



#1 March 3  
2021  
@ 2:16 PM

**Meg Jacks**

**From:** Lori and Bryan Scheelar [REDACTED]  
**Sent:** March 3, 2021 2:16 PM  
**To:** City of West Kelowna Submissions

We have our Airbnb in our primary residence so that doesn't effect us. Unfortunately our whole neighborhood is against vacation rentals and have put up signs all around the area and have probably instigated this change that you are talking about. I will send an email to the City of West Kelowna to support Airbnb's in this area and to encourage no radical changes that would effect hosts here in West Kelowna.

Sincerely,  
Lori Scheelar

RECEIVED  
MAR 03 2021  
CITY OF WEST KELOWNA  
Development Services

# 2  
March 3,  
2021 @ 3:38 pm

**Meg Jacks**

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**From:** Anup B. [REDACTED]  
**Sent:** March 3, 2021 3:38 PM  
**To:** City of West Kelowna Submissions  
**Subject:** Zoning Amendment Bylaw No. 154.99

Attn: City Clerk, File Number (P 20-16),

I am writing to you today because I cannot attend in person for the hearing,

The following is my objective to the restrictive bylaws being proposed for short term rentals:

1. the property is ours to do with what we feel is most economical to support my retirement income.
- 2, the property i have bought in West Kelowna is a condo for the sole purpose of investment , not to live as residence at this location currently but that may change in the future.
- 3 the assertion that you can only rent short on primary property is absurd at best.
4. If you cannot rent a secondary suite then what or how will west kelowna support tourism , local hotels do not have enough capacity and prices are extremely high.
5. The short term rental industry is the best thing that has come to tourism and it in no way hurts or affects local long term rentals.
5. the units being rented on short term , are very different product than what is rented on long term rental . INvestors and home ownerd simply cannot support the cost of operations on normal rental income; the values are too extreme.
6. The best way to manage is to have a small license fee to operate any form of housing as a short term, be it secondary unit , condo, or home itself, equal use policy is the best way to manage.
7. the current proposal will kill tourism and kill the short term rental and hotel / motel rates and capacity will be prohibitive .
7. you cannot have both contradictory restrictions of a property on short term must be primary and then say no secondary units can be rented on short, how can you achieve ANY short term rental under these restrictive criteria.

I am completely opposed to these Draconian policies brought on which in no way will help control rental capacity, pricing of rental homes, and market related availability of rentals.

This will only occur when the city actually approves more development , more quicly without red tape, anything else is simply diversion to the real issues.

Thanks

Anup Bhulabhai

409 - 3211 Skyview Lane , West Kelowna , BC.

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MAR 03 2021

CITY OF WEST KELOWNA  
Development Services

#3 March 4, 2021  
@ 8:18 AM

**Meg Jacks**

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**From:** SHAWN THOMAS <[REDACTED]>  
**Sent:** March 4, 2021 8:18 AM  
**To:** City of West Kelowna Submissions  
**Subject:** Short term rentals

Thank you for the opportunity

I am not in favour of short term rentals under any conditions

I have been on council and a president of strata councils in a number of buildings

Short term rentals are the number one challenge. Disruption to other residents. Damage. Wear and tear. Insurance claims. Behaviour. All of these are worse and heightened and correlate to short term rentals. The more Airbnb. The more of the above

Short term rentals are not a substitute for rental units or rent prices. And buildings that have Airbnb were never designed or intended for this purpose. They were built as homes. Not hotels. And there is a huge difference.

If as I assume that WK council will approve short term rental bylaws I would at least ask that they only be allowed in residences that are also the principal residence of the owner renting the room.

Thank you for your service to WK - both staff and elected. It is appreciated.

Shawn Thomas  
Whitworth Road. West Kelowna.

Shawn Thomas  
[REDACTED]

Sent from my TELUS iPhone

RECEIVED  
MAR 04 2021  
CITY OF WEST KELOWNA  
Development Services

# 4 March 4, 2021  
@ 11:26 AM

## Meg Jacks

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**From:** bessybunch1 <[REDACTED]>  
**Sent:** March 4, 2021 11:26 AM  
**To:** City of West Kelowna Submissions  
**Subject:** Short Term Housing - Allow it

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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MAR 04 2021  
CITY OF WEST KELOWNA  
Development Services

Hello.

