



CITY OF WEST KELOWNA PUBLIC HEARING LATE ITEMS AGENDA

Tuesday, June 8, 2021, 5:00 P.M.

COUNCIL CHAMBERS

2760 CAMERON ROAD, WEST KELOWNA, BC

Pages

2. INTRODUCTION OF LATE ITEMS

***2.1. Letters received from the following:**

2

- Lynne Wright
- Eric Prehofer
- Tyler Perry
- Sandra Davies
- Leigh Anne Nelson
- D. McKay
- Gloria, Valdemar, Daniel Nobre
- Shirley Pacholok
- Dan La Casse
- Lorraine Reid
- Rebeca Beckley
- Keith Reid
- Wynne, Sarah, Sam and Jake Morris-Probert
- Elisabeth Obst
- Patricia Curran

PUBLIC HEARING # 2 SUBMISSIONS

Zoning Amendment Bylaw No. 154.99
(File No. P 20-16 Short Term Rentals)

NO.	Date RECEIVED	TIME RECEIVED	RECEIVED FROM
Submissions included with Public Hearing Report to Council			
1.	May 29, 2021	3:14 PM	Brian Noble
2.	June 3, 2021	11:58 AM	Curt Jansen
3.	June 3, 2021	3:48 PM	Heather Youl
Submissions included with late agenda items to Council			
4.	June 5, 2021	2:27 PM	Lynne Wright
5.	June 6, 2021	11:13 AM	Eric Prehofer
6.	June 6, 2021	11:24 AM	Tyler Perry
7.	June 6, 2021	3:33 PM	Sanda Davies
8.	June 6, 2021	9:44 PM	Leigh Anne Nelson
9.	June 6, 2021	10:07 PM	DMcKay
10	June 7, 2021	7:23 AM	Gloria, Valdemar, Daniel Nobre
11	June 7, 2021	9:27 AM	Shirley Pacholok
12	June 7, 2021	10:23 AM	Dan La Casse
13	June 7, 2021	2:11 PM	Lorraine Reid
14	June 7, 2021	2:19 PM	Rebeca Beckley
15	June 7, 2021	2:28 PM	Keith Reid
16	June 7, 2021	2:30 PM	Wynne, Sara, Sam & Jake Morris - Probert
17	June 7, 2021	2:37 PM	Elisabeth Obst
18	June 7, 2021	2:39 PM	Patricia Curran
After 4 pm Deadline Submissions – Not included in the agenda – Before close of Public Hearing			

I am writing regarding the West Kelowna Short Term Accommodation bylaws being considered.

First, thank you for defining a principal resident as you have and requiring that the operator of an STA be the principal resident.

I like that you are allowing secondary suites and carriage houses to be used for STAs. From my experience, when the principal resident of the house is living on the premises while renting out part of it, the behaviour of the guests is appropriate for a residential neighbourhood.

I am greatly concerned that there is nothing in the proposed zoning bylaw 0154.99 about limiting the number of STAs in a residential area. I don't see anywhere that you are putting any caps or limits on the number of STAs in a neighbourhood, nor the number of nights an STA can be in operation each month. In your WK Community Vision documents you claim you "will create an amazing quality of life for all the people of West Kelowna." For West Kelowna citizens who own homes in a tranquil residential community their lives could be completely ruined by having an STA next door. What are you doing to prevent my entire BLOCK of homes from becoming STAs?! And what if everybody on my block rents out their STA for all of June, July, and August? Would Council members be happy with that scenario on their block? If not, what is being done to prevent that from happening?

YOU NEED TO PUT LIMITS IN PLACE ABOUT THE NUMBER OF STAs ON A BLOCK at this time, not after the initial intake period is over. By then it could be too late.

