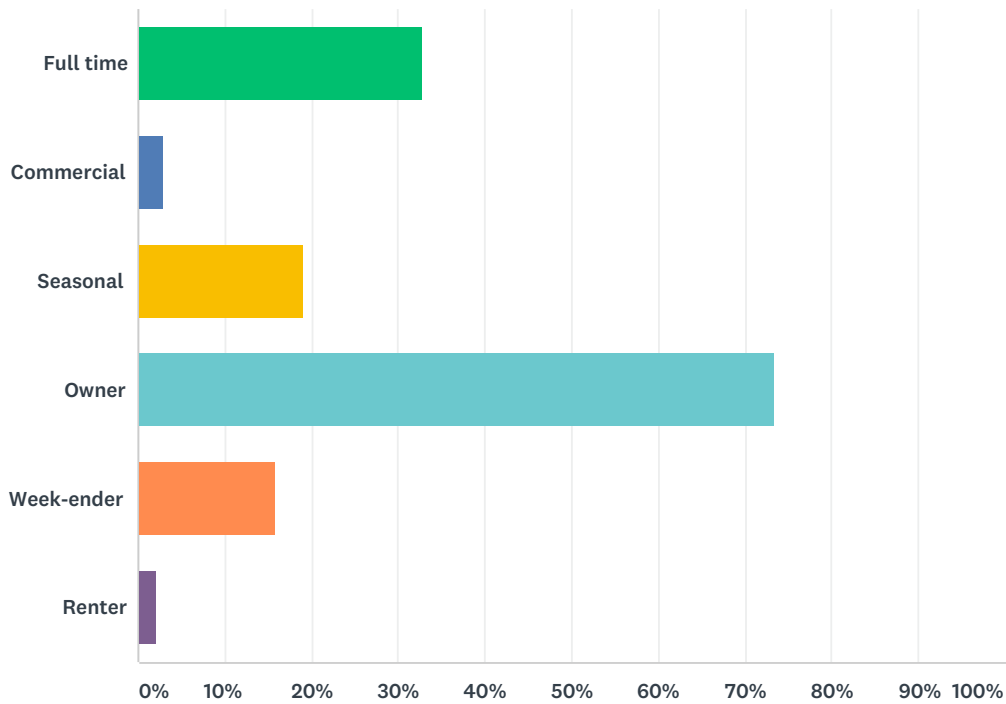


Q1 What type of Radium Hot Springs resident are you (select all that apply)?

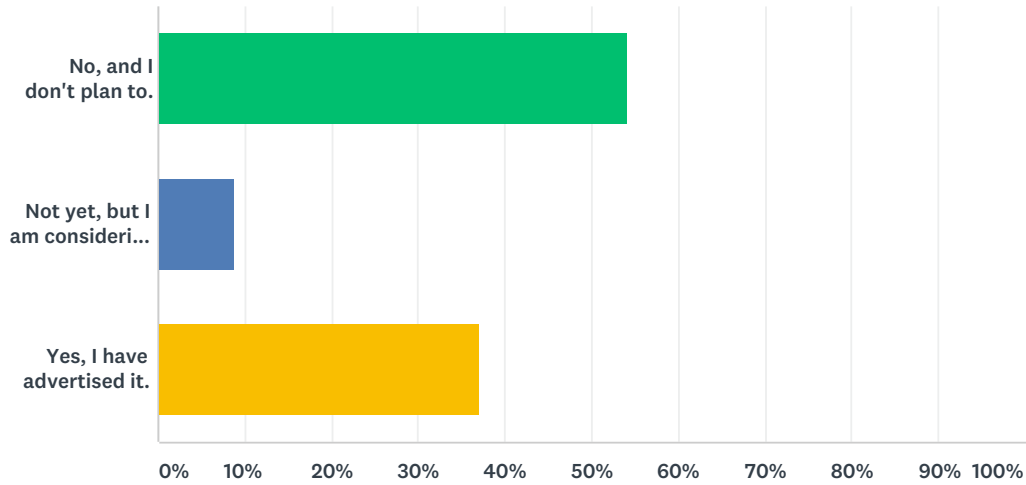
Answered: 301 Skipped: 3



| ANSWER CHOICES | RESPONSES |
|------------------------|------------|
| Full time | 32.89% 99 |
| Commercial | 2.99% 9 |
| Seasonal | 18.94% 57 |
| Owner | 73.42% 221 |
| Week-ender | 15.95% 48 |
| Renter | 1.99% 6 |
| Total Respondents: 301 | |

Q2 Do you advertise your house or strata unit for short-term rentals?

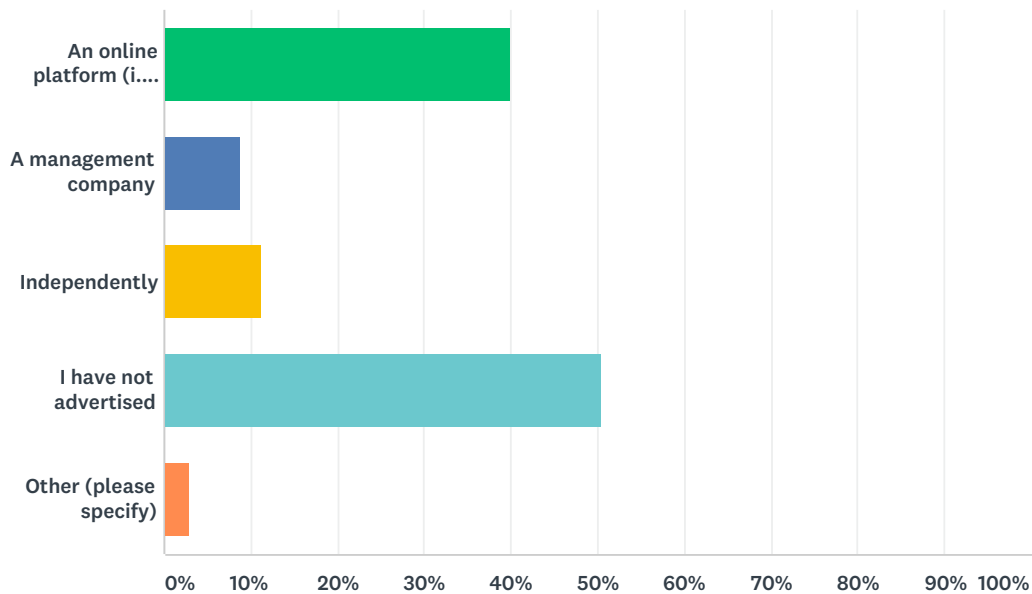
Answered: 297 Skipped: 7



| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----|
| No, and I don't plan to. | 54.21% | 161 |
| Not yet, but I am considering advertising in the future. | 8.75% | 26 |
| Yes, I have advertised it. | 37.04% | 110 |
| TOTAL | | 297 |

Q3 If you have advertised your house or strata unit for short-term rentals, what platform did you use?

Answered: 238 Skipped: 66



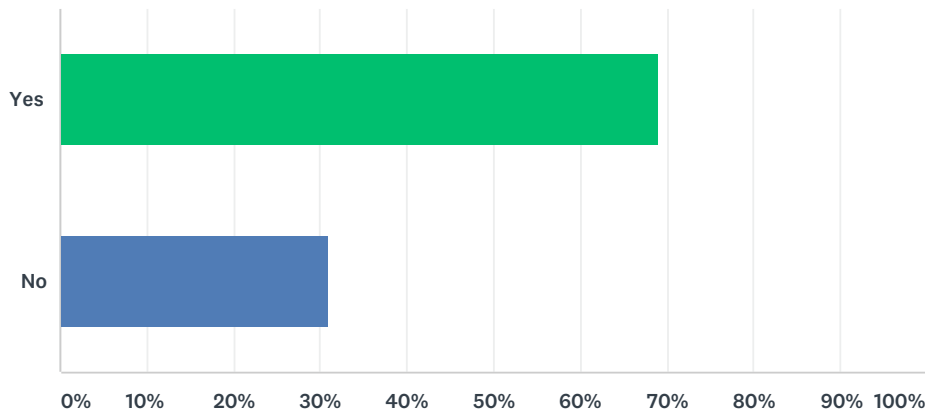
| ANSWER CHOICES | RESPONSES | |
|----------------------------------|-----------|----|
| An online platform (i.e. AirBnB) | 39.92% | 95 |
| A management company | 8.82% | 21 |
| Independently | 11.34% | 27 |

| | | |
|------------------------|--------|-----|
| I have not advertised | 50.42% | 120 |
| Other (please specify) | 2.94% | 7 |
| Total Respondents: 238 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|--------------------|
| 1 | I do not rent out my property. | 6/25/2019 1:33 PM |
| 2 | Never will do not want renters in residential areas | 5/29/2019 4:41 AM |
| 3 | VRBO | 5/25/2019 8:15 PM |
| 4 | Word of mouth | 5/23/2019 9:07 PM |
| 5 | Not applicable | 5/20/2019 10:47 AM |
| 6 | I haven't yet but if I did, I would use a management company. | 5/14/2019 7:11 AM |
| 7 | considering but not yet have done this | 5/12/2019 3:33 PM |

Q4 If you have used your property for short-term rentals, do you have the appropriate commercial insurance?

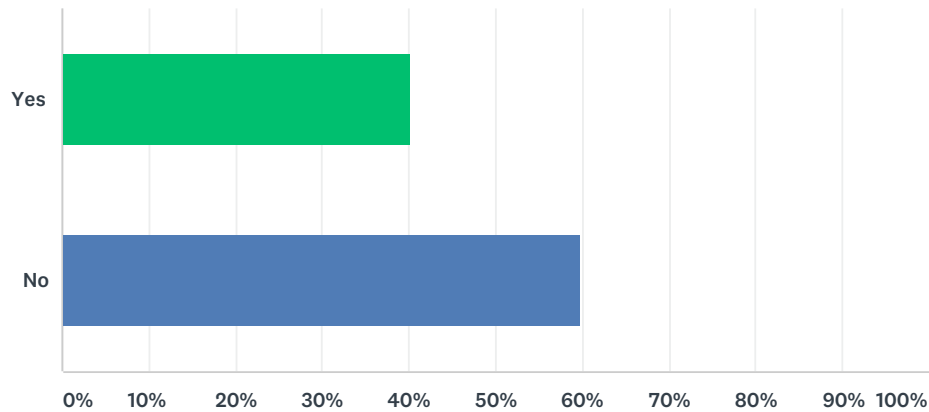
Answered: 187 Skipped: 117



| ANSWER CHOICES | RESPONSES |
|----------------|------------|
| Yes | 68.98% 129 |
| No | 31.02% 58 |
| TOTAL | 187 |

Q5 Have you ever been disrupted by short-term rentals (i.e. noise, lack of parking, security issue)?

Answered: 296 Skipped: 8



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 40.20% | 119 |
| No | 59.80% | 177 |
| TOTAL | | 296 |

| # | ADDITIONAL COMMENTS? | DATE |
|----|--|--------------------|
| 1 | All of these consistently | 7/12/2019 7:31 PM |
| 2 | We haven't got commercial insurance because we haven't ever rented out our place. There are a few rental units in our neighbourhood and we've only been bothered a handful of times. | 7/12/2019 5:31 PM |
| 3 | I previously lived in condo, and short term rentals during peak time added noise, drunken idiots, and parking issues. | 7/12/2019 4:12 PM |
| 4 | Mostly noise and lack of respect for other residents. | 7/12/2019 12:01 PM |
| 5 | Excessive noise, lack of respect for property, etc. | 7/12/2019 11:23 AM |
| 6 | depending on the clients, they certainly can wreak havoc on our little town. In a very negative way. | 7/12/2019 11:16 AM |
| 7 | Contestant disarray, disruptiveness, people parking on private lawns they aren't staying at, parties till 5am, vandalism, break ins, theft | 7/12/2019 11:11 AM |
| 8 | parking | 7/12/2019 11:00 AM |
| 9 | Noise, parking, and security issues have affected us each summer, sometimes multiple times. | 7/12/2019 10:58 AM |
| 10 | Minor inconvenience one time... Nothing I'm worried about | 7/12/2019 10:55 AM |
| 11 | Husband on condo board for 7 years. More issues with long term renters than short term. Many, many more | 7/12/2019 10:53 AM |
| 12 | Short term rentals in Eagle Crest leave an inordinate number of vehicles parked on Pioneer and/or Edelweiss - can cause issues when some of those rentals allow 4-5 vehicles and Eagle Crest does not allow parking in their front home areas. | 7/10/2019 9:00 PM |
| 13 | Renters bringing pets on the premise and allowing them to do their business (crapping) where ever despite signs on the property telling the renter where to take the pet. Assigned parking doesn't seem to mean anything to renters. | 6/27/2019 4:00 PM |
| 14 | Renter do not care about permanent residents. | 6/26/2019 9:22 AM |
| 15 | Party behaviour | 6/25/2019 10:26 PM |
| 16 | We have been woken up at 1 am when renters were running up and down the halls. They have even knocked on our door and run away. They have defaced strata property and do not always follow strata bylaws. There is no security and any one to call in the middle of the night if you have a problem. | 6/25/2019 4:48 PM |