In regards to short term housing, I believe it should be allowed in West Kelowna in homes, and in secondary suites and carriage houses, even trailers on properties.

You want to grow this city? You want families and people that can afford to live here - Homes are NOT affordable for new families. This is a source of income that is necessary to just live here.

Paying off a mortgage to live in this city is hard enough. The thought that you can have a small amount of additional income to cover say, property tax fees, utilities, fixed costs or just groceries is how many families can even exist here - It is necessary.

And if the owner is living on the property at the same time, they are watching over the AirBnB so it is a win win. This isn't a bonus for people, it's a method of survival.

AirBnB's are a great solution when we get back to youth sports - Staying in hotels is hard and expensive with a group of people. Having a couple parents rent a home for 6 youth that they can cook decent healthy meals in for their athletes and have a living room and space to rest in is also a great reason to allow AirBnB in homes - and these people most likely buy gas in the city, go bowling, buy food - they bring value to West Kelowna as well - Don't shut this option down. Don't limit numbers or rooms, as this cancels this wonderful opportunity. Just because there is a group renting does not mean they will be terrible.

A 3 strike rule against party homes is a good solution to those homes that create problems, but most are not problematic.

I would bet that those who complain have comfortably owned their home when it was affordable to do so, and have little concept of what it takes to live here now.

People will not turn short term rentals into long term rentals -

A) A 1bdm basement suite in Rose Valley is going for \$1700/mo. That is high and not affordable.

B) Bussing is ridiculous around West Kelowna neighborhoods, so thinking you will have people long term renting without cars is not going to happen. Extra Cars for a few weeks in the summer with AirBnB is a minor issue.

C) Long term rentals are problematic also - it is not worth the hassle that comes with the rights of renters and the loss of rights to the property owner.

Don't make mass rules and laws that affect the majority just to combat a few idiots. Allow common sense to dictate some things.

PS. We do need student housing on the westside - near bus loops and affordable.

Thank you for having a public hearing on this matter.

Sincerely,

Nancy B

Lakeview Heights Resident - Past resident of Rose Valley and Shannon Lake as well.

# 5

March 4, 2021  
@ 12:08 PM

**Meg Jacks**

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**From:** collin crabbe [REDACTED]  
**Sent:** March 4, 2021 12:08 PM  
**To:** City of West Kelowna Submissions  
**Subject:** Short Term Rentals

Hello,

I am writing to voice my non-support of the bylaw amendments as presented. I do support Councillors Johnston, Zilkie, and Friesen in amending the bylaw to include suites and carriage homes. The personnel who provide a large portion of the agricultural and wine tourism to the area would prefer to have a stand-alone unit with some privacy vs a room in a shared house. The adult or elderly couples travelling to the Okanagan to experience our nature and wine tourism spend on average a considerable amount per trip at wineries, local restaurants, wine tours etc. If we do not provide this form of accommodation they will seek it elsewhere in the Okanagan. This form of accommodation has done very well in short term rentals as an alternate to the over-priced Okanagan hotel market during the summer.

I also do not agree with the statement about this preserving the long-term rental supply. There are numerous rental specific projects that are being constructed in West Kelowna to service this market and should continue to increase to serve market demands aided by government funded rental programs including the speculation tax. Purpose built planned rentals are much better served in our urban centre with access to services and public transportation. As an owner of multiple properties who has provided both long term and short term rentals through apps, I can tell you the experience is night and day. Short term renters are much more considerate, clean, less headaches and provide much greater investments into our local economy. All of my experiences with long term rental have been terrible with inconsiderate damage to my property and loss of income, I will not provide this service in the future, I would rather units sit empty.

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MAR 04 2021

CITY OF WEST KELOWNA  
Development Services

# 6 March 4, 2021  
@ 6:23 PM

**Meg Jacks**

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**From:** Tanya Lister [REDACTED]  
**Sent:** March 4, 2021 6:23 PM  
**To:** City of West Kelowna Submissions  
**Subject:** Short term rentals

Hello I currently run a bed and breakfast ei thing the city. I am in agreement with most Big the rules being set forth however, I do not agree with the max two adults per room. We have rented to many families in which the children are grown. We have had 8-10 stay in our three bedroom unit with no issues on many occasions. I think ensuring that the operators are the principal resident will take care of the party issue that could happen with larger groups. We are also in a unique situation in that we are on 7 acres. We have tons of parking as well.