I like the idea that all STAs must be hosted. I note that Council resolution #C133/21 states, "THAT council direct staff to revise the regulations to require all short term rentals to be hosted." I question, however, if HOSTING and INTERACTING are anywhere near the same thing. Does Council really think that they are? You use the term HOSTING but then define it as INTERACTING. Interacting can be a phone call, a text message, or an email — there is no requirement that the host and the guest even meet each other in person. I can't believe that Council would be happy with this definition of HOSTING, I certainly am not.

Documents from WK Council that I have read lead me to believe that the operator or the local contact of an STA must be available to respond to any problems quickly. Unfortunately I do not see any bylaw or other documents that

back this up. The only thing I could find was Article .5 of Section ## in DRAFT Bylaw No. 0087 on your website that states that the operator or local contact of an STA must be available within a two-hour period when “requested to do so by the Licence Inspector.” Is this the only place that this time period is written into your bylaws? I’m not sure what issues are covered by the Licence Inspector. Is the Licence Inspector also concerned about noise or rude behaviour issues that are disrupting the tranquility of a residential neighbourhood? What if a problem occurs on the weekend or out of business hours?

You need something in your bylaws concerning STAs that the operator or local contact must be available 24/7 to solve nuisance concerns

immediately. With cell phones, there is no reason that the operator or local contact could not respond immediately. **I believe a 15 minute time period would be reasonable.** The operator is operating a business in a residential neighbourhood and must be extremely aware that a neighbourhood is for **neighbours**, not for noise or behaviours that would be inappropriate for a neighbourhood. The operator or local contact should be sure to be within cell phone coverage and be available constantly should any problems arise. If the operator or local contact is willing to run an STA and make money in a residential neighbourhood then s/he must be willing to be available at all times to protect the tranquility of the residential neighbourhood. If noise, obscenities, rude behaviour, or other inappropriate things are going on at an STA, the neighbours should have the right to demand a stop to this immediately.

I don’t see anything in the documents you have made available online for this Council meeting that deal with enforcement of STAs (which was included in previous documents). The timelines that you posted in these previous documents were way too long. A person could run a non-compliant STA all summer and not be stopped. The postal system is good enough that a maximum **ten business day time period** should replace the 30 days listed in the previous documents.

Thank you, Council Members, for considering my concerns as a WK resident who pays a lot of property taxes in a residential neighbourhood that I would like to protect as a tranquil place for my home.

Lynne Wright
1147 Gregory Road
[REDACTED]

Meg Jacks

From: E PREHOFER [REDACTED]
Sent: June 6, 2021 11:13 AM
To: City of West Kelowna Submissions
Subject: Short Term Rental public hearing submission

Follow Up Flag: Follow up
Flag Status: Flagged

To the Mayor and Councillors of the City of West Kelowna,

Thank you for listening to all the input from the original public hearing. It does seem the citizen's concerns have been taken into account. I am excited to see how this bylaw will work in practice and intend to operate a short term rental on my property.

I feel it has requirements in place that will encourage responsible uses by both the operators and the visiting guests that we can now welcome to enjoy many unique settings for their holidays here.

It is certainly good in that there are restrictions and consequences so that issues can be resolved expediently.

I do have one concern about the wording regarding the allowed operator of a short term rental.

The proposed bylaw states only that the operator be a resident of the property. It does not specify that this be an owner of the property. I see a large potential loophole in that a tenant of a property could be considered a resident and therefore be allowed to be an operator. This would certainly worry me if I was a landlord and came to find out that my tenant had been approved by the City of West Kelowna to operate a short term rental.

Is the intent of the bylaw to allow a Tenant to operate a short term Rental?

It seems that there are many controls to ensure that the owner or their representative be available to deal with problems. So the bylaw, to me, seems weak in the matter of who can be an operator.

I thought the intent was the owner must be a part of this process and must be THE primary resident.

If not I feel all the citizens of West Kelowna must be clearly informed that this is possible and be allowed to comment and give their input before bylaw approval proceeds.

I am concerned this would become an issue and feel the Landlord Tenant Act would not assist the Owner of the property to limit this use. With a small change to the bylaw no Landlord would have to go through this and find out "the hard way" that this has come up.