| | | |
|----|--|--------------------|
| 17 | How do I know who short term rentals are? We lend our property to family friends and employees at times. They appear to "renters" although they are there as guests of ours. Conversely, I have been disrupted at times by children of owners hosting contingents of young adults that can be loud. I accept this goes with the territory of being a vacation destination (within limits). | 6/25/2019 3:54 PM |
| 18 | people that visit radium for the most part are responsible. The most problems we have had are from persons staying in Motels. They seem to be much noisier then persons staying in Condo's | 6/25/2019 2:38 PM |
| 19 | Noise, lack of parking, no consideration from village bylaws and no concern for property values | 6/25/2019 1:33 PM |
| 20 | we have rented our place out for 13yrs in radium and have never had a complaint | 6/25/2019 1:29 PM |
| 21 | Campers parking on strata land | 6/25/2019 1:11 PM |
| 22 | we had 1 rental that was constantly filled with 20-30 people. they arrived in 6-8 cars and parked in everyone's spot as well as all the visitor spots. on 2 occasions last summer the rentals went around to the other units and tried the doors to see if they were open. obviously trying to break in. this went on from may till September. finally we implemented a no short term rental policy for our strata and imposed \$1000/day fine if the unit was rented. this stopped the short term rental problem. if the village of radium enforced their bylaws we wouldn't have had to do this. | 6/20/2019 2:54 PM |
| 23 | Condo next to mine has had people smoking on balcony and partying | 6/18/2019 4:03 PM |
| 24 | I live in Sable Ridge and feel like I am living in a hotel in the summer. People run amok with their dogs soiling the hallways, smoking pot on their decks and carousing at all hours of the night. The property managers work twice as hard to maintain the complex and the people in the rental pool earning income from the short term rentals pay exactly the same condo fees as we do ! | 6/18/2019 2:05 PM |
| 25 | It became a serious issue in our strata since it became a "party house" due to the unsupervised nature of short term rentals: noise (a nightmare for the permanent residents), security (renters tried to open doors of neighbors), safety (burned the side of one of the apartments). | 6/14/2019 5:37 PM |
| 26 | parking, noise, dogs defecating on lawns, trash left on ground | 6/14/2019 11:10 AM |
| 27 | There's no respect for the common property, lawns, elevators and village. | 6/11/2019 7:59 PM |
| 28 | Own a unit in an apartment building - other units are sometime rented by short-terms and the stress on our board members to deal with noise, damage, etc. is significant . Also added costs to me as an owner for increased building insurance due to damage is a problem. | 6/10/2019 5:40 PM |
| 29 | late night parties | 6/10/2019 2:50 PM |
| 30 | Party Noise, vehicle parking, litter | 6/7/2019 4:18 PM |
| 31 | Out door parties on decks or around fire pits , car horns and alarms going off at all hours... | 6/7/2019 3:18 PM |
| 32 | The occasional short term renters causing a disturbance can be requested to leave by the RCMP if causing a unresolved problem. Permanent dwellers causing a difficult situation are more difficult to deal with and typically cannot be removed if they live there permanently. | 6/7/2019 12:17 AM |
| 33 | I have more issues with other permanent residents than short term renters | 6/6/2019 11:38 PM |
| 34 | I have had no issues with a short term renters, but if I did I would know it is temporary and if it was to escalate they can be removed. With other residents it would be an ongoing issue and they can not be removed. | 6/6/2019 11:21 PM |
| 35 | I have been disrupted by full time residents or by short-term renters. Those disruptions were rare but they happened. My experience is that a short term renter is not noisier than a full time owner or renter or occasional owner who comes once in a while. | 6/6/2019 5:30 PM |
| 36 | I have owned my strata for over 10 years and my experience has been generally quite positive both as an owner and as a renter. | 6/5/2019 11:38 AM |
| 37 | I need to rent the unit so that I do not go into receivership. I cannot sell the unit as it has dropped in value by almost 50% and I have a mortgage on the property. I use a management company in the Radium area, I have never done Air BNB as I believe that I need someone who can supervise the tenants in my unit as it is a beautiful unit and one of high standard.I also believe that if short term rentals were disallowed there would be hardships for all the residents in the Radium Hot Springs area as no one would come here if there is nothing available to rent in the summer time. Radium would lose those renters to other areas around Radium. I prefer to stay with a host in their home as they give me all their knowledge and what and where to go and it is more family friendly. I personally believe that if short term rentals are stopped then the whole of the economy will suffer. | 6/3/2019 3:33 PM |

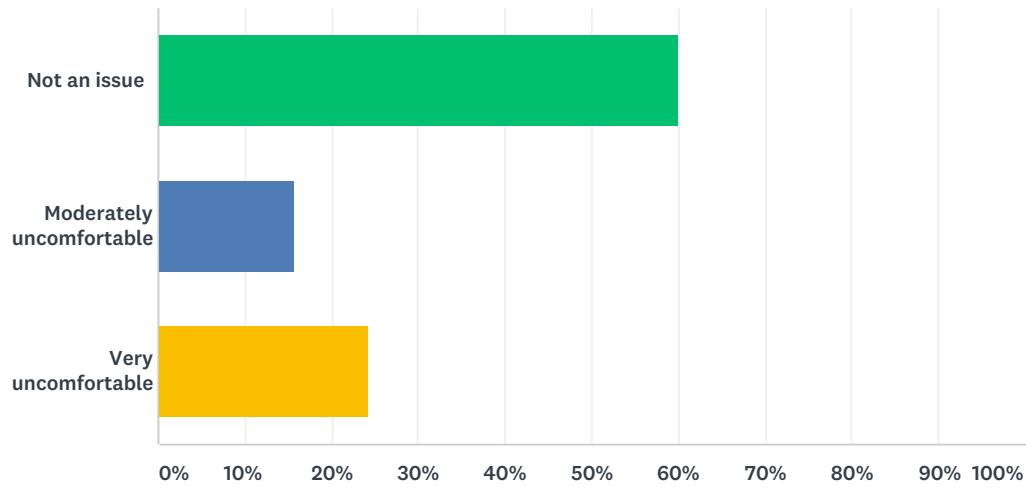
| | | |
|----|--|--------------------|
| 38 | Pine apartments corner of spencer and pioneer | 6/3/2019 1:43 PM |
| 39 | <p>There are no vetting procedures, other than on the renter (which are inadequate) on people included in a group and this compromises the safety and security of all residents of the complex. Occupancy limits per suite are often exceeded and assessing accountability for damage to common property is nearly impossible. Local property management companies that are contracted by owners of these properties are very slow to respond to any complaints, if at all, during regular working hours and do not respond after their normal working hours. There is no one for another occupant to contact locally to address a problem because the strata's bound to comply with the privacy act and can not post landlord name contact information publicly. Therefore a resident who has a problem with the occupants of a short term rental have no option but to call upon local law enforcement. In addition, when a large groups of people are occupying a single suites it puts additional pressure on the complex amenities such as pools, hot tubs, etc. and it is not unusual for short term renters to refuse or ignore the rules in regard to the use of those facilities. This drives up cost for resident owners for cleaning and maintenance of those amenities. Short term rentals also put additional pressure on available parking in a complex.</p> | 6/3/2019 11:39 AM |
| 40 | <p>There are enough people who "come to party" in our area, that noise and questionable behaviour are not uncommon. These people have no buy-in to be good neighbours and, unlike hotels, stratas don't have anyone providing security. Even our strata council members rent their units as short-term and their attitude to resident owners is that we have to be more tolerant.</p> | 6/2/2019 10:28 AM |
| 41 | <p>Feedback to commercial insurance question: our strata cannot even enforce our owners to carry basic house or apartment insurance much less able to make them now get coverage for their short term rental insurance. We can't even make owners who use underground to provide basic insurance and registration for stored vehicles because it's not mandatory. That is not fair to the owners who have a full-time investment and want to protect their assets with insurance versus somebody who is just trying to make a fast buck and cutting corners at the risk of losing our buildings because of reckless renter behaviour combined with insurance shortcomings just places are strata at high risk of loss and financial replacement. And yes we have been disrupted by short term rentals due to the fact many people use the place to party and common good neighbour practises are not used at times. Every weekend I have renters on either side of me some times endless barking, loud music, late night socializing past 11pm. I could provide you examples by the hand full - but I have noticed lately that there is more use of marijuana at our location being used by weekend people (hotels would at least designated smoke areas) as it worries me about fire / I didn't recognize any of the group and I have been with the property for over 10 years. Dogs seem to be my peeve; i was joined in a elevator by a pit bull and not so responsible looking short term renter. Please review your dog bylaw and at least regulate those aggressive breeds have a "visiting dogs" section for muzzles applicable to visiting dogs but not to the responsible dog owners who reside in Radium. Yup we have dog crap all over our property in the elevator, sidewalks, restricted common areas yes most definitely from short term renters and yes fines have gone out but dog crap in hallways is short term mentality which has disrupted my enjoyment and use of our property for sure. We purchased our property to live in a community not participate in an industry that undermines local business that tries to strive to survive. Filling up the hotels motels will create the demand for building expansion opportunities for our Village and increase the demand to own property in Radium - Eliminating short term will only increase the value of our property and provide economic growth through simple supply and demand needs. Short term renters need to be controlled in the Valley and it should begin with where they stay. They need to stay in facilities like hotels / motels that have full time security and can get prompt response to incidents. For example: alcohol consumption would never occur in the open in a hotel/motel parking lot without a prompt response - not for us our Strata has no security so behaviours are not always tasteful or legal. I have seen some pretty sketchy people come through on the weekend rentals which starts to question the overall security of our building and the people who live in it full-time when you have unknown entities coming and going. Our Strata has experienced damage from such weekend hooligans which we have had to repair seems to be a constant complaint from our property caretakers. People think there are no rules when short term renting - because there is no enforcement or immediate consequence such as being kicked out of hotel with no place to stay / that changes short term behaviour. We have had fireworks go off in our parking lot and land on our buildings roofs. Short term renters are very disrespectful towards our property that's disruptive.</p> | 6/1/2019 12:26 PM |
| 42 | We live in a strata complex and we have been affected by all of the above | 6/1/2019 11:55 AM |
| 43 | To many cars they park in our driveway. We have to ask them to move vehicles so we can go to work. | 5/29/2019 4:41 AM |
| 44 | Temporary users are not familiar with the building - and the fact that noises in the hallways can be heard inside other Units - so they do not attempt to keep this in mind | 5/28/2019 10:02 AM |

| | | |
|----|---|--------------------|
| 45 | Noise from intoxicated Air BnBers at night, noise from the adjoining unit, lack of visitor parking. | 5/26/2019 12:24 PM |
| 46 | Usually the long weekends are when partiers stay up late and create noise concerns. | 5/26/2019 7:42 AM |
| 47 | yes, increased noise, restricted parking and speeding. | 5/25/2019 4:27 PM |
| 48 | Noise and Parking are a big problem. No management on site to, it then becomes the neighbors responsibility to manage them. | 5/24/2019 2:44 PM |
| 49 | My next door neighbour's guests are always respectful | 5/24/2019 1:45 PM |
| 50 | On occasion noisy late partying has occurred. | 5/24/2019 11:27 AM |
| 51 | Too many people in one unit | 5/24/2019 9:56 AM |
| 52 | Usually young males out for golf & a party long weekend | 5/24/2019 7:55 AM |
| 53 | My neighbor rents short term and has made her house available to many great people . Short term renters never stay more than 1 week .I cannot imagine if I had to live next door to a long term tenant who was a problem . I have had this problem in the past and never want to see a repeat. | 5/23/2019 8:23 PM |
| 54 | Until our strata put things in place to stop short term rentals, we had crowds of 25+ staying in one unit. Huge issues with noise, parking, and security. Even noticed renters trying the doors of other residents not here at the time. Terrible times!! | 5/23/2019 6:09 PM |
| 55 | Noise issues | 5/23/2019 4:28 PM |
| 56 | Often short term renters in a townhome feel they are just coming for a party and do not respect the nearby homeowners. Noise, excessive drinking and marijuana use and parking concerns are the top issues. | 5/23/2019 10:29 AM |
| 57 | On Ridge Road we have had renters that a) were far too noisy, b) brought dogs which then ran wild through the neighborhood, c) generated far too many vehicles on the street, d) stayed up far past midnight thereby disrupting our sleep | 5/23/2019 9:51 AM |
| 58 | Lack of parking and short term tenants not paying attention to parking bylaws. | 5/22/2019 1:15 AM |
| 59 | I am in contact with all my neighbours if they have any concerns they call me. There is problems with long term rentals, full time owners and weekenders too, not only short term rentals. The short term rentals probably spend more money in our local businesses which I think it a good thing. | 5/21/2019 7:27 PM |
| 60 | I have found that most of the short term rentals handled by a management company are better behaved than air BnB | 5/21/2019 6:55 PM |
| 61 | exaggerated noise and congestion due to ignored numbers of occupants | 5/20/2019 10:34 PM |
| 62 | If the village regulates short term rentals you will see property values decrease. It would be short sighted. To be honest, the worst behaviours I have observed on my street are from seasonal owners not renters. | 5/20/2019 10:47 AM |
| 63 | As an owner of a property that we have put up for short term rental we have had no issues with the renters in our condo and have had no complaints come in with regards to noise or parking issues coming from our unit when we have had renters in. | 5/19/2019 11:04 PM |
| 64 | Living in the Pinewood directly below a short-term rental I was woken at all hours of the night by noise disturbances. Some guests would stand outside my window and throw their belongings up and over the rental's balcony when they arrived after 11 p.m. or before 8 a.m. I constantly heard yelling and stomping but could not address the issue with the owners because they were never around and the renters were gone within 48 hrs. All of that said, I also lived next to even worse long term renters who would yell at each other, throw one partner out of the apartment and toss their belongings off the balcony. The advantage to the short term renters was they were gone by the end of the weekend. It took the owner over six months to evict the long term renters. | 5/19/2019 8:03 PM |
| 65 | A healthy percentage of properties are condos, and unfortunately some owners that do rent their units on short term basis, they don't seem to care who they rent to thereby causing unnecessary stress on neighbors. | 5/17/2019 5:53 PM |
| 66 | short-term rentals coming via airbnb are always checked and evaluated by previous owners and in most cases are super-nice families looking to spent vacation in a place more like home and not in a hotel room. | 5/16/2019 6:46 PM |
| 67 | I am lucky to live on a street that doesn't do rentals | 5/15/2019 8:58 AM |
| 68 | Thats ok. It is expected in vacation condos | 5/14/2019 9:04 PM |