I also do not agree with operators to be onsite for the guests stays in minor short term rentals. I am not sure why it would be different than for major short term rentals. As a homeowner and current Bed and a breakfast operator, if we are not around we always have someone checking on our place If this were a rule it would mean we could not leave our property for the whole summer. With the use of cell phones we can be contacted anytime. We also have a security system in place so we can monitor our property when we are not home.

I think the main problems that were arising were placed where homeowners did not live on the property and were not monitoring their renters. I also believe it is important for the rentals to have rules in place for the renters. Such as no parties, what happens if the rules are broken etc.

Thank you  
I would be happy to answer any questions on put experiences

Sincerely  
Tanya Lister  
[REDACTED]

Sent from

**RECEIVED**  
**MAR 04 2021**  
CITY OF WEST KÉLOWNA  
Development Services

#7 March 5, 2021  
@ 8:55 AM

**Meg Jacks**

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**From:** Doug Ferguson [REDACTED]  
**Sent:** March 5, 2021 8:55 AM  
**To:** City of West Kelowna Submissions  
**Subject:** Short term rentals

Trying to regulate people out of operating short term rentals isn't going to increase the number of long term rentals until the rules change so landlords have rights over their own property. Some people need the extra income provided by renting short term without the problems that come with long term renters. I had both long and short term rental units and found that the short term people respected and appreciated the property much, much better than long termers. By allowing short term rentals, you are supporting the people that live in the community, they can make some extra money, after all the taxes, and spend most of it locally. Until the rules change, I can't see more people renting long term, please don't ruin the landlords right to rent out his unit the way he sees fit.

Doug Ferguson

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MAR 05 2021

CITY OF WEST KELOWNA  
Development Services



# 8 March 3,  
2021

@ 8:43 PM

Gunthardt and Nicolette Albrecht

3318 Vineyard View Drive, West Kelowna, V4T 3M3

March 3, 2021

City of West Kelowna  
Mayor and City Council

RE: Council consideration of allowing short term rentals in Licensed Basement Suites and Carriage Homes.

When we planned our new home on Vineyard View Drive we were pleased that suites were being encouraged in homes to increase affordable housing and were happy to incorporate one into our home. Our original thoughts were that family members were most likely to rent the suite from us (elderly parents, our adult children) and our first renters did turn out to be our oldest daughter, her husband and baby. They lived with us for 15 months, until they bought a unit in a four-plex in Kelowna. Because we prefer to keep the suite available for family who might need it we prefer only short term renters.

Shortly after our kids moved out we were approached by a friend of a friend who was moving to West Kelowna with a probationary job. His original intention was six months but ended up only staying two. Starting April 1st we have it rented out on a monthly basis to another couple in transition from home ownership and job in Edmonton to new job and new home here. They assume they will need the suite for about six months so this works well for us. We are leery of any long term rentals due to the Landlord/tenant regulations that place a large bias towards tenants rights over that of the landlord.

During the interval between these renters we made the suite available to several families. One was in the area to check out a new job (which he took and has since purchased a home in Rose Valley) and the other to oversee some renovations on newly purchased property on the Westside. We also housed a woman and her children who needed a safe place to go temporarily while she worked some things out with a wayward husband. Each of these tenants was only with us for a week so technically not "legal" and as such we didn't charge them but got "paid" in wine and gift baskets and thanks.

The reason we share these details is to make the point that not all "short term rentals" are vacationers looking to party until late hours of the night. We wish to have the flexibility to use the additional space in our home to fill short term accommodation needs and therefore support the use of basement suites and carriage homes for short term rentals, be it vacationers, future West Kelowna residents, visiting family members, job seekers, and yes people who may need a safe place for a night or more.