This potentially becomes a big issue for the City also. In a problem situation the City could not really look to the property owner (who has the largest vested interest) for a solution.

Everything else in the bylaw seems to allow a quick and straightforward resolution to any problems that may arise with an unruly or disruptive guest. This is a plus for the City as a whole since it will quickly become clear to those visitors that wish to overdo their holiday that the City of West Kelowna is not a place this can happen.

My suggestion is to simply add the wording that an operator must be THE PRIMARY resident (proof provided by their homeowner grant application?) AND registered OWNER.

Another benefit to this could be that ALL persons registered on title must sign as operator. No one person on title to the property would be entitled to operate without the consent and knowledge of any other owner.

I hope you will take a few moments to consider all implications of whom may be allowed to operate a short term rental.

Thank you,

Eric Prehofer
[REDACTED]

Meg Jacks

From: Tyler Perry [REDACTED]
Sent: June 6, 2021 11:24 AM
To: City of West Kelowna Submissions
Subject: Unaddressed Rental crisis

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Tyler, I am 36 years old, I work as a Carpenter And currently reside in west kelowna.
I am writing today to speak on behalf of the some people affected by the Unaffordable rentals in the area.

As you all well know, we are in a crisis, people are living in hotels and in RVs in parking lots and campgrounds, I myself live in apartment that is in decay an has bugs.

We have 2 fair incomes and we can afford the rent.

The prospect of moving to a single family home or anything better then where we live is pretty well out of reach, the average home in kelowna renting at \$2500-3500\$ per month.

I am not sure how many people can afford that kind of rent, but my guess is not very many, Our most vulnerable people are being forced into RVs and Travel trailers, and worse.
Someone needs to regulate all rentals I took the crisis is fixed.

I personally know of a family of 5 living in 2 bedroom 1 bathroom apartment.
The single mom sleeps on the couch.
I can assure you this single mom works very hard to keep that roof over they're head.

These people who are living in These conditions they clean your homes, teach your kids, build your decks, pick up the trash.

These are the blue collar folks who try there Very best everyday, they are being forced to choose between buying food And over paying rent and bills.

Pretty soon if we continue on this path of short term profit from sort term rentals, we will see the results of these choices Negatively affect the community, even more so then we have now.

Addiction will Continue to rise more, Poverty will get worse, as will crime.

Before we worry we worry about tourism and shot term rentals.
We need to Take care of and help the people in our community, we have lost sight of compassion for our neighbors in the quest for profits.

In my opinion Air bnb needs to be band until we sort the crisis In our community.

Sincerely
Tyler Perry

June 4, 2021 Sandra Davies
1546 Pinot Gris Dr.
West Kelowna, B.C. V4T 2Y7

#7 - June 6, 2021 @ 3:33 PM

This is my submission to The Short Term Rentals as the new revised proposal is scheduled for June 8m 2021

The result of the new proposal regarding Short Term Rentals has our Neighborhoods questioning why Council ignored the by-law in West Kelowna regarding these rentals in the first place.

Now the Short Term Rentals have increased in locations and added more Stakeholders that have purchased homes creating this problem we live in.

Council now, is amending this by-law to accommodate these Stakeholders. "When applying for their business license, the operator of a short term accommodation will be required to confirm that the property is their principal residence" **Definition clearly identifies the intention that all short term accommodations are hosted in order to minimize negative neighborhood impacts.**

NOW THIS HAS CHANGED leaving our neighborhoods with no options for safety if needs arises. We're sure Council agrees, that these Stakeholders do not live in the Okanagan area, and will not be available on a continuous basis as your new amendment states. These homes are for business revenue. Some of the Business Owners own more than 5 homes in the Okanagan; strictly for their business, which seem to be a lucrative industry. Not for the next-door neighbors and neighborhoods that have invested their time and energy to create a peaceful beautiful environment for themselves and friends in our neighborhoods.