| | | |
|----|---|--------------------|
| 69 | Our complexes not allow short term rentals. Rentals must be approved by condo board and must be for a minimum term of 6 months. | 5/14/2019 8:55 PM |
| 70 | This is an issue in our development to be voted on at next AGM | 5/14/2019 3:13 PM |
| 71 | I have no issues with short term rentals. They are often on our street all the time and I think they are totally fine. | 5/14/2019 7:11 AM |
| 72 | All of our conflicts have been with short term rentals and we have owned our property for 16 years. | 5/13/2019 4:35 PM |
| 73 | I live in a condo and not a hotel. I dislike not knowing my neighbours and putting up with short term rental guest noises as many are too loud and do not realize they need a quieter footprint than a single family residence and often are disrespectful noise wise for those who are not on vacation and have to go to work the next day. I also dislike the additional wear 'n tear to our property from these guests and the strata property act does not allow stratas to charge an additional admin fee to these units. | 5/12/2019 4:09 PM |
| 74 | NA | 5/12/2019 3:33 PM |
| 75 | Have air B&B type of commercial business in a residential area should be prohibited, this is not fair to full time tax paying residents or renters. No rules, no insurance, no policing, no business tax collected, there is no place for this type of business in our community without rules and regulations. | 5/11/2019 11:30 PM |
| 76 | noise, lack of parking, security | 5/10/2019 6:41 PM |
| 77 | All night partys and smoking . Stealing etc. | 5/10/2019 5:38 PM |
| 78 | I have been impacted by the above-noted three issues. Short-term renters do not share or exhibit the same care and sensitivities as those who live in RHS permanently. One of my biggest concern is for the local hoteliers who are losing business because short-term renting opportunities. Short-term landlords tend to live in other communities, so most of the money received by them does not remain in RHS. Local hoteliers contribute to local wages and tourism whereas many short-term landlords do not. RHS should consider restricting rental postings on websites such as Airbnb to more than seven days, so that local hotels/motels can benefit by shorter duration stays. RHS must also coordinate with other communities from Edgewater to Canal Flats (incl Panorama) to make sure that they also follow a similar line of thinking. | 5/10/2019 5:08 PM |
| 79 | noise, disrespectful, partying, fireworks | 5/10/2019 1:51 PM |
| 80 | First year of living in Radium, so no issue yet | 5/9/2019 8:31 PM |
| 81 | Vaction renters are on vacation, and tend to have less knowledge of/concern for the bylaws of the strata. Some do more partying/socializing than full time owners or full time renters. They often bring more than one vehicle and aren't informed on strata parking guidelines. | 5/9/2019 5:44 PM |
| 82 | We are situated near a large condominium complex and experience a certain amount of noise but we do not know if its from second dwelling owners or persons who have short-term rented from second dwelling owners. | 5/9/2019 11:16 AM |
| 83 | Partying on decks at a nearby condo complex | 5/8/2019 10:30 AM |

Q6 How would you feel having short-term rentals in your neighbourhood or buildings:

Answered: 301 Skipped: 3



| ANSWER CHOICES | RESPONSES |
|--------------------------|------------|
| Not an issue | 60.13% 181 |
| Moderately uncomfortable | 15.61% 47 |
| Very uncomfortable | 24.25% 73 |
| TOTAL | 301 |

| # | ADDITIONAL COMMENTS? | DATE |
|----|---|--------------------|
| 1 | Short term rentals are uncaring about properties as they no vested interest in properties. They seem to have an entitled attitude when they do not own the property and they do not seem to care about the rules that are in place even if those rules are for the protection of the users. | 7/12/2019 11:30 PM |
| 2 | I already do, for the most part the guests are reasonable however I've also had many issues with noise | 7/12/2019 7:31 PM |
| 3 | At this point it doesn't seem out of hand. But I can understand wanting the legislative tools to address the issue. | 7/12/2019 5:31 PM |
| 4 | So far, in my new area with houses, short term renters seem better behaved. | 7/12/2019 4:12 PM |
| 5 | Not a problem as long as the expectations are set and enforcement is dealt with the guests and owner on noise issues | 7/12/2019 12:01 PM |
| 6 | This property should be residential only. We have a hotel and many motels in Radium. | 7/12/2019 11:23 AM |
| 7 | I don't like the feeling that I live next door to a hotel. We bought a place in a quiet neighbourhood but now that multiple places, including our next door neighbours, rent out their units short-term, it feels as though we live next door to a hotel. Not only are some visitors disruptive, but they are on holidays and are on holiday hours and moods. Not conducive to people who live here full-time and have everyday responsibilities. | 7/12/2019 10:58 AM |
| 8 | I'm fine if the owner is responsible and accountable, and they are contributing to the local economy (either through business license or tourism tax or other) | 7/12/2019 10:55 AM |
| 9 | There's no respect for the property, it seems. Pets on the premise are the biggest challenge in my opinion. I'm amazed that someone would bring the size of some of these dogs to an apartment complex. | 6/27/2019 4:00 PM |
| 10 | Renters have no vested interest or pride of ownership. I am concerned about the viability of motels in the village (locally owned and operated). | 6/25/2019 10:26 PM |

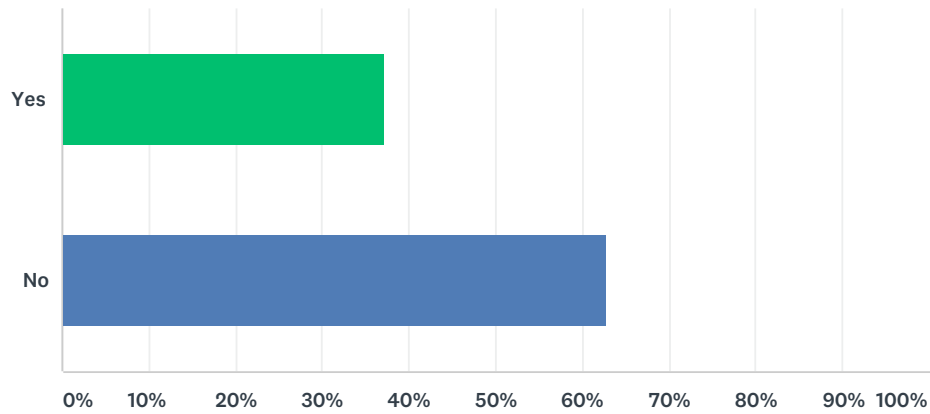
| | | |
|----|---|--------------------|
| 11 | I feel that property values have decreased as the short term rentals increased. The wear and tear on the common areas and I have to pay for that wear and tear year after year and I am not profiting from any rental income. Renters don't care for the most part. And a weekend renter has access to storage locker areas, they steal toilet paper from clubhouse bathrooms and take to their units. As an owner, I pay for those items and it is not fair. we use more chemicals for the pool because of the increased usage. We also don't have a way to police adults that drop off their kids and the pool and leave them unattended. There are so may safety and security issues with people that come and go. | 6/25/2019 4:48 PM |
| 12 | We have short term rentals in our complex. I generally don't view it as an issue. I became an owner in the Columbia Valley by starting out as a short term renter. In a free market, visitors, renters, and owners all contribute to a good economy. | 6/25/2019 3:54 PM |
| 13 | While we do n to rent out our unit, I think it is just fine if people do. Making rentals as easy as possible is good for the economy in radium. | 6/25/2019 2:38 PM |
| 14 | Good for the economy of Radium for sure. Brings in lots of people to use local services. | 6/25/2019 1:48 PM |
| 15 | There are enough hotels/ motels/ condo buildings we do need need more Short term rentals, with that will bring more theft more vandalism. | 6/25/2019 1:04 PM |
| 16 | see above. | 6/20/2019 2:54 PM |
| 17 | At least half my building is already in the rental pool judging from the number of lock-boxes in the lobby. | 6/18/2019 2:05 PM |
| 18 | Short-term rentals are a business that should be fully regulated. Currently, they unfairly compete with other offerings -like hotels that offer permanent jobs in the community. They unfairly take advantage of strata/condos by using the place as a business while not having proper insurance, proper sharing of the costs of running a business, etc. | 6/14/2019 5:37 PM |
| 19 | The problems are created by a number of the short term renters who are inconsiderate and think that as a renter they are not responsible to obey any rules. | 6/14/2019 11:10 AM |
| 20 | Short term renters are harder on everything -- | 6/11/2019 7:59 PM |
| 21 | they lack respect for other residents and fail to clean up after their kids and pets | 6/10/2019 2:50 PM |
| 22 | I would seriously consider moving as this is not what we expected when we built our home. The current street is family oriented who have roots in e community. | 6/7/2019 4:18 PM |
| 23 | Short term renters bring in revenue to the local stores, restaurants and all tourism type services. Without these renters, many of these businesses would suffer. Tourism is a big part of Radium Hot Springs. If there is no place to stay, tourists are forced to move on to the next town and do their buying there. Some tourists are looking for more options than a bed and breakfast or hotel. Condo rentals offer another option and brings another group of tourists that might not come if only hotel/bed&breakfast options are their only choice. Furthermore, I feel this question is somewhat biased as the options of moderately comfortable or very comfortable are not listed for anyone to choose. | 6/7/2019 12:17 AM |
| 24 | I welcome them as the are good for business | 6/6/2019 11:38 PM |
| 25 | Short term quests add tourist revenue to all shops and restaurants in the village and surrounding areas. The increased business supports their business value and creates jobs in the area. With today's economic situation there are already enough vacant store fronts in Radium, Invermere and area we don't need more by changing the game and adding restrictions. | 6/6/2019 11:21 PM |
| 26 | We have short term renters and their actions are fairly similar to others. | 6/6/2019 5:30 PM |
| 27 | We live in a recreational resort area, if you live here, people coming here to enjoy our area is to be expected. More noise, more congestion is to be expected and even welcomed as I know this means our town is healthier economically. | 6/6/2019 1:44 PM |
| 28 | there are already 9 other short term rentals in my complex, i don't mind them being there | 6/5/2019 3:19 PM |
| 29 | The rentals need to be monitored by the rental company. You have to know who you are renting to. Unfortunately you can get noisy renters, but I have never experienced this myself. | 6/3/2019 3:33 PM |
| 30 | Would prefer they were not allowed at all considering how it compromises the safety and security of not only the residents of the building(s), but the community as a whole.... | 6/3/2019 11:39 AM |
| 31 | If it is managed properly by our Board | 6/2/2019 6:30 PM |

| | | |
|----|--|--------------------|
| 32 | Most people are respectful of the places they stay, but there is no guarantee. I would not want to use police resources to enforce good behaviour. The owners of short-term rentals aren't bearing the cost to do so. They are turning a residence into a business and not paying the corresponding taxes. | 6/2/2019 10:28 AM |
| 33 | We are already experiencing illegal rentals in our building and it has resulted in numerous personal concerns regarding safety of my family and my good neighbours have discussed this problem and have been told repeatedly that the Village wasn't concerned. We have now implemented a rule in our family that our children are no longer permitted to take our trash to our outside building because of our concern about their safety because of the short term rentals. People hanging in parking lots, smoking joints outside, partying on balconies is no place to let 15 yr old girl walk through. Problem is people come to let loose for their short vacation but it is affecting our enjoyment and safety at our homes. Would you be comfortable with your home turned into commerce zoning?. Who does in these modern days? Only those who have economic gain. | 6/1/2019 12:26 PM |
| 34 | Not at all! | 5/29/2019 4:41 AM |
| 35 | Short term rentals are not compatible with full time Ownership - Original owners did not but into a Hotel environment and the revolving door scenario | 5/28/2019 10:02 AM |
| 36 | as long as the owners advise short term renters the rules of our condo association | 5/27/2019 11:34 AM |
| 37 | I purchased a home in Radium not knowing that the adjoining unit was an Air BnB. It was never disclosed. Had I known, I would have purchased elsewhere. | 5/26/2019 12:24 PM |
| 38 | We already allow these in our complex. not all owners rent their unit but if issues arise we fine the owners. | 5/26/2019 7:42 AM |
| 39 | while we are slightly inconvenienced, we appreciate the financial benefit to the community. | 5/25/2019 4:27 PM |
| 40 | We have owned property in Radium for more than 14 years. W purchased this property as an investment and for short term rentals. The developers at that time were strongly pushing the sales as an investment and an opportunity to rent out our home under short term rentals. The builder said it would be a great investment with possible revenues. Changing bylaws (or even the thought of a few permanent residents with Radium) would put us owners at a very unfair advantage. As you are all aware Radium is a resort/tourist town. Your home page states you have 500 permanent residents and 5000 during the tourist season. The renters who rent our homes bring huge revenues to the town. It's not the permanent residents who spend money; its tourists who are the people who rent our homes. The short term rental is an important situation for us and we take it very seriously. We do not want to entertain amending the current bylaws to not allow short term rentals. We would love to have an opportunity to attend a council meeting to voice our concerns and hear about your concerns. | 5/24/2019 7:16 PM |
| 41 | Our area is zoned R3 and yet there are short term rentals which are considered a commercial activity. The general public are renting these accommodations assuming they are safe, yet no fire inspections, safety inspections, or building inspections are carried out on them. Our neighbor offers his unit for twelve guests, imagine what chaos this creates. | 5/24/2019 2:44 PM |
| 42 | Tourism builds our economy, keeps our local businesses operating. | 5/24/2019 1:03 PM |
| 43 | I welcome these type of properties in our community. The economic boost that comes along with these vacationers cannot be replaced. It would be very detrimental to regulate this type of business. | 5/24/2019 10:55 AM |
| 44 | I do not want to live in a hotel | 5/24/2019 9:56 AM |
| 45 | More problems with other permanent residents | 5/23/2019 10:21 PM |
| 46 | See comment from #5 | 5/23/2019 6:09 PM |
| 47 | Family weekend or week rentals usually are fine. "Boys" golf weekends are generally a disaster. | 5/23/2019 10:29 AM |
| 48 | Short term rentals are usually well handled, involve people who want to positively experience our way of life in this locale and want to use our facilities and patronize our businesses. | 5/21/2019 4:24 PM |
| 49 | They already exist on Pine Cone Lane - I have never rented my home, but I feel others should have the flexibility to do so, As I have stated, to regulate short term rentals in Radium could severely impact real estate values. It should be a property by property of strata decision. The village should avoid over-regulation. | 5/20/2019 10:47 AM |