Sincerely yours,

Gux and Nicki Albrecht

#9 March 6, 2021  
@ 7:16 AM

**Meg Jacks**

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**From:** Susan Barton [REDACTED]  
**Sent:** March 6, 2021 7:16 AM  
**To:** City of West Kelowna Submissions  
**Subject:** re: ZONING AMENDMENT BYLAW NO. 154.99

As a West Kelowna resident, here are my comments on the proposed Zoning Amendment Bylaw No. 154.99 for Short Term Rentals.

1. Do not include any new rules or regulations for Bed and Breakfasts.

As mentioned at the council discussion, there has never been a single solitary complaint submitted against a Bed and Breakfast. Leave their parking, their business license fees, and their number of bedrooms out of the STR Bylaw Amendment.

As mentioned in the discussion, Bed and Breakfasts have their own separate pre-existing set of legal requirements.

2. How will you make the operator of a STR prove it is their principal residence prior to issuing a license and prior to annual renewal of their license?

I strongly feel that having the STR be the principal residence of the owner will cut down on many of the party house abuses. But how will an operator prove that?

3. Will I, as a resident of West Kelowna, be able to get a list of all addresses that have a valid business license to operate a STR?

Thank you all for taking the time and spending enormous effort on trying to "get this right."

Susan Barton  
2193 Essen Road  
West Kelowna V1Z 1V2  
[REDACTED]

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MAR 06 2021  
CITY OF WEST KELOWNA  
Development Services

submissions@westkelownacity.ca.

#10 March 6,  
2021  
@ 10:33 AM

West Kelowna Short term Rentals

Douglas Clark  
1167 Peak Point Drive,  
West Kelowna, BC  
V1Z 4A9

I am in strong support of short and long-term non lease rental options in West Kelowna when the homeowner lives in the same dwelling. Of course, homeowners need to be respectful of neighbours and mindful of parking. Limits on numbers of vehicles allowed, or designated parking stalls for guests should be considered.

Short term rentals provide a safe comfortable option for people and families looking to visit Kelowna. The availability of cooking facilities makes their vacation stay affordable.

Tourism is a large part of our economic viability and short term rentals do much to encourage (much needed) tourism dollars flowing into our community. Short term rentals can also provide non-lease longer-term rental options. They provide accommodation options during the transition to a new home or for Canadians who are temporarily displaced from other countries due to Covid-19 restrictions. As well, short-term rentals provide non-lease options for people looking to live here seasonally.

Banning short-term rentals will do nothing to curb the practice as many people discovered this income stream allowing them to afford home ownership. The additional income may be a determining factor on their ability to live and raise their family in West Kelowna. As well, it allows seniors to remain in their homes during retirement.

West Kelowna would be amiss not to recognise the need and benefits by making available non-lease, short-term rental options

Kind Regards,

Douglas Clark  


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MAR 06 2021

CITY OF WEST KELLOWNA  
Development Services

# 11 March 7, 2021  
@ 8:35 pm

**Meg Jacks**

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**From:** Greg Whitson <[REDACTED]>  
**Sent:** March 7, 2021 8:35 PM  
**To:** City of West Kelowna Submissions  
**Subject:** ZONING AMENDMENT Bylaw No. 154.99

I have a one bedroom condo at Lake Okanagan Resort. I purchased this for short term rental opportunities. I am concerned about the legislation restricting my ability to rent the condo out to groups of more than Two. The proposal states that only Two adults per bedroom may rent a dwelling.

I have had groups of Three or Four adults stay in my condo in the past, as I have a fold-out bed in the main living space. Additionally, in some cases there have been families with Two adults and multiple children renting the space.

I request that the limit for adults in a space like the resort, which was primarily designed for short term rentals be upped to at least four, if there is another bed available in the main living space. It should be clarified that up to four children could be allowed in such a space as well (with two adults).

Thank you.

G.W.

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MAR 07 2021

CITY OF WEST KELOWNA  
Development Services

#12 March 8, 2021  
@ 12:34 pm.

March 8, 2021

Attention: City Clerk  
Municipal Hall  
2760 Cameron Road.  
West Kelowna, BC  
V1Z 2T6



**Re: File Number P 20-16 – Zoning Amendment Bylaw No. 154.99**

To the Mayor, Council & Municipal Staff:

We would first like to express our appreciation to the Mayor, Councilors and municipal staff of West Kelowna for listening to your residents and taking steps to address the multitude of problems associated with short-term rentals within our municipality.