The amendment states the operator or local contact will always be reasonably available to address nuisance complaints quickly if requested by the City. (Does this mean that The City who we pay taxes to can be requested to be available for these nuisance complaints?

In the area I live in, Pinot Gris off Vineyard Dr, we listen to construction trucks all day and on the weekend would like some peace and quiet; this is part of the Councils By-laws. Unfortunately, we now listen to Short Term Rental loud music, drunken loud voices, nudity, screaming and firecrackers going off. This will not change because of this amendments being changed, but open the door for more of the same.

The greater tourism industry using in-house representatives to control rowdy crowds in Hotels and Motels have always been able to attend to complaints without disturbing the other tenants. We have tried the Police, but they now have stipulations on calling for assistance if conflicts arises, and you now cannot repeat these domestic complaints without being charged a fee.

Sandra Davies
1546 Pinot Gris Dr.
West Kelowna, B.C. V4T 2Y7

The poor ALTERNATE HOST (*arbitrators*), will have to be trained on such actions also, to not get involved for their safety, as we have experienced the alcohol aggression.

- Who does the Arbitrator contact when he's in danger?, our Police?
- Does the Owner Neighborhoods have updated ALTERNATE HOST (ARBITRATORS) names, phone updates during the seasons?
When these ARBITRATORS are not answering their phones, who now do we contact, the Owners or Police?

The amendment states the operator or local contact will always be reasonably available to address nuisance complaints quickly if requested by the City. (Does this mean that The City who we pay taxes to can be requested to be available for these nuisance complaints?)

- How many homes at one time do the ARBITRATORS work on?
- Do the ARBITRATORS discuss any recommendations to the neighboring Owners homes?
- Who is charged the cost if any
- Is there a record of events during the altercations and is this event sent to Council?
- Owners can be off-site occasionally, the word is occasionally.

The existing owners of these neighborhoods that would be effective, should have full access to addresses, the arbitrators information to call, and given to neighborhood Owners.

Since Our Council feels the Stockholders are more obligated to modify their and our By-laws that we have established throughout these years, we then have been defeated and must now live the way these Stakeholders and Council feels we should.

Meg Jacks

From: Leigh Anne Nelson [REDACTED]
Sent: June 6, 2021 9:44 PM
To: City of West Kelowna Submissions
Subject: File #P20-16

Follow Up Flag: Follow up
Flag Status: Flagged

Att City Clerk file #P20-16

I absolutely totally support the bylaw amendment requiring the operator of short term rental accommodations to be the principal resident of the property.

We presently have a home on our street that has become a late night weekend party house, where the owner is not present.

Leigh Anne Nelson
521 Zdralek Cove
West Kelowna

Sent from my iPhone

Meg Jacks

From: Abbymysti [REDACTED]
Sent: June 6, 2021 10:07 PM
To: City of West Kelowna Submissions
Subject: Fwd: File number (P20-16) short term accommodations

>>

>> I am opposed to short term accommodations in the city of West Kelowna. Unfortunately the use of Air B and B for example has resulted in houses being rented out for large parties, or other functions. For example the police were called out on June 4 and 5 for a house party in our area. This place is listed as an air B&B. This party kept up a whole neighbourhood due to the noise and number of people in the street. There is another short term rental in our area which is used by druggies and has had a number of overdose deaths from that accommodation.

>> There are no controls in place and it is difficult to control who uses these rentals.

>> I have no problem with b and b's as the owner normally resides in the house.

>> As decent hard working citizens we are entitled to the peaceful enjoyment of our property. Short term rentals does not allow for that. They are difficult to enforce.

>> Sincerely

>> DMckay

>> Address is confidential and not to be posted pursuant to privacy act.

>> Thank you
[REDACTED]

>> West Kelowna

>>

>>

>> Sent from my iPad

Meg Jacks

From: Gloria Nobre [REDACTED]
Sent: June 7, 2021 7:23 AM
To: City of West Kelowna Submissions
Subject: Reference: file 20-16 short term rentals

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Council:

Thank you for listening too our concerns and taking them into consideration.

