

**From:** Lee Goral [REDACTED]  
**Sent:** Monday, December 4, 2023 11:02 PM  
**To:** Alex Allen; Grant Scott; hornbyshortterm@gmail.com; northinfo; szupenac@islandstrust.bc.ca; Timothy Peterson  
**Subject:** Citizen's Response - SHORT TERM RENTALS

To whom it may concern and every Citizen of British Columbia, Canada.

British Columbia has long relied on tourism and hospitality as pillars of our provincial economy. Our province has been marketed to the world as "Beautiful BC", relying on slogans like "Supernatural British Columbia" and "Keep it Local". Recognizing tourism and all related aspects of tourism shall promote BC B&B to help collect necessary revenues and taxes to solve the problems of housing in our province.

The issue: Recently, the BC government decided to radically restrict province-wide the rights of citizens to determine the use of their private property for SHORT TERM RENTALS.

Problem: BC needs more Affordable Housing for lower income residence of BC, and for new immigrants and refugees arriving to BC.

Solution: Restrict private, profit SHORT TERM RENTAL platforms, such as Airbnb & VRBO, etc.

Institute our own provincial platform for SHORT TERM RENTALS (BCBNB), similar to the BC Provincial Park Camping reservations.

This would allow BC government to collect the fees from a Provincial Vacation Rental Platform, creating a stream of income for much needed affordable housing, while considering the needs of citizens, who are often senior long-term property owners, to augment their incomes in order to continue to afford their homes by running B&B on their private property.

Problem: Multiple properties owned solely for the purpose of SHORT TERM RENTALS  
Solution: Reduce to a maximum of five Airbnb properties per one owner.

For those investors who have invested in more than five Airbnb properties allow a five-year grace period this will allow a redirection of their investment properties and

incomes i.e. full-term rentals or sale of property. This grace period would also add to taxes collected, bridging any sudden tax losses from an effective shut down.

Solution: Restricting vacation rental use in any single building to 15% of occupancy. Issue licenses and using these collected fees towards affordable housing, counseling, and integration and support programs to introduce new immigrants and refugees to life in Canada.

Collecting all taxes earned by SHORT TERM RENTALS, including the pillow tax and the government tax and the fees of the rental platform into an accountable funding a source income for future Affordable Housing.

At this point, I would like to put forward a personal point of view, that the government is implementing programs that affect the people of British Columbia without asking the people of British Columbia, what they want to do. It is not fair to come back to the individual citizen and make us responsible for the program that you have autocratically instituted. Instead go to large corporations that rob our province Return the income to local programs and be progressive rather than regressive while facing this problem.

Sincerely,  
Lee Goral

Sandra Lee Goral