My wife and I purchased our home in the quiet neighborhood of Gates Road, West Kelowna in April, 2017. Since that time, we have endured numerous sleepless nights while adjacent commercial enterprises have disrupted our neighborhood via their self-serving non-hosted unregulated parties. In fact, the [REDACTED] from our home advertise their investment property at [REDACTED] as a “hotel or villa”, allowing up to 18 adults per booking. Needless to say, these owners of Rosehill Estate do not reside within West Kelowna; the residence was purchased solely as a commercial enterprise and the owners reside in the Lower Mainland.

We believe that the crux of the problems associated with short term rentals pertains to the allowance of un-hosted facilities. In that regard, we fully support allowing principle residents to rent a portion of their home. In contrast, we are 100% opposed to allowing principle residents to rent their entire home as a vacation rental. We recognize that the requiring operators of short term rentals to be principle residents of the dwelling may help to address many of the existing problems and, therefore, support this portion of the amendment.

We are not opposed to allowing short term rentals within carriage homes or secondary suites of occupied dwellings and do not believe that this strategy would have any significant bearing upon the availability of longer term rental accommodations within our municipality.

For minor short term rentals, we support the requirement that the operator be on-site during their guests’ stay and would even support greater numbers of guests (eg. more than six), especially for registered Bed & Breakfast facilities.

For major short term rentals, we do not support allowing operators to be off-site during their guests’ stay. We firmly believe that this will perpetuate existing problems.

We fully support your recognition of additional staff to enforce the proposed Bylaw amendments and suggest that Bylaw officers need to be available on-call to deal with problems. It is our view that off-loading enforcement onto the RCMP is highly irresponsible in terms of overall costs and efficacy. The RCMP have many other higher priorities than responding to noise complaints after 11 pm.


No doubt West Kelowna staff will hear from the many owners of these “investment properties”, most who reside outside of the Okanagan, to outline the negative financial impacts associated with the proposed changes (i.e., Zoning Amendment Bylaw No. 154.99). We urge you to consider and prioritize the investments of those adjacent residents that have used their life savings to reside in this municipality. We purchased our home in good faith that the city would uphold the existing bylaws and prevent non-permitted commercial enterprises associated with un-hosted short term rentals from destroying the quality our homes and neighborhoods.

Thank you in advance for considering our views in this matter.

Sincerely,

*(Signed copy in mail)*

Dave & Nancy Dunbar  
3531 Gates Road  
West Kelowna, BC  
V4T 1A2



#13 March 8  
2021  
@ 1:01 PM

**Meg Jacks**

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**From:** Julie Davies [REDACTED]  
**Sent:** March 8, 2021 1:01 PM  
**To:** City of West Kelowna Submissions  
**Subject:** ARBNB

Hi

We have a suite and do not rent it out as we do not want a tenant, so if you ban ARBNB in secondary suites it will not add another rental unit. There appears to be an assumption that restrictions on ARBNB will affect an increase in rental units, I think that is a misconception!

We enjoy ARBNB, as it gives us an opportunity to meet new people, serve as ambassadors for West Kelowna recommending local businesses etc. We also enjoy the flexibility, as we have the space available for family and friends visiting from out of town. Yes, and it's nice to have a small income for a couple of months a year, whereas the rest of the year our teenagers can hang out in the space.

Surely having a suite in your own house that rents out to ARBNB is less likely to have problems, whereas if you ARBNB whole houses more likely to have nuisance calls from neighbours. If anyone is noisy I am here and deal with it appropriately. However, to be perfectly honest, we have never had any issues with ARBNB visitors.

Please take into consideration your local tax payers views.

Regards

JCD

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MAR 08 2021  
CITY OF WEST KELLOWNA  
Development Services

#14 March 9  
2021  
@ 9:32 AM

**Meg Jacks**

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**From:** Natasha Montgomery <[REDACTED]>  
**Sent:** March 9, 2021 9:32 AM  
**To:** City of West Kelowna Submissions  
**Subject:** Attn: City Clerk, File Number (P20-16)

**RECEIVED**

**MAR 09 2021**

**CITY OF WEST KELOWNA  
Development Services**

Dear City Clerk,

I am writing you today to voice my opinion regarding the new Zoning Amendment Bylaw No: 154.99.