| | | |
|----|---|--------------------|
| 50 | We are happy for people to be able to make use of their property and provide an opportunity for other people to enjoy the beautiful area that is the Columbia Valley. | 5/19/2019 11:04 PM |
| 51 | When renters are respectful of the space and others it is not an issue. Unfortunately, there is a small number who spoil my comfort level by being inconsiderate. | 5/19/2019 8:03 PM |
| 52 | Our complex started out with 1, then 2, now 3. I've heard that some stratas have amended their bylaws to NOT allow any short term rentals and I like that idea very much. | 5/17/2019 5:53 PM |
| 53 | I don't see any difference between short-term and long-term rentals. In many ways, the long-term rentals could raise bigger problems. | 5/16/2019 6:46 PM |
| 54 | Lots of motels in Radium even in my neighborhood. Not sure if short term rentals makes any difference than hotel guests. | 5/16/2019 3:29 PM |
| 55 | Currently do - not an issue. Love the opportunity to meet new people. They are considerate of the rules put forth | 5/16/2019 7:42 AM |
| 56 | Noise, parking and garbage all issues with short term renters. | 5/14/2019 3:13 PM |
| 57 | Short term rentals are good for the economy. They support recreation businesses, management companies, maintenance and cleaning businesses and retail businesses. Short term renters are generally very well behaved and are just out to have a nice time, in my experience. I know people sometimes get annoyed with "tourists" but they support the village. | 5/14/2019 7:11 AM |
| 58 | See my previous comments. I really dislike it when my condo is treated like a hotel. | 5/12/2019 4:09 PM |
| 59 | No place in our neighbourhoods for this unregulated type of non taxable business, absolutely not fair to business tax payers. | 5/11/2019 11:30 PM |
| 60 | We have many motels and hotels to accommodate short term rentals. They are not located in residential parts of town, and they are in business to look after and control short term rentals. | 5/10/2019 6:41 PM |
| 61 | NO ONE knows who these transient short-term renters are. Most short-term landlords never have contact with their respective renters. If the strata complex is self-managed by those who live in other communities who is providing immediate oversight? Strata complexes who chose to enter into Airbnb rentals must be either professionally managed or monitored at the local level. RHS council must establish clear, unambiguous guidelines for those who wish to participate in these programs, and issue significant fines for those who violate them. RHS MUST hire an employee to oversee only short-term rentals. Those landlords who wish to participate in such programs MUST pay a fee which will pay for the RHS employee's salary and benefits. | 5/10/2019 5:08 PM |
| 62 | it already is the case | 5/10/2019 1:51 PM |
| 63 | I understand Radium is a tourist oriented community and therefore short term rentals are likely unavoidable. | 5/9/2019 5:44 PM |
| 64 | It's difficult to identify short-term renters in our neighbourhood, so it could be happening with minimal impact on our home activities. | 5/9/2019 11:16 AM |

Q7 Do you believe that short-term rentals have an impact on the personal security of residents?

Answered: 300 Skipped: 4



| ANSWER CHOICES | RESPONSES | |
|----------------|-----------|-----|
| Yes | 37.33% | 112 |
| No | 62.67% | 188 |
| TOTAL | | 300 |

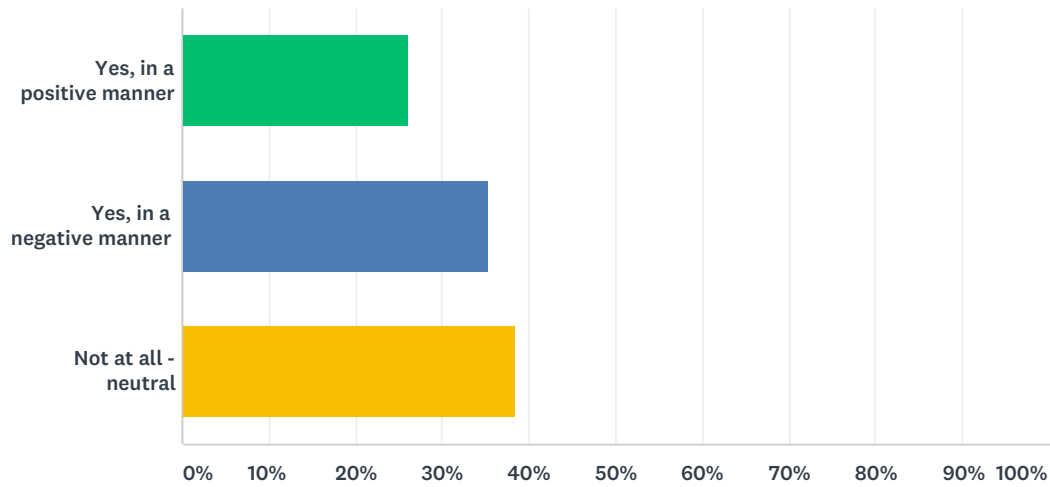
| # | ADDITIONAL COMMENTS? | DATE |
|----|--|--------------------|
| 1 | Definitely. There is no screening for this, and therefore, there can definitely be some BAD clients taking the rental. | 7/12/2019 11:16 AM |
| 2 | I have had 10 years experience with Vrbo and Airbnb. Clients are vetted professionally and rated. Homeowners can choose folks with good ratings and reviews | 7/12/2019 10:53 AM |
| 3 | Sometimes drunk and disorderly for large resident populations for short term. Families that appear to stay for longer terms (1 week +) are not ever an issue/ overcrowding for short term rentals are typically a nuisance and do not care how they behave or where they park. | 7/10/2019 9:00 PM |
| 4 | We've seen an uptick in car prowlings in our garage area. | 6/27/2019 4:00 PM |
| 5 | Most Definately | 6/26/2019 9:22 AM |
| 6 | Not a great worry, but with rental Russian roulette it only takes one... | 6/25/2019 10:26 PM |
| 7 | I have felt totally violated and insecure in my own unit when renters were making noise in the halls or loud music and you ask them politely to be quite and they tell you where to go. | 6/25/2019 4:48 PM |
| 8 | Society, in general, poses a risk. More people create a bigger cross-section of society, which increases risk. However, people that have the means to pay for short term rental have a lower risk profile than a general cross-section of society. | 6/25/2019 3:54 PM |
| 9 | The local undesirables..local drug dealers/addicts are more of a security risk than visitors who pay to be here | 6/25/2019 2:04 PM |
| 10 | in fact its better for security as radium is completely empty during the winter months. its better for the economy there and for security that more people are around. | 6/25/2019 1:04 PM |
| 11 | twice i caught the renters trying to break into other units. and another strata near us reported to me that a lot of personal belongings on there units got stolen | 6/20/2019 2:54 PM |
| 12 | We have had our car vandalized in the underground. | 6/18/2019 2:05 PM |
| 13 | When a place is rented in a short-term basis without the owners of the place being there to enforce the proper behavior, this "police" role is transferred to the other residents that shouldn't even be bothered by this. This has been a serious issue in our building. | 6/14/2019 5:37 PM |
| 14 | Not so far. We have a short term rental beside us. Never had a problem. | 6/10/2019 1:19 PM |
| 15 | One would have no idea who is coming or going in & out of a family oriented established neighbourhood | 6/7/2019 4:18 PM |

| | | |
|----|---|--------------------|
| 16 | Is there not going to be the occasional disturbance/security issue caused by someone from out of town staying in the campground, bed and breakfast, hotel or condo. This survey is really targeting short term condo rentals when disturbances/security issues can equally be caused by visitors and permanent residents no matter where they are staying. Was this survey prompted by a higher level of problems being caused by short term renters as opposed to the other accommodations available in Radium? This survey is written in such a way to make people believe that short term rentals are causing problems when most owners may have had no concerns prior to this. I suspect 99% of tourists are just here to enjoy what the town/valley has to offer and are not here to cause trouble. I appreciate AirBNB and VRBO type rentals being available around the world as they offer me what I am looking for in affordable places to stay and I respect both the owners and surrounding residents property and privacy in a way I want to be treated. | 6/7/2019 12:17 AM |
| 17 | More issue with friends visiting neighbors and motel guest that are here and gone in 1 night. | 6/6/2019 11:38 PM |
| 18 | drug wise and the ills that come along with it, I know more people in town using various drugs than I have seen on our streets from people visiting our area. | 6/6/2019 1:44 PM |
| 19 | in our complex, most of the owners are active in the summer months only, while the rest of the year only a hand full of full time residents remain in the complex. i believe that in the slow months, the traffic to the short term rentals in the complex is actually providing extra security to the complex by showing wood be criminals that the area is actively populated | 6/5/2019 3:19 PM |
| 20 | Any weekender coming to their unit is a short term rental. | 6/5/2019 1:24 PM |
| 21 | I have always found that most people in my condo are very nice and respectful. | 6/3/2019 3:33 PM |
| 22 | Keys, Door codes, key cards, etc. are shared with people of unknown character. | 6/3/2019 11:39 AM |
| 23 | Giving coded or key access to a building for short-term rentals compromises some of the security of that access. The renters are not vetted in any way, and no one is taking responsibility for their behaviour. | 6/2/2019 10:28 AM |
| 24 | Very much I'm sure in my previous rant you have noticed that the security is one of my main concerns People do not always make their typical right decisions when they are impaired or in a reckless careless state of mine. Our strata has no security guy or gal that can monitors our facility 24 hours to accommodate the type of a safety one would expect from a commercial property that rents nightly weekly or monthly. And sees 10-20 arrivals a weekend. | 6/1/2019 12:26 PM |
| 25 | Visitors have access to storage areas that they are not using - where full time owners keep their possessions for safe keeping. Our building has no security controls, and the door code becomes known - and maybe compromised for the future | 5/28/2019 10:02 AM |
| 26 | as non owners not all short term renters are considerate of full time residents, parking, noise, garbage | 5/27/2019 11:34 AM |
| 27 | Having more people around means having more eyes for someone to watch out for the neighbourhood. | 5/24/2019 7:16 PM |
| 28 | We know all of our neighbors and feel safe. Yet on any given weekend our peaceful community is invaded by transients with unknown agendas. Parking where they like and partying until all hours. Good luck getting the R.C.M.P out to enforce noise violations. | 5/24/2019 2:44 PM |
| 29 | we get to meet new people & share our beautiful village | 5/24/2019 1:03 PM |
| 30 | I would venture to say that the type of vacationers that are taking advantage of the short term rentals typically come from the middle to upper class portion of society. I do not believe that they are spending their time and money to come to Radium to cause the residents harm. | 5/24/2019 10:55 AM |
| 31 | I feel it provides additional security as most residences are seasonal and vacation use. Having a neighbor that has someone occupied most times adds to security | 5/23/2019 8:08 PM |
| 32 | See comment #5 | 5/23/2019 6:09 PM |
| 33 | Drinking (or mj use) and noisy parties adversely impact older residents, who are intimidated by the boisterous activity. | 5/23/2019 10:29 AM |
| 34 | They are around for a limited amount of time so have less concern for the property or community. | 5/23/2019 10:18 AM |
| 35 | Always depends on age and individuals | 5/22/2019 6:32 PM |
| 36 | To date that is a ridiculous question. The most dangerous and unattractive types live here. Thankfully they are very few. | 5/21/2019 4:24 PM |

| | | |
|----|--|--------------------|
| 37 | This is a leading question. Why would you ask such a thing? Never felt threatened- to be honest some of the locals worry me more than anyone else. | 5/20/2019 10:47 AM |
| 38 | definitively no. | 5/16/2019 6:46 PM |
| 39 | Not sure how it would be any different than motel guests. | 5/16/2019 3:29 PM |
| 40 | Potentially, if the renters are not screened, but no different than a stranger that moves in next door on a permanent basis | 5/16/2019 9:04 AM |
| 41 | enhances security of neighborhood - this question is assuming renters are bad - I've been a renter and feel it's a privilege to rent someone else's place - as a homeowner who rents out our place, we've never had a disrespectful renter in the three years we have been doing it. I'd rather have people there than not and leave our place open to intruders looking to break into an empty home | 5/16/2019 7:48 AM |
| 42 | They actually increase the security - better than having places sit empty | 5/16/2019 7:42 AM |
| 43 | Quite the opposite. Having people in and around protects and prevents security issues vs having a place sit empty. | 5/16/2019 7:38 AM |
| 44 | They improve it | 5/15/2019 12:16 PM |
| 45 | I believe that short term rentals provide extra security on buildings that otherwise may sit empty for long periods of time. Having short term rentals means extra traffic and extra sets of eyes to prevent vandalism and theft. | 5/15/2019 11:25 AM |
| 46 | Property security maybe yes | 5/15/2019 8:58 AM |
| 47 | Totally not. They keep to themselves. These are not vagrants running around wreaking havoc. They are upstanding people that are just out to have a little holiday. | 5/14/2019 7:11 AM |
| 48 | Our security codes are given out to strangers and we can't keep changing them. | 5/12/2019 4:09 PM |
| 49 | No place for this type of transient type of business, leave it to the motels and hotels who pay business tax. | 5/11/2019 11:30 PM |
| 50 | Short term rentals should be provided by commercial businesses in commercial areas of town. | 5/10/2019 6:41 PM |
| 51 | NO ONE knows who these short-term renters are...especially the short-term rental landlord. RHS may have been very fortunate to have no problems up to this point, but problems will arise, and IF RHS accepts short-term rentals as a component of how they wish to run this community, they will be opening themselves upon to an array of possible liability if the community elects to turn a blind eye to strict guidelines and oversight. | 5/10/2019 5:08 PM |
| 52 | I would say they 'can' have an impact. In certain cases, short term renters do not adhere to requirements to lock front doors (of multi-tenant buildings). Having said that, I have also see owners ignore those requirements | 5/9/2019 5:44 PM |
| 53 | From our knowledge AirB&B has pretty strict operating rules so we don't think personal security is an issue. Rentals other than AirB&B might have an impact on personal security as there may not be operating rules in place. | 5/9/2019 11:16 AM |

Q8 Do you believe that living next to or near a short-term rental property impacts your own property value?

