

RECEIVED
JAN 24 2017
CITY OF REVELSTOKE

January 23rd, 2017

303 Pearkes Drive,
Lot 55,
PL 8838,
Revelstoke, B.C.

Administration Dept.,
City of Revelstoke,
P.O. Box 170,
Revelstoke, B.C.

Re: Zoning Amendment Bylaw No. 2169/273
Pearkes Drive, Revelstoke, B.C.

In 1975 the N.D.P. government put into effect a plan for affordable housing specifically for young families in Revelstoke. In the centre of available lots Columbia Park School had been built and opened for the 1975-1976 school year.

To this day the neighborhood has been vibrant with the activities of young growing families.

A vacation rental house does not fit in with the tenant of the neighborhood. Also the school ground / playground should not have increased traffic for the safety and welfare of children.

The owner of 273 Pearkes Drive, Leanne and Ryan Precourt, have outlined the main floor as a longtime rental. There is no guarantee once the Bylaw No. 2169/273 is passed that this will not change to a short term rental.

I strongly object to the bylaw amendment to change the zoning designation of the subject property from Single Family Residential District (R1) to Single Family Residential Vacation Rental District (R1v).

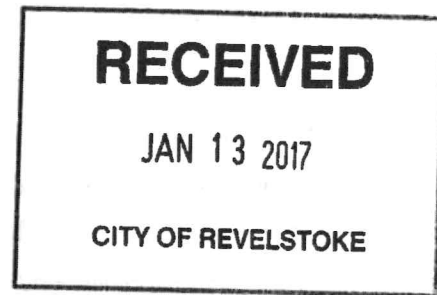
Yours truly,



Beryl I. Buckley

Box 2603
Revelstoke, BC
VOE 2S0

City of Revelstoke
Box 170
Revelstoke, BC
VOE 2S0



Re: Zoning Amendment Bylaw No. 2169/273 Pearkes Drive

Dear Mayor and Council,

As the owner of a nearby property (110 Bernard Nelson Cr.), I do not support the zoning amendment bylaw here proposed. This area of Columbia Park is a residential neighbourhood, with lots of young families. As the report to Council on December 20, 2016 noted, there aren't any other vacation rentals on Pearkes Drive. This is as it should be.

I think the following points need to be addressed.

First, a short term vacation rental is no longer a residential property, but a commercial operation. The property tax assessed should address that.

Vacation rentals are in direct competition with hotels, but are not subject to the same regulations with regard to guest safety, disability access, building codes or room taxes.

There are real concerns about late night parties, noise, litter and other damage done by short term vacation renters.

Lastly, and I think most importantly, there is the fact that Revelstoke has a vacancy rate of effectively 0%. The alienation of yet more long term rental properties will hardly help.

I realize that vacation rentals bring money to Revelstoke in general, not just to the specific property owners. However, I think they should be concentrated close to the downtown core or by the RMR base. Some property owners in other areas may feel penalized by this, but I think we need to preserve the residential character of those neighbourhoods. People who buy houses to use as vacation rentals would know where to look. Secondary suites outside of the permitted vacation rental areas should be used for long term rental.

In addition, I think large scale employers of transient seasonal workers should be encouraged to build staff housing, perhaps modeled on university residences or something similar. Those same units could be part of the vacation rental pool during the off season. As an example, RMR needs far fewer employees in the summer, but Revelstoke has plenty of tourist visits during that time.

What Revelstoke needs is clear policy on this issue. There is a wealth of information available. I bring to your attention a study by Robinson and Cole LLP in 2015, commissioned by the National Association of Realtors in the US, titled **Residential Rentals**, The Housing Market, Regulations and Property Rights. I'm sure there are others. In the meantime, perhaps a moratorium on zoning changes would be in order.

Regards,



Grania Devine