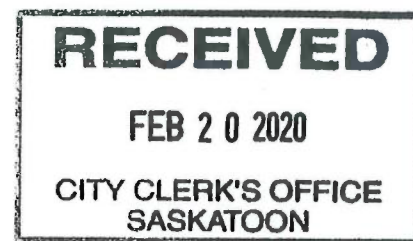


4350-71

From: Sheila Liota [REDACTED] on behalf of Sheila Liota [REDACTED]
Sent: Thursday, February 20, 2020 11:26 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Thursday, February 20, 2020 - 11:25

Submitted by anonymous user: [REDACTED]

Submitted values are:

Date Thursday, February 20, 2020

To His Worship the Mayor and Members of City Council

First Name Sheila

Last Name Liota

Email [REDACTED]

Address [REDACTED] Kingsmere Blvd

City Saskatoon

Province Saskatchewan

Postal Code S7J [REDACTED]

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

Subject Bylaws for temporary rentals

Meeting (if known) Council meeting Feb 24, 2020

Comments

I appreciate the ability to submit my objection to more regulations regarding temporary rentals in Saskatoon. We already have noise and parking regulations that would address the issues of most complains if they were enforced expediently. If there are repeated complaints from a specific address, there must be a way to deal with it, besides making rules for everyone else. Offering alternative accommodations for travelers, or students is needed or we wouldn't even be having this discussion. Don't tax and regulate where there isn't a huge problem. Or at least have the same rules or regulations as other cities like Vancouver or Toronto.

Thank you for your consideration

Sheila Liota

Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/373465>

RECEIVED

SEP 18 2009

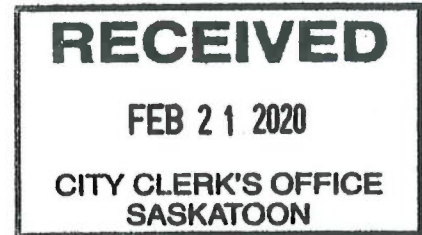
RECEIVED
OFFICE OF THE
ATTORNEY GENERAL

From: Elizabeth McCann [REDACTED] >
Sent: Thursday, February 20, 2020 4:56 PM
To: City Council
Subject: Form submission from: Write a Letter to Council

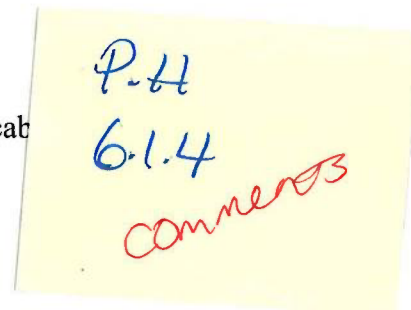
Submitted on Thursday, February 20, 2020 - 16:56

Submitted by anonymous user: [REDACTED]

Submitted values are:



Date Thursday, February 20, 2020
 To His Worship the Mayor and Members of City Council
 First Name Elizabeth
 Last Name McCann
 Email [REDACTED]
 Address apt [REDACTED] 5th Ave. North
 City Saskatoon
 Province Saskatchewan
 Postal Code S7K [REDACTED]
 Name of the organization or agency you are representing (if applicable)
 Subject short term rentals
 Meeting (if known)
 Comments
 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 430 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 to 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.

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.

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.

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

Other articles of interest:

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

Sincerely,

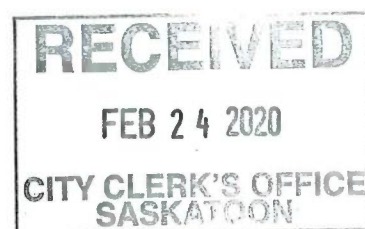
E.M. McCann
[REDACTED] 5th Ave. North
Saskatoon, SK
S7K [REDACTED]

Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/373715>

From: Ruth Engele <[REDACTED]>
Sent: Monday, February 24, 2020 9:28 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Monday, February 24, 2020 - 09:27

Submitted by anonymous user: [REDACTED]

Submitted values are:

Date Monday, February 24, 2020

To His Worship the Mayor and Members of City Council

First Name Ruth

Last Name Engele

Email [REDACTED]

Address [REDACTED] Wellington St

City Saskatoon

Province Saskatchewan

Postal Code S7M [REDACTED]

Name of the organization or agency you are representing (if applicable) Renters of Saskatoon and Area (ROSA)

Subject Short-term accommodation

Meeting (if known) Public Hearing

Comments

Housing is a United Nations human right, not a commodity. Governments are obligated to regulate businesses in the housing market to prevent undermining of necessary access to housing for homes. The City plan to regulate short term rental accommodations does not increase community cohesion, safe and affordable communities, or access to safe and affordable homes for the marginalized tenants with few options, who are now left competing or living in close quarters of 'ghost hotels' with new risky behaviours of frequent strangers. An option between Option 1 and 2 is needed with added tenant protections, including restrictions on conversion of multi-use residential buildings, increased safety, enforcement and compliance protections used in other cities like Montreal, eviction and displacement prevention programs, and protections against inflationary rent increases could more sustainably protect Saskatoon renters need for access to safe, diverse and affordable rental housing.

Relying on Saskatoon's current complaint-driven safety and compliance systems and trust in both strangers and new business compliance, places additional burdens on the already overloaded renter citizens. An absence of information, especially on emerging violence and loss of life issues associated with the business model in larger cities, is a concern when converting Saskatoon's limited supply of housing.

Short-term occupancy restrictions on multi-unit residential buildings should be kept low, to help reduce rent inflation, reduce concentration of ownership and a concentration of guests destabilizing residents' quiet enjoyment of rental units, and to protect a sense of community even in higher density buildings, and reasonably protect the limited rental housing supply.

Each dedicated short-term rental unit uses a previously intended home. It will cost taxpayers more to replace converted rental homes in the future and to resolve costs of displacement and enforcement. The 600+ ghost hotels have likely already contributed to increasing unaffordability for existing tenants or residents, so a 1.5% vacancy rate is no longer appropriate for Saskatoon's growing lack of affordable-for-our-incomes, liveable

rental housing challenges. Saskatoon vacancy rates are still falling, and homelessness continues to be an unfair reality for too many Saskatoon renter citizens. It would be unrealistic along with undermining the right to housing to further permit extensive conversion of essential housing without fairly ensuring and protecting a diversity of adequate housing supply, tenant protection policies, supports and services be in place for Saskatoon's marginalized and vulnerable citizens displaced from gentrifying and unstable communities. CMHC's measure of a healthy market vacancy rate for both owner and tenant of 3% should mark the limit for these new businesses, to avoid further undermining of access to housing, given the much more rapid conversion time to short-term rentals, the rent inflation, unsustainable communities, safety, and vacancy impacts of short term housing in a human rights sector, compared to the impact of conversions to condos. Followup accountability of this business impact on concerns of poverty, homelessness, older adults, physical accessibility, safety and public health, evictions and other housing insecurity concerns are needed to ensure that community homes and barriers to accessing them are prioritized over unsustainable business useage of a limited human rights infrastructure.

Respectfully,
Renters of Saskatoon and Area (ROSA)
Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/374729>