Answered: 302 Skipped: 2



| ANSWER CHOICES | RESPONSES |
|---------------------------|------------|
| Yes, in a positive manner | 26.16% 79 |
| Yes, in a negative manner | 35.43% 107 |
| Not at all - neutral | 38.41% 116 |
| TOTAL | 302 |

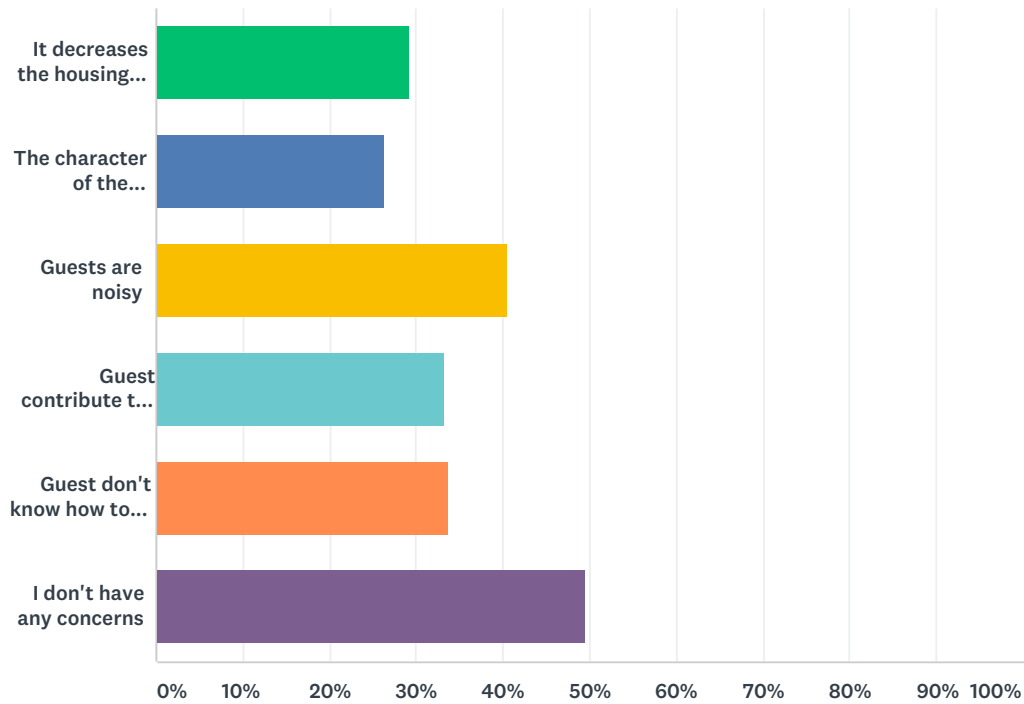
| # | ADDITIONAL COMMENTS? | DATE |
|----|---|--------------------|
| 1 | Definitely the neighbours who live next to the rental units have complained. | 7/12/2019 5:31 PM |
| 2 | If it were not for short term rentals allowing seasonal / vacation owners to cover the costs of their properties, we would see owners selling off their vacation properties and that would depress the market | 7/12/2019 10:49 AM |
| 3 | I would be less likely to buy into a condominium full of short term renters. | 6/25/2019 10:26 PM |
| 4 | People who purchase short term rentals are interested in earning a profit and want to put out the least amount for the initial investment. They don't want to spend a lot of money on up keep either, because it hurts their bottom line. If I were to sell today, I would lose about \$100,000.00 on a purchase I made 11 years ago. I have a prime location in our complex, it is in immaculate conditions, with high end furniture and was never renter. | 6/25/2019 4:48 PM |
| 5 | Sto was he money grab | 6/25/2019 2:57 PM |
| 6 | Lots of condo owners wouldn't Buy if they couldn't Rent out. We luckily don't have to but many do. | 6/25/2019 1:48 PM |
| 7 | rental income in an area like radium helps increase values and makes property attractive to purchasers. If a property in a recreation area like Radium cannot be rented values will be devastated. | 6/25/2019 1:29 PM |
| 8 | Short term renters Do NOT have the same financial investment in the properties or surrounding properties as full time owners. There is also no accountability in for short term renters that are loud and disruptive you can call the local RCMP or 911 but it still happens again with the next set of guests. | 6/25/2019 1:04 PM |
| 9 | 2 of our our units sold for \$30k less than market because the owners couldn't stand the noise and they wanted out real quick. | 6/20/2019 2:54 PM |
| 10 | Radium needs more people in town for businesses to thrive | 6/18/2019 4:03 PM |
| 11 | I never thought about this until it became an issue in our own property. Next time I buy something, I'll specifically ask to make sure that short-term rentals are not allowed. When somebody is trying to buy a property as an investment to run a short-term rental, it is just a business and as such, it should be properly zoned and regulated. | 6/14/2019 5:37 PM |
| 12 | Yard not always looked after. | 6/10/2019 1:19 PM |

| | | |
|----|---|--------------------|
| 13 | Noise, parking, the unknown, frequency, what control measures the owner has set in place (accountability), residents rights or consultation | 6/7/2019 4:18 PM |
| 14 | In my opinion, housing values would change significantly if owners/purchasers were not able to rent as many make the decision to buy knowing they have the option to turn it into an investment property. Many condos would likely go on the market if they were no longer able to rent. | 6/7/2019 12:17 AM |
| 15 | It certainly helps if I decide to sell one day for them to have the option to rent it out a bit. | 6/6/2019 11:38 PM |
| 16 | I feel strongly that my property value and property values throughout Radium Hot Springs would go down dramatically if short term rentals were restricted. The last thing in today's repressed housing market we should be doing is adding NEW restrictions. | 6/6/2019 11:21 PM |
| 17 | being able to rent has raised the values of properties in and around our complex | 6/5/2019 3:19 PM |
| 18 | Given that a large number of properties are owned by out of town individuals like myself, if short term rentals are eliminated, there will be many more properties for sale... therefore value declines. | 6/5/2019 11:38 AM |
| 19 | Thats like asking do I like hotels next door to me. | 6/3/2019 3:33 PM |
| 20 | Because you as an owner have little or no control over who comes and goes from that suite, what activities occur, or any means of resolving complaint issues, other than local law enforcement. | 6/3/2019 11:39 AM |
| 21 | I don't think Not At All is neutral. I think it is situational. It can work if managed properly and people are respectful of their neighbors | 6/2/2019 6:30 PM |
| 22 | This is difficult for anyone to judge, but some cities that have done surveys seem to think it has a neutral impact on the property value. I would say that it depends on the market. If, for instance, a strata or home owners association allow short-term rentals and someone is looking for an investment property, then they would see the situation as positive, potentially increasing the market value. The inverse could be said to be true. | 6/2/2019 10:28 AM |
| 23 | Yes because I would NOT have purchased this property at all if I knew the Village was not enforcing our Zoning. Yes I have called and it seems always under review. | 6/1/2019 12:26 PM |
| 24 | I work in the finance industry and there are lenders that will NOT finance mortgages in Stratas in Radium Hot Springs that have short term rentals. This leaves the new buyers with less options for getting a mortgage at higher rates. This DOES affect property values! | 6/1/2019 11:55 AM |
| 25 | It will effect resale for Owners that want a quit lifestyle - such as retirees (who are the most common type of people relocating to Radium). | 5/28/2019 10:02 AM |
| 26 | brings new people to the valley and boosts our local economy | 5/25/2019 8:09 PM |
| 27 | The properties are better kept than long term rentals as the tenants have to keep the property looking to be in order where the short term rental is looked after by the owner | 5/24/2019 1:45 PM |
| 28 | encourages more visitors & tourism, good for our economy | 5/24/2019 1:03 PM |
| 29 | I believe that it is positive in the sense that these properties have meticulous upkeep required to keep them attractive as rentals. This only impacts the neighborhoods that they are in positively | 5/24/2019 10:55 AM |
| 30 | More vacation renters brings more economy to the valley. the golf courses alone need vacationers to come to the valley to survive as a business | 5/24/2019 8:29 AM |
| 31 | Increases our local economy and in turn increases property value. | 5/24/2019 8:16 AM |
| 32 | The homeowner is more conscious of the appearance of the property and is upkept at all times rather than a long term renter who has a delingent landlord.. Or has problems with noise and the owner has no ability to rectify the issues | 5/23/2019 8:08 PM |
| 33 | My unit is well maintained and only occupied perhaps 25% of the time. Then I also use it personally 20% of the time. The remaining time it sits empty. | 5/21/2019 7:27 PM |
| 34 | I do live next to a short term rental property for some time now. It has been a very positive experience. People love the resort Village of Radium and the whole area. | 5/21/2019 4:24 PM |
| 35 | I believe that possible buyers of a vacation property will pay a bit extra if they realize that they could cover some of their costs by having their property available for short term rentals. | 5/19/2019 11:04 PM |
| 36 | short-term rentals always compete with hotels and need to be very attractive. The owners work hard to always have their units in very good shape and continually do renovations which overall increase the value of all properties. | 5/16/2019 6:46 PM |

| | | |
|----|---|--------------------|
| 37 | I live near 4 motels within a block radius, A short term rental should be no different. | 5/16/2019 3:29 PM |
| 38 | Given the fact that Radium Hot Springs is predominately a vacation destination and relies heavily on tourism, stances that diminish the number of visitors that can stay in an area would be counterproductive and would decrease the market pool when it comes time to sell, thus decreasing property values. | 5/16/2019 9:04 AM |
| 39 | I believe many people who love the valley are in the transition phase of their lives. They are purchasing property to enjoy but cannot outright afford it without subsidizing it through short term rentals. At some point, they may become permanent residents and I hope would see the value in allowing others the same opportunity for home ownership in such a beautiful valley | 5/16/2019 7:48 AM |
| 40 | There are a couple of short term rentals in our area and it has worked out well. People are gone exploring the valley, contributing to the valleys economy. | 5/16/2019 7:38 AM |
| 41 | We meet so many people - haven't had an issue at all - people are responsible and love spending time in the valley. To ban this important market would greatly impact the economy of the valley | 5/16/2019 7:33 AM |
| 42 | People buy property after they rent ie 105, edelweiss | 5/15/2019 12:16 PM |
| 43 | As long as owner is responsible and manages tenants, it is fine. Bad owners are ones that fail to properly instruct tenants on what to do. | 5/14/2019 3:13 PM |
| 44 | I do live next to a short term rental. It is totally fine. I am not bothered by it at all and it does not affect my property value. A couple houses on my street just sold at a price point that indicated that this is certainly not an issue. | 5/14/2019 7:11 AM |
| 45 | Because RHS is primarily owned by residents of Alberta, we have a completely unique property value index. When Alberta sneezes, RHS catches a cold. With TOO MANY properties still not developed or completed due to the Alberta downturn, RHS can either become a thriving community or a ghost town if council does not handle this issue properly. Tough decision MUST be made. IF short-term rentals are restricted or cancelled altogether, PERHAPS other buyers will step forward who may have been hesitant to buy BECAUSE of the short-term rentals available. For the time-being, fairly full ownership or occupancy of village properties may be having a positive impact on property values. I fear that there are NOT ENOUGH rental properties available for those who wish to make RHS their home. | 5/10/2019 5:08 PM |
| 46 | My answer would be 'it depends'. In my experience, there tends to be more wear and tear on the common areas of stratas that house short term renters. If the strata accounts for that in its maintenance program, impact can be minimized. | 5/9/2019 5:44 PM |

Q9 What additional concerns do you have with short-term rentals (check all that apply)?

