 28, 2020 - 00:43

Submitted by anonymous user: 174.2.174.222

Submitted values are:

Date Tuesday, January 28, 2020

To His Worship the Mayor and Members of City Council

First Name Elizabeth

Last Name McCann

Email [REDACTED]

Address [REDACTED] 5th Ave. North

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject Short term rentals

Meeting (if known) Municipal Planning Commission

Comments

Municipal Planning Commission

To whom it may concern,

This letter is a request that you PROHIBIT short term rentals in single family unit-residential condominiums in Saskatoon.

The Park Avenue condominium Association at [REDACTED] 5th Ave. North in Saskatoon (where I live) is zoned Residential/Multi family. (RM5: high density multi unit dwelling district) We have 80 single family units in our building.

The proposed Regulations for Short Term Accommodations suggest that "...no more than 40% of the units in a multiple-unit dwelling or town house be permitted to operate as a short-term rental property. This would apply to both apartments and condominiums." In the Park Avenue building that would mean 32 units could operate as short term rental properties and that the remaining 48 units would be for long term residents. This will certainly NOT ensure that "multiple unit dwellings primarily serve to provide residential occupancy and not temporary accommodations." It will definitely NOT ..."prevent multiple-unit dwellings from being converted to ghost hotels." In fact having 32 short term rental units and only 48 units with

long term residents will destroy our condominium community and have a massive impact on the lives of long term residents. Rental of a unit on a per night basis, which provides check in and check out times, cancellation policies and amenities such as housekeeping, wi fi, etc. is more like a hotel business than a home for residential occupants.

Further, proposed amendments to bylaw No. 8770, state that ...”up tp 6 guests are permitted in each unit of amultiple-unit dwelling...”. Most of our 80 units are occupied by one or two people, but 6 short term rental guests are allowed in each unit!!! The implications are obvious and very concerning.

Short term renters at Park Ave. are not just renting out their personal space, they are also renting out the common areas in our condominium. Residents now have to share the pool, hot tub, sauna, and games room with a long string of strangers. There is increased maintenance and cleaning requirements for common areas because of increased usage. Other condo residents are paying businesses expenses for the Airbnbs.

Common areas lose their exclusivity for owners and creates a diminished sense of community in the condo building. Our safety and security may be compromised as strangers roam the building. Noise, parking congestion, and bed bugs are other concerns.

Imagine that we just bought the house next door to you, opened an air bnb, and told our renters that they should feel free to go next door and use your barbeque, swimming pool, and hot tub. Would you mind having a steady stream of strangers using the amenities in your backyard? Would it be ok if we gave them a key to your house so they could shoot some pool in your rec room? Would you feel safe? Would you mind covering the increase in costs for utilities, cleaning, and maintenance in order to subsidize our business?

We feel conducting a hotel like business in single family unit-residential condominiums is not appropriate or reasonable. Allowing short term renters to use common areas impacts negatively on individuals and families (this is our home), and our condominium community.

And now we have reason for further serious concern. Who's behind the smiling faces of some Airbnb hosts? Multimillion-dollar corporations:

<https://www.cbc.ca/news/business/biggest-airbnb-hosts-canada-corporations-1.5116103>

Fake profiles of airbnb hosts actually representing multimillion dollar for profit corporations are among Canada’s most prolific Airbnb hosts. They are taking over a significant portion of short term rentals. "Most of what's happening on Airbnb isn't home-sharing," said McGill University urban planning professor David Wachsmuth....."Instead, it's something much more like commercial short-term rental operations." "I don't think there's any reasonable public policy justification for these to exist at all, let alone to be proliferating.”

Other articles of interest:

<https://business.financialpost.com/legal-post/ontario-court-ruling-says-condo-buildings-can-ban-sharing-services-such-as-airbnb>

https://www.vice.com/en_ca/article/evj37m/toronto-airbnb-rules-will-return-thousands-of-units-to-housing-market

We would like to see the City of Saskatoon zoning laws/by laws amended for condominiums occupied by long term residents. The use of multi family units needs to be limited to residential purposes. These are single family units/homes, not hotels. Please give serious consideration to PROHIBITING short term rentals in single family unit - residential condominiums. Please help us preserve our homes and condominium community.

Sincerely,

E.M. McCann

██████████ 5th Ave. North
Saskatoon, SK

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Attachments