We are grateful that we could continue with our Airbnb.

This means the world for us because we could continue to work from home.

Giving my son the attention and the care he needs, and it relives the stress if I had to work outside my home.

We will make West Kelowna proud. Serving many people around the world and Canada that will travel too this amazing place.

Thank you again,

Gloria, Valdemar, Daniel Nobre

3137 Vector Dr.
West Kelowna
V1Z3B1

Meg Jacks

From: Shirley Pacholok [REDACTED]
Sent: June 7, 2021 9:27 AM
To: City of West Kelowna Submissions
Subject: Attn: City Clerk, File #P20-16 Short Term Rentals

Attn: City Clerk, File #P20-16
Shirley Pacholok
511 Casa Grande Dr, West Kelowna, BC V1Z 3M4

Mayor & Council thank you for considering the community feedback from the previous public hearing on short term rentals. It is evident from the new proposed resolution that you have heard the voice of the people.

I want to have a clear understanding of the zoning bylaw **definition of short term accommodation** which you state as follows:

"SHORT TERM ACCOMMODATION means the use of a principal residence for visitor accommodation where the **operator hosts guests** within a single detached dwelling, secondary suite or carriage house."

Specifically, what do you mean by **"where the operator hosts guests/"** Can you **define "host"**..does this mean that the operator, or operator representative, **is on site during the rental period**? The wording of the resolution is vague on this point and this is the most important part of a successful short term accommodation program for all parties involved, the operator, and the neighborhood.

I am in favor of a short term accommodation bylaw and feel that for it to be set up to **succeed** it needs to be **clear, enforcable**, and fair to all parties in the community, the operator and the neighborhood. The only way for that to happen is to require the **owner/operator be on site during the rental period, especially overnight**, to ensure acceptable noise levels are not exceeded. If the operator is not onsite it leaves the neighborhood at the mercy of the renter and the resolution is calling in the police and that takes them away from other calls, etc. It is a waste of taxpayer dollars sending the police to regulate an issue with a short term rental, the issue would not have happened if the home **owner/representative was onsite**.

I also want to say that you can make all the regulations you want however, if we do not have the proper enforcement in place it will all be for nothing. We need to ensure that the neighbors have a clear, direct, and effective way to report/resolve issues.

My understanding is the only option available to neighbors is to call the police. If I am unfortunate enough to live beside an unattended short term rental that frequently ends up being a weekend party house, my quality of life suffers.

As a landlord, the lease to my tenant commits to quiet enjoyment of premises. As my elected city council are your decisions not bound to make decisions that will protect my quiet enjoyment of a home I pay tax dollars on.

I love living in the Okanagan Valley which is a desirable place to visit, and I support those that want to put in the work and investment into the tourism industry, my ask is that the City look at both sides of the scale, protect the neighborhoods...**ensure the owner/operator is on site during the rental, especially overnight, and ensure the fines are substantial to violators**.

1st offence-minimum \$500
2nd offence-minimum \$1000
3+ offence-minimum \$1500

Be clear from the beginning, we are open to tourism and short term rentals, follow the rules and keep families in neighborhoods, protect their rights too.

If you pass this resolution without requiring the homeowner/operator to be present you are knowingly making a decision that is not in the neighborhoods best interests, you are knowingly wasting taxpayers dollars on extra police calls that would not be necessary, and you are very possibly are creating a situations that could be dangerous due to illicit activity that can happen at out of control parties.

Please show moderation in your decision, balance the scale, represent both the owner/operator and the neighborhood. For those operators that want to be in this business and be good neighbors, your ruling will not affect them as they intend to be good neighbors and will be on site hosts. The only ones it will affect are those operators that do not intend to be on site, those operators who have left their neighborhood at the mercy of the renter, and it is those operators who are going to rock the boat for the good intention operators.