Answered: 300 Skipped: 4



| ANSWER CHOICES | RESPONSES |
|---|------------|
| It decreases the housing supply for local renters | 29.33% 88 |
| The character of the neighbourhood is threatened | 26.33% 79 |
| Guests are noisy | 40.67% 122 |
| Guest contribute to parking congestion | 33.33% 100 |
| Guest don't know how to dispose of garbage | 33.67% 101 |
| I don't have any concerns | 49.67% 149 |
| Total Respondents: 300 | |

| # | ADDITIONAL COMMENTS? | DATE |
|---|--|--------------------|
| 1 | And for all the concerns listed above. There are no ramifications for the behaviour of short term rentals. Again they blatantly disregard rules and seem to have the attitude that they can do what they want without consequences. That includes their lack of respect for others with their animals. If you have no vested interest in a property why do you care. Their attitude is that they can do what they want because they are gone in a few days. There is no one to monitor their behaviour and when an owner tries to point out the rules to them they become rude and indigent like we as owners have no right to tell them not to do something. It is very frustrating. Frankly noise is probably the least of the problems with short term renters. | 7/12/2019 11:30 PM |
| 2 | No way of knowing who owner is to Lodge complaint etc | 7/12/2019 4:12 PM |
| 3 | If people are renting they should be made aware of the rules for parking, garbage and noise. Owners can make the same mistakes or choose not to follow rules... | 7/12/2019 3:39 PM |
| 4 | (Most) guest have a complete lack of disrespect being on vacation. | 7/12/2019 11:11 AM |
| 5 | Other concerns are minor, but the rental pool is a big concern. | 7/12/2019 10:55 AM |
| 6 | Pets and their obvious sanitary issues. Respect factor for the property and surrounding areas within the property. | 6/27/2019 4:00 PM |
| 7 | Short term renters have no commitment to the common amenities and not knowledgeable of strata bylaws for common enjoyment of building and amenities | 6/27/2019 2:12 PM |

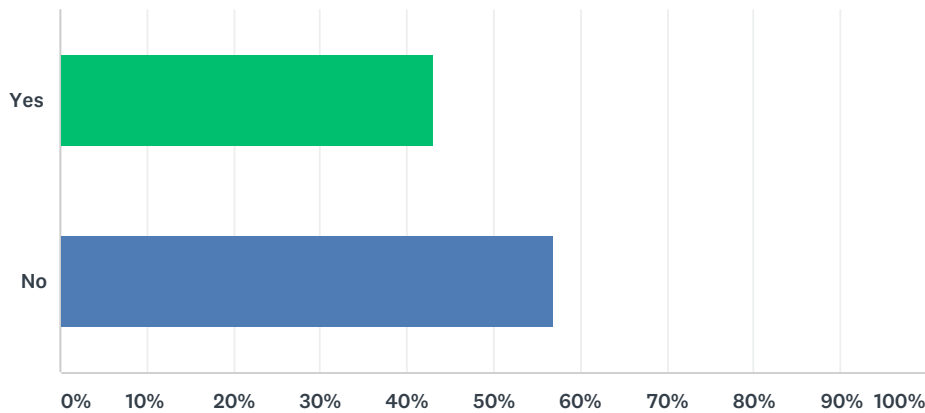
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|----|---|--------------------|
| 8 | I believe there are massive perks to the economy and community of Radium. I'm not just saying this because I am an owner of a property that we occasionally rent out. We frequent Radium a few time per year and make sure to head out and support the local establishments as we encourage those who rent from us as well. | 6/26/2019 12:06 AM |
| 9 | Impact on local motels. | 6/25/2019 10:26 PM |
| 10 | Guests don't care about recycling and throw everything in the garbage bins. Costs me as an owner for extra trips for garbage pickup and then recyclables end up in the landfills. Weekend warriors don't really care about recycling!! | 6/25/2019 4:48 PM |
| 11 | Smoking Pot | 6/25/2019 1:37 PM |
| 12 | we have underground parking and secure garbage. | 6/25/2019 1:29 PM |
| 13 | There is limited parking already and multiple guests for one household will pose an parking issues, some of the guests are noisy and in the area to party. The Village should be looking at the dilapidated lots around the village instead of looking at creating more issues when we already have enough issues that are not dealt with. | 6/25/2019 1:04 PM |
| 14 | Radium and area rely on the long and short term rentals. Without these options Radium only suffers from lack of dollar contributions to the village businesses. | 6/25/2019 1:00 PM |
| 15 | Wildlife awareness- there should be mandatory information package for tenants to review about wildlife protection | 6/18/2019 4:03 PM |
| 16 | When the owners of the property are not present, the permanent residents of the community are left with the job of having to police/enforce the proper behavior of whoever is renting. | 6/14/2019 5:37 PM |
| 17 | Personal security, owners responsibility & accountability & liability Enforcement? | 6/7/2019 4:18 PM |
| 18 | Housing supply for local renters may or may not be available whether short term rentals exist or not. There could just be a bunch of places for sale without owners resulting in no place to rent. In respect of the character of the neighborhood and the threats - WHAT? How do the people who stay in short term rentals differ from those who stay here permanently. Short term renters live somewhere. Does their character really change because they are visiting this or any other town. Guests are noisy? WHAT? My neighbors who live next to me are noisy but I have to live with them day in a day out. Noisy guests are temporary and if they are a real problem, the RCMP can remove them. Parking a problem? WHAT? This is a tourism town and if the parking is congested at least we know the businesses are making money and will be here for me when I need them. Garbage disposal? Again, any respectful visitor will find out where to toss their garbage and any renter/hotel owner/campground etc will provide this information to visitors. The options above are really questionable???? The bigger problem in this town is local residents dumping their garbage in commercial property or condo garbage cans because they have no garbage service where they live. It is the short term rental properties in this town that actually have a place for their visitors to deposit their garbage onsite. Permanent residents have to dispose of it offsite/out of town. | 6/7/2019 12:17 AM |
| 19 | I think they are good all around. | 6/6/2019 11:38 PM |
| 20 | Why are all these options negative?...Perhaps you should include some positive statements rather than just negative! | 6/6/2019 1:44 PM |
| 21 | i honestly believe that the majority of short term users in radium are families, who for the overwhelming majority of the time only have the positive impact of bringing money in the community | 6/5/2019 3:19 PM |
| 22 | Renters through Airbnb are respectful of the bylaws and have never left my unit untidy or in disrepair. We rented our unit was on a long term basis, it was destroyed and filthy when he left. Airbnb has a review system, if I give a renter a bad review, they will no longer be able to rent, so they make sure they are respectful of my property and bylaws of the unit. Most of our renters are couples from the states and Europe who contribute to the economy of Radium, more so than most owners. | 6/5/2019 1:24 PM |
| 23 | I think the Village should look at the short term rental companies (VRBO, Airbnb, etc) and ensure that the ones approved in the village adhere to charge the appropriate taxes for the Province. | 6/5/2019 1:21 PM |
| 24 | Most people are good renters. There are few who are not. This is the same all over the place. I believe that if you do not allow short term rents now especially in this economy it will cause hardships for many families who will not be able to meet their mortgages and condo expenses. There are a lot of struggling families both in Radium and Calgary right now and it doesnt look like its going to improve in the future. | 6/3/2019 3:33 PM |

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| 25 | None right now. As you say this is a very complex issue. Stifling investment in the Valley is probably not a good thing. | 6/2/2019 6:30 PM |
| 26 | I also think that short-term rentals are unfair to those people who operate a legitimate motel, B&B, or hotel. Who wouldn't pay the same price, or perhaps slightly more, to have access to multi bedroom and bathroom units with a kitchen, living area and laundry? This also has impact on restaurateurs. I believe the over-all impact to the community is negative. If the business segment isn't vibrant, then the community can't continue to grow. | 6/2/2019 10:28 AM |
| 27 | As a property owner in Radium I do my best to support local business I never bring alcohol food or other consumable items from Alberta for my time in our community because it is important to me that I support local businesses their efforts to operate and continue to provide me many amenities that could easily not be here. It would be in the best interest not to allow short-term rentals to occur in our community so that we can ensure that our local hotel and motel businesses are always maximizing their rental opportunities. I have driven by the hotels and motels in seeing vacant signs while the facility I am at is plum full with weekend renters. it is my belief that if you would eliminate the short term rental situation it would result in a high demand for the rentals of commercial properties and in time create an opportunity to have developers come to invest in commercial property to accommodate the demand for hotel / resort style accommodation. Radium small business is growing - activity is there but a demand for rentals has resolved in a better way then just imposing the zoning on my unit when I purchased based on what I thought was enforced Bylaws at the time of my purchase. Security is another high risk point that the village should consider when it comes to rezoning residential property to commercial. Over the years I've watched many of the kids go up around our strata and play within the strata common areas but today I see less and less of that because the parents are not comfortable with the amount of people that are coming and going from our buildings. | 6/1/2019 12:26 PM |
| 28 | Because they are not home owners SOME of the renters do not care of the well being of the complexes and it causes further damage and additional cleaning that ALL strata owners pay for. | 6/1/2019 11:55 AM |
| 29 | It really impacts availability of long term rental opportunities for other low income families and seasonal workers. It impacts the Motel businesses that attract visitors to our area. | 5/28/2019 10:02 AM |
| 30 | Short term rentals should only be allowed in commercial properties such as motels and hotels. | 5/27/2019 12:06 PM |
| 31 | See comments stated above. Regarding number 11 below, why is regulation required and why would there be a fee? Who would regulate this? | 5/24/2019 7:16 PM |
| 32 | 95% of all issues our strata encounters are a direct result of short term renters or owners involved in short term rentals. We purchased a home here to enjoy the peace and quiet of small town life, not to be subjected to the ever changing environment created by short term rentals. | 5/24/2019 2:44 PM |
| 33 | if tourism disappeared, Radium would eventually disappear | 5/24/2019 1:03 PM |
| 34 | Good for the economy | 5/24/2019 9:09 AM |
| 35 | Parking congestion usually due to permanent residents | 5/23/2019 10:21 PM |
| 36 | None. | 5/23/2019 8:08 PM |
| 37 | Being known as a party destination may be good for some businesses, but bad for some residents. | 5/23/2019 10:29 AM |
| 38 | Short term rentals are much safer for owners because the B.C. tenancy regulations put owners at such a disadvantage. It is nearly impossible to evict long term tenants that are disruptive and do not abide by the terms of the agreement. | 5/22/2019 11:50 AM |
| 39 | I hope you do not spend a lot of time, money and resources on this issue as I believe there are bigger issues. | 5/21/2019 7:27 PM |
| 40 | To date I have no concerns because the properties are generally well managed, cleaned and kept up. | 5/21/2019 4:24 PM |
| 41 | Owner at bighorn, this survey is probably more suitable for a local owner. | 5/19/2019 10:46 AM |
| 42 | there is no shortage of property to rent in fact in Radium Hot Springs there is an abundance of property to rent. There should be lots of rental units after all Radium is a resort Village. I know the local businesses depend on tourists. Whether people rent through a property manager or Airbnb what difference does it make it brings tourists to Radium who spend their money at the local businesses. | 5/18/2019 10:37 PM |

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| 43 | property value goes down due to short term rentals, the property suffers due to overall wear and tear | 5/18/2019 4:15 PM |
| 44 | There are an over abundance of motels in Radium which can have noisy guests, parking congestion. | 5/16/2019 3:29 PM |
| 45 | House would be available as a long term rental as it doesn't make economic sense | 5/15/2019 12:16 PM |
| 46 | There is always something available for renters- I've seen places pop up continuously on the Invermere Buy and Swap Facebook page. The character of the neighbourhood is threatened only if the economy is threatened because then businesses have to close. Short term renters support our economy and those very businesses. In my experience guests have not been noisy at all and I live beside one with others also nearby. Parking has never been an issue because each house has designated parking. I am not sure about garbage disposal but I'm sure there is a system in place set by the landlord for this purpose. | 5/14/2019 7:11 AM |
| 47 | There is no place for this type of business in our neighbourhoods. | 5/11/2019 11:30 PM |
| 48 | ALL OF THE ABOVE and many more... | 5/10/2019 5:08 PM |
| 49 | I would say these issues 'can' exist, depending on the individual renter. One other concern is that the owners of short term rental units are often not residents of the area, which can make it very difficult to deal with any complaints when combined with the short term nature of each individual rental term. | 5/9/2019 5:44 PM |
| 50 | The character of the neighbourhood is already threatened by part-time residents who own condominiums. | 5/9/2019 11:16 AM |
| 51 | I don't have too many concerns with short-term rentals as I live in a neighbourhood as opposed to a condo complex. I think those full time residents living in condos are more impacted by noise, comings and goings, property damage, etc. | 5/8/2019 10:30 AM |

Q10 Do you believe that the Village of Radium Hot Springs should regulate short-term rentals?

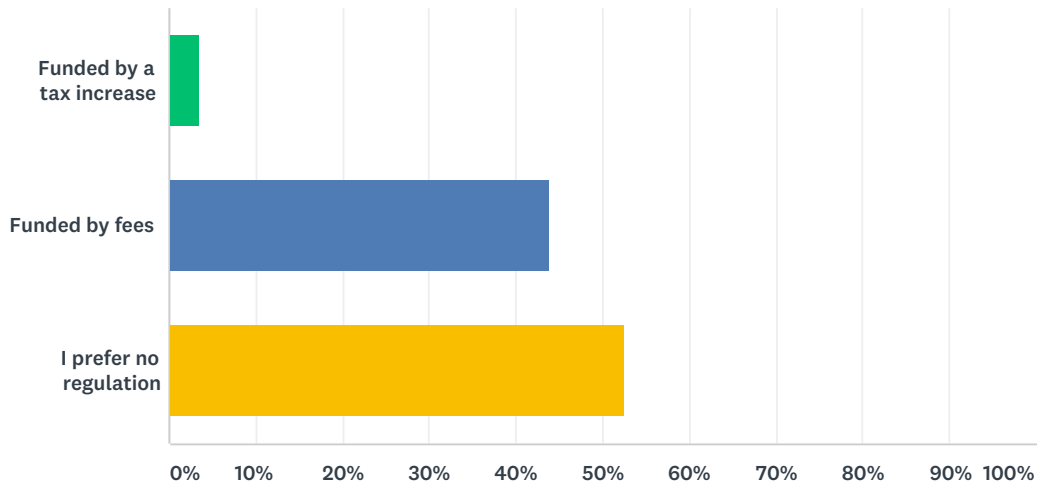
Answered: 301 Skipped: 3



| ANSWER CHOICES | RESPONSES |
|----------------|------------|
| Yes | 43.19% 130 |
| No | 56.81% 171 |
| TOTAL | 301 |

Q11 Do you support a tax increase to fund the regulation of short-term rentals or should regulation be funded by separate fees?