1) Re: Hosts primary residence:

For those families who have a second home, I don't see why it is a threat, or should be wrong for them to share their home with others when they are not using it. My first introduction to VRBO was back in 2015 when my husband and I and our three kids at the time attended a wedding in Italy. My brother had just told me about VRBO, so I was keen to give it a try. We ended up staying in a family's villa just outside of Siena (where the family would holiday when not in Siena working). It was an incredible experience as the hosts were so gracious (providing travel tips and notes), the home was set up for family living (there were toys, books and crafting activities), and provided a more authentic visit to Italy (they left us a bottle of wine from their favorite local vineyard and gave us local tips on where to go and what to do). It was this unique and incredible gift of an experience that inspired me to share our family summer home in Kelowna with others.

2) Re: Restricting the number of guests you can have:

Airbnb and VRBO properties are providing accommodations that serve a real need in our community. My husband and I now have five children. When we holiday, we exclusively look for larger homes on Airbnb or VRBO that can accommodate our family of seven along with a set of grandparents or a nanny. With young children, hotel rooms can be difficult and less than ideal when we must be split up on family holidays. For homes that can comfortably accommodate larger groups - I don't see how it is fair or reasonable to limit the number of guests that can comfortably stay.

3) Final Commentary:

I understand the challenges with regulating vacation homes. I also understand the frustration neighbors might have if they live in a mature neighborhood with homes near each other if one home in their midst has a revolving door. I can understand how this would pose a problem and bother the individuals who live nearby. However, homes like our home in West Kelowna that are more isolated and private, do not pose the same concerns relating to neighbors. It has a private driveway and can only be seen by neighbors from on the water.



I urge you to consider the benefits and the service that VRBO and Airbnb homes like ours provide in the community of West Kelowna. I would be happy to answer any questions or to discuss things further if you would like to email me or call me at the number listed below.

Thank you kindly,  
Natasha Montgomery



~~X~~ 15 March 10, 2021  
@ 1:38 PM

March 10<sup>th</sup> 2021

To Mayor and Council

Ref: CWK's proposed By-law No. 0154.99, 2021

RECEIVED  
MAR 10 2021  
CITY OF WEST KELOWNA  
Development Services

The Proposed by-law is not only a detriment to our professional award-winning B&B but to the B&B industry as a whole, and to the future of professional B&B in the CWK– it gives unfair advantages to short term rental businesses while totally undermining the professional B&Bs that have thrived and want to thrive in West Kelowna for many years.

As Professional Innkeepers of the longest active running B&B in West Kelowna, we wish to express our very serious concern, frustration and disgust with the cities refusal to consider the impact of the bylaw changes on our livelihood, on our B&B, to our guests, and to that of our B&B colleagues' businesses and livelihoods. AND to the future of professional B&Bs in the CWK.

The bylaws for B&Bs have allowed to us to thrive in our West Kelowna neighbourhood for 39 years welcoming guests from every corner of the world.

Our B&B was established in 1982 by the Jarman Family who raised their family while running a very successful busy B&B. When we were looking to start our careers in Innkeeping, the B&B presented itself for us to raise our family and earn a decent living. We purchased the 4 room B&B in 2001 which we run year-round.

To have the City eliminate the current B&B bylaws and have the word Bed and Breakfast eliminated entirely from the proposed new by law to have us be deemed as a minor short-term rental, is a total insult to us, our profession, and our industry. Our B&B is well respected in our Lakeview Heights neighbourhood and our long-time neighbours enjoy us as neighbours. Our B&B, as with all professional B&BS, are not ever the subject of by-law complaints, as is the case with many short-term rentals.

We know all too well, first-hand, the struggle of the CWK to regulate and license the various types of short-term rentals. There have been 2 properties in our immediate neighbourhood that have caused quite a disruption to our neighbourhood, to our business, and to our guests, with multiple complaints to bylaws and the RCMP without much resolve.