Best regards,
Shirley

June 7, 2021

City of West Kelowna

Attn: City Clerk

Re: File Number (P 20-16)

Zoning Amendment Bylaw No. 0154.99 (PH) Short Term Accommodation

Thank you for the opportunity to voice my position on this matter and present some of my observations and concerns.

First, this bylaw amendment is quite convoluted as I see it trying to address 4 issues: -

- Provision of alternative forms of tourism accommodation (Short Term Rentals)
- Preservation of long-term accommodation and housing affordability
- Compliance requirements (criteria) to enable validity of complaints.
- Bylaw enforcement and cost of resolution

Consider this: -

1- Provision of Short Term

As to the provision of short-term rentals, by definition this is already being provided (read the definition and then Bed and Breakfast (B&B))

- It is suggested in the correspondence that B&B implies a hosted accommodation, that is incorrect, it implies provision of both a bed and a morning meal (a variation of short-term rental)
- In my review of the bylaws and requirements for B&Bs, I saw no requirement of the provision of the meal and therefore it only addresses the accommodation.

SOLUTION

Merely change terminology of 'Bed and Breakfast' to 'Short Term Rentals'

RATIONALE

The requirement criteria have been proven over time, with very few complaints. The provision for short-term rentals already exists within the bylaw.

As to variations, these are provided by the various operators in their various locations in their various properties = that is for the operator to market.

2- Preservation of Long-term Accommodation

It is best done by not permitting short term use within long term alternatives = carriage houses & suites. The permission of crossovers will ultimately cloud the issue and enforcement becomes more difficult.

There is a mention that short term rentals improve the affordability of housing, my position is that it is contrary. Short-term rentals are an active business, if properly conducted, and will only be another cause of increasing the values of homes. While it provides added income to the owners, it also affords them the opportunity to 'bid-up' the purchase price when acquiring. Thus, if you really desired to help in the ongoing cost of the housing while not

interfering in the market price affordability then the potential income would not be permitted to be utilized in the qualification of buyer's income.

3- Compliance Criteria and Enforcement

The criteria, as provided under the regulations pertaining to B&Bs, is proven for the structure facility why alter it. In fact, my review suggest that it is very much just being repeated. Other than as concerns issues as to the 'operator'.

The Issue

With respect to current complaints and issues, I believe that these are primarily with respect to the 'visitors' and not the physical facilities. What I do not see is regulations that will effectively alter this

Solutions

The operator must be onsite for the duration of any accommodations being provided, thus an onsite, inhouse control. This, by default, precludes the rental of the entire house to a single reservation and thus reduces a source of many complaints.

The allowance of differing reservations concurrently in occupancy. This would reduce the potential of 'groups', who know one another, having a party. Complaints may come from internal not external observations.

4- Bylaw enforcement and cost of resolution

Objective criteria versus subjective criteria reduces the amount of variance. Currently, it is very objective, by not being included in any zones short term (by nomenclature) is non-compliant and subject to a penalty.

Question, is the current use not permitted, if yes then a penalty may be impose. What is simpler.

Question, was it noisy. Answer is I didn't think so and it must now be proven to what level.

Resolution

Fines for infractions need be imposed and registered against the property. It may take some time to collect but it will be upon sale if not sooner.

Some of the presentations allude to the fact that imposition of the bylaw amendment will only result in 20% compliance. In my mind this is a failing course of action.

I would suggest that it is not the property that is creating the problem. It is the guests and subsequent control by the operator. A change of focus is required to resolve this.

My position, this amendment and the changes within are a long way from resolving the actual issues but very quickly could resolve many by merely changing 'Bed and Breakfast' to Short Term Rentals'.

In closing, I believe these actions are trying to legitimize what is currently not compliant (and objectively determined) and then enforce under a more diverse and subjective set of criteria. Does that make sense?