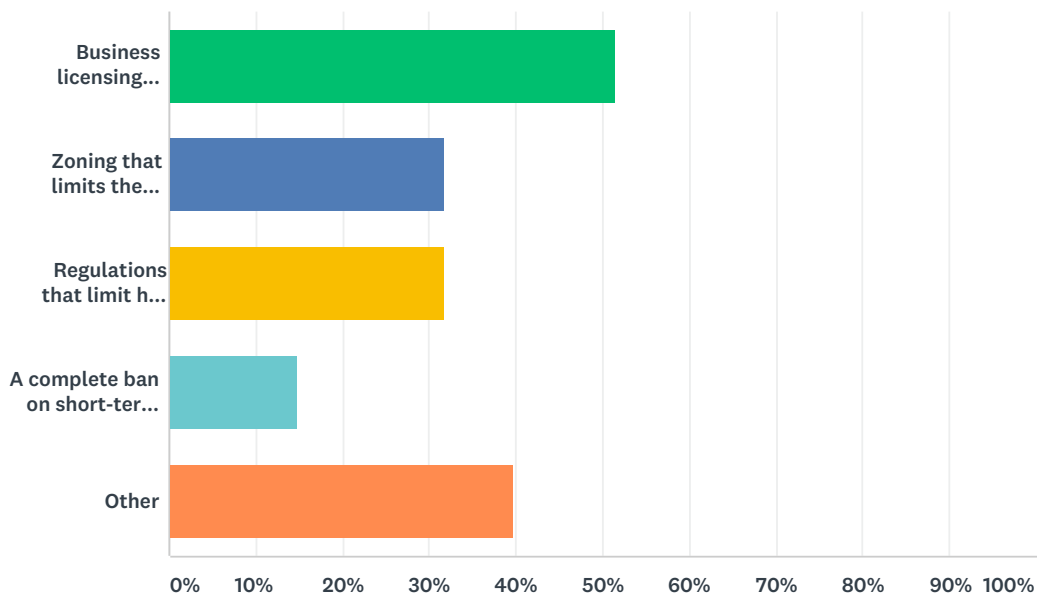
Answered: 301 Skipped: 3



| ANSWER CHOICES | RESPONSES |
|--------------------------|------------|
| Funded by a tax increase | 3.65% 11 |
| Funded by fees | 43.85% 132 |
| I prefer no regulation | 52.49% 158 |
| TOTAL | 301 |

Q12 What kind of regulations do you think the Village should impose on short term rentals (check all that apply)?

Answered: 264 Skipped: 40



| ANSWER CHOICES | RESPONSES |
|--|------------|
| Business licensing combined with operational requirements i.e. fire safety inspections | 51.52% 136 |

| | | |
|--|--------|-----|
| Zoning that limits the areas where short-term rentals are allowed to operate | 31.82% | 84 |
| Regulations that limit how many short-term rentals can operate within a given area (density) | 31.82% | 84 |
| A complete ban on short-term rentals | 14.77% | 39 |
| Other | 39.77% | 105 |
| Total Respondents: 264 | | |

| # | ADDITIONAL COMMENTS? | DATE |
|----|---|--------------------|
| 1 | Why should I pay to regulate short term rentals in my taxes when I do not rent my unit. | 7/12/2019 11:30 PM |
| 2 | They need to be taxed Commercial and Not Residential. If it is for profit a business license and commercial property tax should be applied. | 7/12/2019 5:47 PM |
| 3 | I see short term rentals as operating a business, so requiring a business license to fund regulation makes sense. I also think that there should be safety requirements, like fire code requirements in order to ensure the safety of guests. | 7/12/2019 5:31 PM |
| 4 | None | 7/12/2019 4:31 PM |
| 5 | Would prefer no regulation | 7/12/2019 3:39 PM |
| 6 | No regulation | 7/12/2019 3:00 PM |
| 7 | Indifferent. No regulations necessary. | 7/12/2019 2:29 PM |
| 8 | Society is filled with can't do's, Please don't add another one. Let owners decide what they want to do with their own property and police (which we pay for already) are there to handle any disturbances. | 7/12/2019 1:20 PM |
| 9 | If there is cost to regulate this, it should be charged to anyone wishing to offer their place as a short term rental. If there are 4, they would have to be set up like a business, and should have the cost of regulation split between the 4 of them. Or have a set rate based on what the regulation costs | 7/12/2019 11:16 AM |
| 10 | Not a big fan of short term rentals, but reality is they are happening. Reasonable and measured regulations would be fine to alleviate my concerns. | 7/12/2019 10:55 AM |
| 11 | Responsible owners do not worry about following the rules. Being able to rent via short term rentals enables us to continue to own our property and to contribute to Radium economy ourselves and via renters | 7/12/2019 10:53 AM |
| 12 | The village should not regulate people's use of their private property | 7/12/2019 10:49 AM |
| 13 | No short term rentals less than 5 days - allow rentals for 5 day + rentals. No 2, 3,4 day rentals - set a minimum and monitor by permit application - just like liquor permits, etc. Administer at town administration and charge the rental unit owners. | 7/10/2019 9:00 PM |
| 14 | Short term rentals increase tourism in Radium and bring \$\$ to this community. With interference from the Village in this owners will withdraw from doing short term rentals and the town will lose that business to other communities in the area. Short term rentals are a lot of work and owners have a tendency to only rent for a short period of time over the year. With the use of companies like airbnb the clients are vetted and insurance is provided. Taxes are now included and they are paid through the rental agencies. These rentals also provide work to the local population. Neighbourhoods would find long term rentals would cause way more concerns than tourist here for short periods of times discovering the area. | 6/27/2019 11:32 PM |
| 15 | Along with licensing, proof of commercial insurance to cover the liabilities before license is issued. | 6/27/2019 4:00 PM |
| 16 | Number of "occupants" dependant on size/type of rental property... | 6/27/2019 2:12 PM |
| 17 | If you start adding tax and other fee's home owners will sell/ dump their rentals which will create a crash in the market. | 6/27/2019 5:56 AM |

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| 18 | I don't see why these bans or regulations need to be put in place. Many people are struggling financially in the area and if you make it harder for people to rent their properties out, I truly believe this will begin to cause many people REAL hardships, not to mention the negative impact on people supporting the local establishments. You will bankrupt many people and businesses if you proceed with this in any way. I think your best bet is to perhaps set fines in place for violations and penalize those who are not "renting" or taking care of their property in an appropriate manor. | 6/26/2019 12:06 AM |
| 19 | the current system is fine | 6/25/2019 7:33 PM |
| 20 | no regulations | 6/25/2019 7:29 PM |
| 21 | None | 6/25/2019 6:37 PM |
| 22 | No regulations. | 6/25/2019 3:54 PM |
| 23 | No tax or fees. It brings people into the community. People will just sell their condos. Taxes are too high now | 6/25/2019 2:57 PM |
| 24 | No regulations. This question is asked with an objective in mind. There should be a no regulation option as well | 6/25/2019 2:38 PM |
| 25 | No regulations. Adding these types of regulations would prohibit travel industry in the area. | 6/25/2019 1:59 PM |
| 26 | I don't Think it should be made difficult for people to do. Visitors will go elsewhere if it is difficult. | 6/25/2019 1:48 PM |
| 27 | We prefer no short term rental but this maybe unrealistic so tight regulations are needed and enforced. | 6/25/2019 1:33 PM |
| 28 | I prefer no regulations on short-term rentals. | 6/25/2019 1:31 PM |
| 29 | There is no issue with rentals as long as they comply with the complex. Radium is a resort town and this is expected to keep the economy and the area at good economic levels | 6/25/2019 1:04 PM |
| 30 | No Short term rentals, if the Village does decide to allow for it, as a full time owner I DO NOT want to pay another tax increase for non residents to regulate short term rentals that should be paid for by the owners who want to have this service. Full time owners shouldn't have to pay for a service they are not going to use. | 6/25/2019 1:04 PM |
| 31 | The short term rental business is self-regulating between the renter and owner. It's none of the village's business. Regulation is a money grab, it doesn't regulate anything. | 6/25/2019 1:02 PM |
| 32 | None. As I believe Radium and the valley relies on these types of rentals to keep their economy going and people employed | 6/25/2019 1:02 PM |
| 33 | I don't believe there should be any regulations on short term rentals. Short term rentals help to boost the village economy. | 6/23/2019 5:22 PM |
| 34 | none | 6/21/2019 8:09 AM |
| 35 | if you enforce your current bylaws we wouldn't have this problem. all costs with short term rentals should be born the the owners who rent this way only. | 6/20/2019 2:54 PM |
| 36 | none at all | 6/20/2019 2:41 PM |
| 37 | I prefer the way it is, the more people visiting the area the better the economy. We live in a tourist driven economy area, the more options for visitors the better. | 6/18/2019 10:40 AM |
| 38 | none needed | 6/14/2019 11:17 AM |
| 39 | I prefer no regulations | 6/13/2019 2:30 PM |
| 40 | If short term rentals are not following the rules, charging and paying proper taxes and regulations of the village, there should be a ban on them | 6/12/2019 12:44 PM |
| 41 | owners should be responsible to check and clean up after they have short term renters | 6/10/2019 2:50 PM |
| 42 | I/ we think they have a place but under strict guidelines and restrictions. | 6/7/2019 4:18 PM |
| 43 | There is no need for additional regulations on short term rentals. | 6/7/2019 11:50 AM |
| 44 | None | 6/7/2019 12:17 AM |
| 45 | None leave it alone. | 6/6/2019 11:38 PM |

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| 46 | None there should be no restrictions imposed. This question really exemplifies the bias of this entire survey as no restrictions is not even an option above and many of the questions in this survey are leading in nature. | 6/6/2019 11:21 PM |
| 47 | If you wish to license rentals, do so outside of a "Business" notation as many stratas have bylaws that restrict a "business use" in their bylaws and there are judgements that state that having a rental is NOT a business use. Do your research. Do not open up a can of worms which pits neighbor against neighbor. | 6/6/2019 1:44 PM |
| 48 | i think that the village has a duty to recognize the contributions to the local economy brought in by short term rentals, and should make it simple for short term rental operators to register and to follow simple well thought out rules in order to not be forced to operate in grey zones. I think that R1 areas should continue to not have short term rentals, and that R3 should be clearly defined as areas where short term rentals are allowed, and where they are NOT considered as operating a business | 6/5/2019 3:19 PM |
| 49 | none | 6/5/2019 1:24 PM |
| 50 | I think short term rentals should be encouraged. We have heard from many people that nothing was available for rent and they were happy they could find something online. Maybe people should have to register their rental and a reasonable fee should be charged to regulate. I think we need to make sure proper taxes are being charged to make it fair for any Motels etc. | 6/5/2019 1:21 PM |
| 51 | none | 6/5/2019 11:38 AM |
| 52 | I dont think it is a problem and don't want any new regulations | 6/4/2019 10:27 AM |
| 53 | Short term rentals have been in Radium for decades. If you impose all of the above all of Council will be up all night trying to figure out which areas are to allowed or disallowed rentals. This is going to be a real headache for Council and personally its not worth your time and effort. Are short term rentals really that bad for council right now ??? This is making it all too complicated for Radium. On top of that you will increase taxes etc. Dont hurt the community with all the restrictions. | 6/3/2019 3:33 PM |
| 54 | Those who use the service need to pay for the service and management of the service it should not be at the expense of the tax payer | 6/3/2019 1:43 PM |
| 55 | Further discussion required to creatively deal with this. | 6/2/2019 6:30 PM |
| 56 | Subject to Provincial Room Taxes | 6/2/2019 10:59 AM |
| 57 | Some communities have adopted a minimum stay rule (e.g. 30 days) that prevents the unit being used as a substitute hotel. Residential properties owners should have no right to use their space for transient visitors. I would favour either a complete ban on short-term rentals or a length of time that consideration by council and their advisers deem appropriate | 6/2/2019 10:28 AM |
| 58 | With respect to question 10 and 11 I believe that if there is any regulations to be implemented it should be provincially so that all strata operate the same. | 6/1/2019 12:26 PM |
| 59 | I think something must be done. A complete ban on short term rentals would be very costly to implement and enforce. There is already zoning in place for short-term rentals and it is not followed. Is the village prepared to enforce this. Short Term Rentals IS a business and very lucrative. I believe they SHOULD be paying for business licencing as hotels/motels do. | 6/1/2019 11:55 AM |
| 60 | Insurance requirements Ensure that strata properties have an appropriate Bylaw Tax collection for units that are revenue generating - same type as Hotel room tax | 5/28/2019 10:02 AM |
| 61 | no new regulations needed | 5/28/2019 8:12 AM |
| 62 | seems to work well as is | 5/28/2019 8:10 AM |
| 63 | I do not think there needs to be additional regulation. | 5/27/2019 1:10 PM |
| 64 | Short term rentals should only be allowed in hotels and motels. | 5/27/2019 12:06 PM |
| 65 | i prefer no regulation | 5/25/2019 8:36 PM |
| 66 | no, if you regulate it or limit it in any way, you will reduce the amount of local economy from vacationers, businesses will suffer from it also | 5/25/2019 8:32 PM |
| 67 | i prefer no regulation. The vacationers help our local economy | 5/25/2019 8:25 PM |
| 68 | i prefer no regulation | 5/25/2019 8:19 PM |
| 69 | i prefer no regulation | 5/25/2019 8:15 PM |

