

Verbatim Comments

Project overview

Verbatim comments (open-ended survey responses only) presented here include all feedback, suggestions, comments and messages that were collected online through the engagement described in the *What We Heard Report for the Short-Term Rental Study*. All input has been reviewed and provided to Project Teams to be considered in decision making for the project.

Any personal identifying information has been removed from the verbatim comments presented here. Comments or portions of comments that contain profanity, or that are not in compliance with the [City's Respectful Workplace Policy](#) or [Online Tool Moderation Practice](#), have also been removed from participant submissions.

Wherever possible the remainder of the submissions remains. No other edits to the feedback have been made, and the verbatim comments are as received. As a result, some of the content in this verbatim record may still be considered offensive or distasteful to some readers.

Optional: Please describe your experience as a short-term rental operator in Calgary.

I live near the Foothills hospital and most of my guests are med students or patients or family of patients. It's a quiet home that I also live in and it is how I pay my mortgage.

I love meeting people from all over the world. I hosted 2 Ukranian families for free this year. We also don't list it all the time. We like breaks and keeping it open for family or friends to stay in. This won't affect my STR and I think with the housing crisis measures to stop the greedy STR owners that have 2 or 30 units and are just taking advantage of lack of regulations.

This has been an absolutely amazing experience I am grateful for. It's wonderful to have a 3 bedroom place for families to come and visit the Calgary area and have their "home away from home". I am careful of who I allow to stay at my home for respect of my neighbors and to protect my property and neighborhood.

Excellent - I feel I am giving a great option to those come to calgary where a hotel motel doesn't suit their needs.

My experience with STR was good no issues and brought extra money to my pocket

After the mortgage rates have gone up, I rely on my rentals for extra income. I wouldn't be able to keep my house without it. My house technically doesn't meet the code requirements for long term rentals (I would have to put new drywall around my furnace room) so STR was my best option. I found it easy to start and set up, and have had very few negative experiences.

As a learned host I enjoy supporting guests from all parts of the world. I invest heavily in appropriate systems to protect my property, my neighbors and the building from any greater issues. I have hosted for multiple years, relatively trouble free. I have had greater issues with long term rentals vs short term rentals, and detest the thought that STRs continue to get tighter regulations. The lack of building of properties is the issue with the housing crisis.

I do short-term rentals Airbnb in July and August especially during Stampede to help me with my low income. But it is getting too complicated

I find the constant changes to the rules to run an airbnb are quite frustrating. We now need a city licensed, there is conversations about more rules and requirements being implemented. Why? Why does the city need to get involved in every single business model that was successful and make it less profitable? Including the new tourism levy? No guest wants to pay for this as it pushes them back towards using hotels. Taking away cleaning fees? Most owners still have to hire a cleaner unless your full time job is the airbnb. Life is so expensive why punish people who run a legitimate business to supplement their income?
It has been extremely positive.
It's been great, but the city is adding more cost and burden to me. I'm just trying to pay my bills.
Wonderful! I have amazing guests from all over Canada who are in town for work or to see family members. I occasionally have guests from overseas who want to have an authentic Canadian home experience while visiting Calgary. This is income is vital to my ability to own a home in the current economy so I can work and go back to school at the same time.
very positive. I value my guests and go above and beyond to assist them. It brings me joy to see my guest enjoy their stay and that they compliment my homes. I respect the laws and rules by obtaining al licenses and approval needed. If not for short term rental, I rather leave my homes empty because I put into the property a great amount of effort to renovate, update, and decorate with beautiful pieces of furniture, all of which would not be valued and taken care of by long term tenants.
It was great except other operators in the building were indiscriminate over whom they rented too, meaning that STR got a very bad reputation in the building for trouble. Then, when the condo banned STR, Airbnb still allowed hosts in the building to list their properties in spite of being told it was against the bylaws. So other operators continued to take booking and make money when others of us stopped and lost income. The Condo took operators to court, which needn't have happend, had Airbnb shut down the listing that were not compliant with the bylaws. They had no insterest in doing so (no risk to them to keep them running, keep the revenue stream).
After the pandemic, my travel business was crushed. I have two homes in Calgary, one which was used as an office and accommodations for our staff before the pandemic, and the other is my primary residence. When my travel business was suddenly reduced from \$2 million/year revenue to \$0/year in revenue, I was very grateful that I could rent out BOTH of my homes for a good part of the year, and find inexpensive places for myself to live. In this way, i was able to survive the pandemic without going bankrupt and losing at least one of my homes. My company has since closed, but i am starting a new company, and therefore I am still unemployed. Thanks to Airbnb and my ability to rent both homes for part of the year, I am not on EI.
Short term rentals are incredibly beneficial to an economy. It provides an affordable way for tourists to travel to destinations such as Calgary or other major cities. I consistently compare my 2 full bath 2 bedroom to a one or two queen bed (no kitchen) and the hotel prices average 30-60% more per night. It has been a way that a young entrepreneur, like myself, can start a commendable business on my own and live the Canadian dream. I have provided jobs (accountants, cleaning company and marketing), have generated more taxes paid to our Municipality and Federal government, and have helped local businesses increase their tourist foot traffic. Airbnb's play a minute role in the « housing shortage », the true problems lies in astronomical hous
For the most part, we have enjoyed it. It has helped us financially do some home improvement projects and supplemented our \$ to pay for Mortgage, heat, electricity, water, increased costs. We have had a few instances where the guests were not great. Noise upstairs mostly if we were downstairs! Late night people on the main floor directly above us.