Respectfully

Dan La Casse

3979 Angus Drive, West Kelowna

Meg Jacks

From: Lorraine Reid [REDACTED] >
Sent: June 7, 2021 2:11 PM
To: City of West Kelowna Submissions
Subject: Attn: City Clerk, File Number (P 20-16)

Re: Notice of Short Term Accomodations

I do **not** support allowing Short Term Rentals in West Kelowna. But we do support B&B's.

We live in the community of Casa Loma. After 5 parties at our neighbour's house this past week the community around 512 Zdralek Cove did some research and found the new owners have made it into an Airbnb. The first 3 parties during the week kept our quiet neighbourhood awake, but the weekend was when the trouble escalated and the police were called out both Friday and Saturday night, June 4th & 5th. There were hundreds of cars and people roaming the streets, drunk, high and wandering into resident's yards.

We checked the Airbnb website (<https://www.airbnb.ca/rooms/48983097>), with all but 4 weeks booked for the entire summer, which will likely fill up over the next few weeks, we are very concerned about how our summer will unfold.

However, we do support B&B's where the owner or host is present. They have a vested interest in their community and in their home. I have never heard any complaints regarding a B&B down the road from us.

We are long term residents of Casa Loma and hope our council will vote to not allow Airbnb's in West Kelowna.

Sincerely

Lorraine Reid

2565 Campbell Road
West Kelowna BC
[REDACTED]

Meg Jacks

From: [REDACTED]
Sent: June 7, 2021 2:19 PM
To: City of West Kelowna Submissions
Subject: ATTN: City Clerk, File Number (P20-16)

ATTN: City Clerk, File Number (P20-16)
Short Term Accommodation Zoning Bylaw Amendment

Good afternoon,

I am in favour of short term rentals in primary residences, with the May 11, 2021 proposed amendments. We travel and frequently use AirBnb, and would love to have that offering to travellers that come to West Kelowna, however, it has to be in a respectful way to our city and fellow neighbours. At this time we are going through difficulties with a property listed on Airbnb that is disturbing our neighbourhood and see why regulations definitely need to be made, and enforced.

Staying in a self contained suite within a home, carriage home, or renting a whole home or such is a much more economical way for travelling, much more relaxing and comfortable for many people. I realistically think that hotels do not fit the bill, nor does a bedroom with shared areas in a home for many travellers, like a self contained short term rental does. I have used them for work, study and many times over all over in many countries while touring around. It feels so much more comfortable to be in a neighbourhood with real neighbours and a home away from home. I do feel that if a homeowner is on site, or at least is the principal property of the owner, the neighbourhood will have a much better chance of not being disrupted, and the whole short term rental will go smoother for everyone involved.

I thank you for your time, and look forward to seeing how the council moves forward with this.

Cordially,

Rebeca Beckley

414 Casa Rio Drive
West Kelowna, BC
V1Z 3L6

Sent from [Mail](#) for Windows 10



Virus-free. www.avg.com

Meg Jacks

From: KEITH REID [REDACTED]
Sent: June 7, 2021 2:28 PM
To: City of West Kelowna Submissions
Subject: attain: City Clerk, File No. P 20-16

Dear Sir or Madam,

re: Zoning Amendment Bylaw No. 154.99

I wish to register my TOTAL OPPOSITION to the bylaw to allow short term accommodations in my city. With the experience we have had in our community, it has been a *complete disaster* for the residents.

I would not object to Bed & Breakfast operations as they have never been a problem.

Keith Reid
2565 Campbell Road,
West Kelowna, B.C.
[REDACTED]

16. June 7, 2021 @ 2:30



COLLETTE BEGGS | EXECUTIVE ASSISTANT | CITY HALL

CAO, MAYOR AND COUNCIL

2760 Cameron Road, West Kelowna, BC V1Z 2T6

778.797.2210 | www.westkelownacity.ca

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From: Sarah Morris-Probert [REDACTED]
Sent: June 6, 2021 12:07 PM
To: MayorAndCouncil <mayorandcouncil@westkelownacity.ca>
Subject: Airbnb, short term rentals

Good morning,

After 2 nights in a row of massive parties at 512 Zdralek disturbing all the neighbours on Zdralek, Campbell Rd and Casa Rio we would like to register strongly that we are against short term rentals. Apart from these two recent events that there have been four other parties at the same address in the last 2/3 weeks.