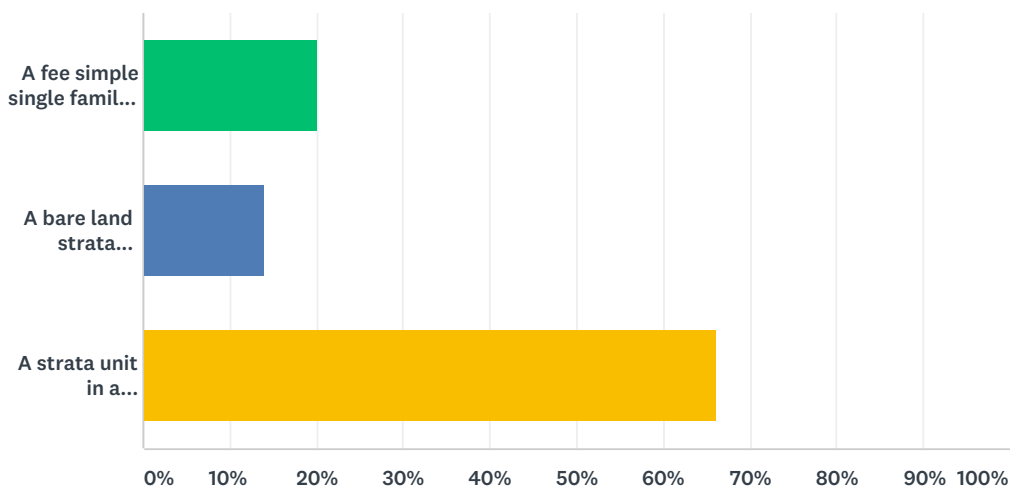
| | | |
|----|--|--------------------|
| 70 | no need for further changes, limiting this service will hurt the money coming into Radium from vacationers! | 5/25/2019 8:09 PM |
| 71 | No regulations!!! | 5/24/2019 7:16 PM |
| 72 | A community or neighborhood that is zoned as residential should not allow short term rentals of any kind. | 5/24/2019 2:44 PM |
| 73 | No regulation- rules should be the same for short term renters as it is for long term renters | 5/24/2019 1:45 PM |
| 74 | no regulations, if property owners can't freely rent their homes to visitors, then hotels, resorts, etc should have the same restrictions applied, then there would be no place for anyone to stay & tourists would go to other places instead like Fairmont, Invermere, Golden, etc & Radium would fall off the map for tourism, this makes absolutely no sense at all, we need progress & growth, not regression | 5/24/2019 1:03 PM |
| 75 | none | 5/24/2019 12:50 PM |
| 76 | I think things are O.K the way they are. | 5/24/2019 12:47 PM |
| 77 | No regulations required | 5/24/2019 10:55 AM |
| 78 | Nothing, remain as it is | 5/24/2019 9:09 AM |
| 79 | Village does not need to impose any regulations! | 5/24/2019 8:29 AM |
| 80 | This village needs the short term rentals to bring vacationers to the area. This helps the local economy and businesses. Don't handcuff this. You will see the economy decline if there are less vacation rental options. | 5/24/2019 8:16 AM |
| 81 | We have a beautiful village and should share it , especially with tourists who will come here and support our businesses.If our businesses suffer , our property values plummet. | 5/23/2019 8:23 PM |
| 82 | If long term rental don't have regulation than short term rentals should be the same. The short term rental support the economic growth of the Village. | 5/23/2019 8:08 PM |
| 83 | I believe that vacation rentals encourage tourism and if you put regulations on them there will be a downturn in the tourism wich will have a negative affect on the economy. | 5/23/2019 8:04 PM |
| 84 | I think that if we put regulations on vacation rentals the tourism will drop and there will be a negative impact on the economy. | 5/23/2019 8:03 PM |
| 85 | No regulations, vacation properties support tourism which supports Radium's economy. | 5/23/2019 7:55 PM |
| 86 | I prefer no regulations, vacation rentals bring in tourists and tourism boosts the economy in Radium and the area. | 5/23/2019 7:49 PM |
| 87 | No Regulations required. | 5/23/2019 7:34 PM |
| 88 | NO REGULATION | 5/23/2019 9:36 AM |
| 89 | None of the above. | 5/22/2019 11:50 AM |
| 90 | Prefer owner occupied rentals as they typically are more responsible than non-owner occupied. | 5/22/2019 1:15 AM |
| 91 | I think if you do this it may affect other businesses in Radium that rely on tourism for revenue | 5/21/2019 7:27 PM |
| 92 | Regulations dreamed up by people who are not fully vested, understand and manage their properties is a poor idea. If the Village sees this as a growing trend a committee of locals might be formed to suggest and shape any policies we may need. The negativity on short term rentals is usually expressed by the uninformed and those not engaged in them. | 5/21/2019 4:24 PM |
| 93 | I think short term rentals are good for Radium as what nice hotels do we have? People who stay in short term rentals are helping all businesses as not only do they eat out but eat out at higher end restaurants and also buy groceries at small market for meals they prepare at home. Locals don't very much.they also may be more inclined to purchase properties in complexes they have stayed at in Radium rather than only focusing on Invermere which they hear about more. We rent short term our upgraded condo equipped like a home and find our guests more respectful of not only our home but common property than full time renters and other owners. | 5/21/2019 2:14 PM |
| 94 | I don't want regulations | 5/21/2019 12:38 PM |
| 95 | Leave as is.. more visitors help the economy of the region, and short term rentals are now required to pay taxes. | 5/21/2019 12:36 PM |

| | | |
|-----|---|--------------------|
| 96 | Do not regulate. I do not understand where this survey comes from, but it is highly concerning. Please do not even seriously consider this unless you want to negatively impact the local economy and local real estate values. Those who live here full time need to accept that this is a recreational valley and that much of the prosperity is due seasonal residents and visitors. | 5/20/2019 10:47 AM |
| 97 | At this time I don't believe that there should not be any regulations put in place for short term as the people that come to stay in our properties also spend money around town and the Valley at various stores restaurants, golf courses and other businesses in the area. In my thinking this is part of the goal of the Village of Radium Hot Springs. | 5/19/2019 11:04 PM |
| 98 | we do not need regulations on short term rentals. Is the village of Radium going to start regulating hotels. Is the village of Radium going to start regulating all rentals. | 5/18/2019 10:37 PM |
| 99 | No changes are needed | 5/18/2019 9:22 AM |
| 100 | Main concern...Short term rentals is a business but is Radium collecting taxes? Do they pay a tourist tax the way our local motels do? Are their fees for water or sewer pertinent to a business? I've heard from many that concerns have been raised before but Radium Council does not come across as wanting to do anything about it because the tourists bring too much money into the area. | 5/17/2019 5:53 PM |
| 101 | Nothing | 5/17/2019 2:33 PM |
| 102 | Already enough regulation on everything we do in life. | 5/17/2019 2:03 PM |
| 103 | I think at the moment there are not so many visitors in Radium to start with. If more visitors will come, these will have a positive impact on all locals/permanent residents. The Village of Radium has excellent by-laws regarding noise. These are in addition to STRATA by-laws. | 5/16/2019 6:46 PM |
| 104 | I see no problems with short term rentals. We do not need any regulations. | 5/16/2019 1:17 PM |
| 105 | nothing needed | 5/16/2019 11:11 AM |
| 106 | I don't think this is a problem and regulating rentals will have a negative effect on Radium ie less visitors to support local business. | 5/16/2019 11:07 AM |
| 107 | I don't think we need regulations | 5/16/2019 11:03 AM |
| 108 | none | 5/16/2019 11:00 AM |
| 109 | I pay an accommodation tax, of which 3% is allocated to the Village - do you not receive that? If there has to be a ban - I prefer communication with all to come up with a solution that allows those currently renting to continue (again, we made a decision to purchase knowing we could subsidize the cost - to ban this would mean we would have to sell our home - having many homes on the market at once would drop the value considerably of homes in the valley let alone what it would do to the economy not having people come out to vacation). | 5/16/2019 7:48 AM |
| 110 | I'm not sure. | 5/16/2019 7:42 AM |
| 111 | I don't have any at this time. I don't know if there are "too many" we tend to rent our out for about 60 days a year and that seems to work well. | 5/16/2019 7:38 AM |
| 112 | Village receives tax dollars through the recently applied accommodation tax. | 5/16/2019 7:33 AM |
| 113 | I feel that short term rentals contribute to the economy of the Valley. We rent our place out and it is rented for about 80 days a year. Those individuals play golf, eat out, shop. We pay a tax to the Village of Radium (3%) and to the province (8%) which also benefits the community. | 5/16/2019 7:24 AM |
| 114 | No regulations | 5/15/2019 7:41 PM |
| 115 | No regulations | 5/15/2019 5:47 PM |
| 116 | No regulations | 5/15/2019 5:42 PM |
| 117 | none | 5/15/2019 5:36 PM |
| 118 | None | 5/15/2019 12:16 PM |

| | | |
|-----|--|--------------------|
| 119 | We live in a society that promotes industry and free will to use your home for whatever purpose (nothing illegal) This is just another example of government interfering with the rights of private citizens. Short term rentals are in reality no different from a long term renter. The home owner is responsible for setting the rules and guidelines and seeing that they are enforced. Does this mean that the village would prohibit all rental units? Even those used as primary dwellings for temporary workers? In my experience the long term renters are just as responsible for congestion, noise etc. as a short term renter looking to enjoy the beauty of the area. | 5/15/2019 11:25 AM |
| 120 | I believe if the town wants to grow and exist it needs short term rentals. | 5/14/2019 9:04 PM |
| 121 | I think it should be left as is. In my view, short term renters are a boon to our economy and it would be financially irresponsible to eradicate or limit them. | 5/14/2019 7:11 AM |
| 122 | Fines for non-compliance | 5/12/2019 4:09 PM |
| 123 | Short-term rentals should not be less than seven days AT A MINIMUM. ALL owners/landlords who wish to participate in such a scheme MUST pay a fee to do so, have the correct type of homeowners insurance, stratas MUST be required to have immediate oversight (i.e. not from Calgary, Vancouver, Cranbrook, etc.) RHS MUST coordinate with other are communities to come up with a cohesive strategy otherwise short-term renters will gravitate towards the community with the most lax regulations. | 5/10/2019 5:08 PM |
| 124 | mandatory requirements of collecting all taxes similar to hotel/motel. | 5/10/2019 1:51 PM |

Q13 What kind of residence do you own in Radium Hot Springs?

Answered: 280 Skipped: 24



| ANSWER CHOICES | RESPONSES |
|--|------------|
| A fee simple single family residence | 20.00% 56 |
| A bare land strata residence | 13.93% 39 |
| A strata unit in a multi-family building | 66.07% 185 |
| TOTAL | 280 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|--------------------|
| 1 | I rent an apartment full time | 7/13/2019 12:20 AM |
| 2 | We own a townhouse that is part of a condominium corporation. | 7/12/2019 5:31 PM |
| 3 | I own my own home, no strata. | 7/12/2019 2:29 PM |
| 4 | Renter | 7/12/2019 11:23 AM |

| | | |
|----|---|--------------------|
| 5 | Strata condo unit | 6/25/2019 2:04 PM |
| 6 | I also manage strata's and short term renters will become a huge issues for the village and for surrounding properties and home owners. | 6/25/2019 1:04 PM |
| 7 | we own a motel and are permanent residents | 6/12/2019 12:44 PM |
| 8 | Single family dwelling | 6/7/2019 4:18 PM |
| 9 | The Aspen | 5/28/2019 10:02 AM |
| 10 | Sable Ridge | 5/27/2019 12:06 PM |
| 11 | Townhome w/strata | 5/26/2019 12:24 PM |
| 12 | home | 5/25/2019 8:09 PM |
| 13 | Town home where 3 units are connected | 5/24/2019 7:16 PM |
| 14 | a home | 5/24/2019 1:03 PM |
| 15 | House in a strata | 5/24/2019 10:55 AM |
| 16 | A house | 5/24/2019 9:09 AM |
| 17 | A single family dwelling in a strata complex | 5/24/2019 8:29 AM |
| 18 | a single family home in a strata development | 5/24/2019 8:16 AM |
| 19 | strata unit in single family building | 5/23/2019 10:21 PM |
| 20 | A single family strada residence | 5/23/2019 8:04 PM |
| 21 | A single family strata residence | 5/23/2019 8:03 PM |
| 22 | A single family residence in a strata | 5/23/2019 7:55 PM |
| 23 | A strata residence | 5/23/2019 7:49 PM |
| 24 | a TownHouse | 5/23/2019 9:55 AM |
| 25 | Eaglecrest condos | 5/22/2019 6:32 PM |
| 26 | Strata in a triplex | 5/21/2019 7:27 PM |
| 27 | bighorn meadows | 5/19/2019 10:46 AM |
| 28 | Land | 5/16/2019 3:40 PM |
| 29 | Strata townhome unit | 5/9/2019 5:44 PM |