We totally support the regulation and licensing of these kind of properties, but not at the expense of our B&B and our livelihood.

B&BS are a stand-alone, thriving and prosperous sector of the tourism industry and are not at all comparable to short term rentals by any means, the same way B&Bs cannot be at all compared to hotels. To no longer recognize professional B&Bs going forward is a huge loss for tourism and for tourism revenue. Guests who prefer to stay in quality B&Bs will just look elsewhere to enjoy the Okanagan and spend their tourism dollars.

If the proposed by-law were to pass, as written, it would be a substantial loss of income for us.

First - not being able to have a 4<sup>th</sup> room we would immediately lose 25% of our income.

Second- by not being allowed to have more than 6 people we would lose another 15 %+ of our income. Both losses would make it cost prohibitive to stay in business as we rely on our income. We are not in the business of renting a room or two for some extra quick cash or as a mortgage helper.

Third- by not allowing us to continue on with our current 4 rooms with the capability of having what is known in the industry as the "third wheel" we would no longer be able to welcome some of our repeat guests and, we will no longer be able to work with European Tour Companies that bring over small groups of B&B guests or small family groups from across Europe resulting in another 10%+ loss of income.

Some of the examples of "third wheel tourism" that the proposed by-law would no longer welcome to the CWK, that we quite regularly have as wonderful guests are:

1. A couple traveling with an out of country relative or friend to showcase the Okanagan.
2. A couple travelling with a remaining parent for an Okanagan getaway or special event.
3. A couple with one or two adult children travelling for enjoyment or for a special event in the CWK – funerals, weddings, birthdays, etc.
4. A BC adult, or international student studying in BC, travelling with out-of-country visiting parents who may or may not speak English.
5. 3-4 sisters or girlfriends coming to celebrate a special birthday.
6. An out-of-country adult bringing elderly parents on a bucket list trip to Canada.
7. An adult bringing elderly parents for medical treatment at KGH.
8. Parents bringing their child to set up/pickup at UBCO.
9. 2 brothers and their dad from out of country to visit Canada.
10. 3-4 widowed ladies from around BC coming to meet in the Okanagan or coming from out of Country on a bucket list trip

We could list so many more examples, but we wanted to share the type of guest situations that the proposed bylaw would be literally shutting the door on.

How would these people react being told they weren't welcome to stay in the CWK?

What would we tell our repeat B&B guests?

It was suggested that the professional B&BS of CWK will be grandfathered in to the bylaw but the proposed by-law is completely silent, and has absolutely no mention of any by-laws to that effect. What it will say, or how it will work for our B&B? Grandfathering just the current B&Bs only, will shut down the B&B industry in CWK for the future. As well it shuts down our business exit plan- As we had hoped, like the Jarman Family, to sell our B&B to Professional Innkeepers that will want to continue on with our award-winning, highly rated, and successful B&B and be able to earn a decent living. Prospective Professional Innkeepers will not be able to earn a respectable living with only 3 rooms and max 6 people so we will not be able to sell our business as a profitable business model.

As well, we will not be able to continue to earn a decent living and still maintain our professional B&B. Commercial Insurance, licensing, accreditations and professional memberships, along with the increased costs of utilities (especially CWK water rates) will make it cost prohibitive to continue on with the substantial loss of income we will experience, should this proposed bylaw be voted in as written.

B&Bs provide an authentic, unique experience with exceptional personalized service, welcoming hospitality with all with the guest comforts and safety in mind. To lose their identity in CWK is an unjust to our industry. Guests that seek out B&Bs will look to other municipalities to spend their tourism dollars if they cannot find reputable, quality and highly rated B&B accommodations in the CWK, resulting in tourism revenue losses.

In conclusion, we ask the CWK to reconsider the proposed by-law and how it will affect the B&Bs of today, and to make changes needed to secure the future of the professional B&B industry and its effect on tourism revenue now, and for the future.

Yes, we totally support a long overdue by-law to regulate and license short-term rentals of all types, but not at our expense, and not at the expense of the all the highly regarded and professional B&Bs.

Respectfully submitted,

Sue and Dann Willis

A View to Remember B&B

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[www.KelownaBandB.com](http://www.KelownaBandB.com)

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