On Friday 4th June the RCMP attended the address with at least 3 police vehicles,

flashing lights to break up a large noisy party of noisy drunk/ drugged up youngsters exhibiting no Covid safety or protocol being observed. Convoys of cars had arrived all evening and it took the police some two hours to clear the cul de sac. Unfortunately the displaced party goers then found the driveways in adjoining Campbell road as the place to wait for either their parents, friends or taxis to transport to their next venue. I can assure you they did not wait quietly nor was their language restrained.

My understanding this venue is booked all summer so you may rest assured that I, my neighbors, the police and your bylaw officers will all have a wonderful summer.

Casa Loma is a quiet neighbourhood, no one objects to occasional parties (outside of covid) and people enjoying the summer - this is different this constitutes persistent disruption amounting to serious sleep deprivation. The owners of this unit to our knowledge appear to be encouraging or at least enabling the going ons we are currently experiencing so are not able to claim ignorance

This airbnb property:

https://www.airbnb.ca/rooms/48983097?adults=1&translate_ugc=false&federated_search_id=d84f9916-9c80-441b-be90-16ed2b115705&source_impression_id=p3_1622928409_VxqjsIANb4551jNR&guests=1

Yours Wynne Probert

Sarah Morris- Probert

Sam Morris-Probert

Jake Morris-Probert

Meg Jacks

From: Elisabeth Obst [REDACTED]
Sent: June 7, 2021 2:37 PM
To: City of West Kelowna Submissions
Subject: Air BNB rentals in our community

I would like to register with the CITY OF WEST KELOWNA COUNCIL my opposition to short term rentals where the property owner is not present during the time guests are using their premises.

There is an AIR BNB on Zdrleck court in the CASALOMA area that has caused innumerable nights of grief to the surrounding neighborhood. People came by the bus load over a 100. This party was against COVID protocol. Was anyone fined not just \$ 230.00 but up the fine to \$ 23000.00 per person and the party will stop!

Police had to attend several times to very little or no avail!

I live in this neighborhood for the past 25 years and we had plenty of problems with drug houses, Hells Angels, Independent Soldiers etc. In fact this house was owned by one of them!

So please consider before making a decision to permit such an enterprise in a family oriented neighborhood.

Thanking you for your attention to this matter Elisabeth and Herbert Obst
444 Casa Rio Dr.
West Kelowna
[REDACTED]

Take care,
Elisabeth Obst

Meg Jacks

From: Patricia Curran [REDACTED]
Sent: June 7, 2021 2:39 PM
To: City of West Kelowna Submissions
Subject: Short Term Rental Bylaw Amendment Attn: City Clerk File Number(P 20-16)

Dear Mayor Milsom and Council,

This email is in regards to amending the zoning bylaws to regulate short-term rentals in West Kelowna residential areas.

We live in Casa Loma which is a very desirable summer holiday area. We have had issues with Airbnb operations already near our home. Late night noise, an influx of strangers who basically have had no concern for us neighbours have already been part of our summers. Last year's Covid shut down gave us somewhat of a reprise. We have found that there is no policing by the owners of the Airbnb's. It lands on us neighbours to deal with the 'bad egg' houses. Bylaw and police are not be able to enforce behaviour 24/7.

We are already inundated by speeding tourists from Casa Loma resort every year.

I am worried if this goes through our already troublesome vacation rentals nightmare could get so much worse!

Could there possibly be certain residential areas of West Kelowna exempt from this amendment?

Thank you,

Patricia Curran

2669 Campbell Road
West Kelowna
V1Z1T1