Once, there were people coming and going at all nights and we worried that something was happening that we would have been uncomfortable with. No proof of this of course, but, just felt like odd behaviour. People leaving for short periods of time only, wondered why they were in Calgary if to just stay in our home and the hours they kept just seemed, odd.
I have had a reasonable experience but the city is requiring a very expensive fire alarm system in a house with more than 5 bedrooms. This is a ridiculous and extreme requirement. It cost \$40,000 - \$50,000 to retrofit a single detached house with a fire alarm system. All houses already have interconnected combo smoke/carbon monoxide detectors on every level. St most a monitoring system to monitor a fire/carbon monoxide event..a wireless detector on each level.
The regulations in place are satisfactory the prices for registration are reasonable. The city site is also easy to use. Apart from people visiting for sport, tourism or for work, I usually help 2 - 4 families a year who are migrating to the city to get settled. They stay with us while they look for longer term accommodation. I get to be an ambassador for the city and welcome new comers to Canada. This has also been great for [removed for identifying information] who is 80 and allows her to interact with people. She has made friends who she stays in touch with even after they leave. I was also a LTR landlord before switching to STR. This experience is much better as the wear and tear is less. LTR clients do not take care of your property.
It's been great! I purchased because it's a great way for people to be housed that do not want a one year lease.
High season in July for traveler and visitors especially Stamped, other seasons for workers and family members as a furnished rental property
Positive experience. The supplement income has helped me pay my mortgage and cover the rising property taxes and building fees
Very positive! I appreciate the sharing economy and the opportunity to have my own business to support my family.
it has been good for the most part
The experience is wonderful here, Calgary allows us to continue to operate without harsh restrictions that many other provinces are setting. Calgary shows us that they value their people by allowing us to live a comfortable life with this extra income. We host people from all over the world coming here for the 1st time and we love being able to give them an amazing experience in Calgary with our STR. I don't charge very high rates so I allow many families to be able to still travel to our city within a reasonable budget. We also help many families who are moving to the city and need a place for a few weeks prior to their home possession. I love being able to help people through this service.
My extended family and friends use the house several times a year for visiting. In between we list the main floor on Airbnb so the house is not empty and so we have some money to cover services such as lawn care, cleaning and maintenance. It has been working fairly well although it requires a little bit of administration. It is less aggravation than long term rentals can be, especially if you are away.
It has been wonderful. I am a short-term rental operator in a property that I own in Calgary (Single-detached home). I love it because it provides great flexibility for me when I need to use it to live-in/host, which a traditional rental doesn't provide. Moreover, like any business while there are great periods and slow periods, I find it to be fairly balanced throughout the year. I prefer short-term rentals to long term, because it allows me greater control of my property, my clientele is awesome, and because I feel like I'm providing a superior service to hotels to help people in need. I've hosted people in town for weddings, medical visits, family reunions, work trips, adoptions, etc.

I have met great people, provided an economical solution for families traveling, people doing home renovation, people in town for a course or conference. Airbnb is a great platform, support and money management is smooth- they collect taxes on behalf of the city.
It was occasionally a headache due to unrealistic expectations of short term tenants ; it was a source of friction with neighboring properties and became something I was not proud of participating in given the housing crisis.
Airbnb has allowed us to rent out our space to support us through challenging, low income times. Some of which have been not working due to child-loss and my wife going back to school. It also helps us offset the cost of home ownership such as repairing our fence that was falling over - 11k fix. Our space is rarely available to rent when we are not at home and we often close the booking off to allow friends and family to stay. We are very consciou of the community impact since this is our home and impacts our relationship with our neighbors. We have learned to only accept guests who have positive reviews. We do not rent the space out long term, we need the extra space intermittently for family to support looking after our young children.
It was a good experience overall
I have found my experience pretty good so far, I have gone to great effort to make sure my place meets all safety standards and regulations by being approved as a legal suite, make sure not to distube my neighbours as little as possible. I probably could make more money and require less work, renting it long term than I am currently making running an Airbnb, but it gives me flexibility to shut down when needed for whatever reason and I get great comfort knowing that my risk is less than renting long term as I do get extra protections from platforms like Airbnb like guaranteeing I will be paid and coverage of damage caused.
It was a great way to provide flexible short term housing to newcomers to Calgary and make a profit doing so. After all, those in Calgary for only a short term deserve the same housing equity that long term residents expect. They shouldn't be treated as lesser because they are new to Calgary.
It was fine overall, used it as a source when I was in between roommates. But as a single female I had some unsafe experiences when renting the room to males, and decided to no longer used AirBNB.
Not good. There were too many complaints from the neighbors about noise. I had call the police few times
We purchased our home in Sunnyside in June of 2021, as the housing market was starting to get very competitive. Although we were lucky and did not have to enter into a bidding war, our (over) 100-year-old house was extremely expensive (\$750,000). Our AirBnb suite has helped us to mitigate the rapidly-increasing cost of living as a young family. Our suie does not have a full kitchen (just a kitchenette) so would not be appropriate for long-term rental. Further, the flexibility that AirBnb affords us enables us to block it off for out-of-town family, then have renters in whenever it works for our schedule. This flexibility is absolutely imperative for our family. Operating our suite has enabled us to welcome tourists from all over the world.
In the early days of Airbnb it was great. It was about sharing and learning and making some \$ when I wasn't home. Then it changed: people got entitled thinking it was supposed to be a fancy hosted bed and breakfast like in Nova Scotia, when it clearly was advertised as a place to stay to live like a local when I'm not home.
It's has been very positive. Calgary has taken an approach that allows for me to progress my goals in life. Without it, I would be not able to get further ahead and struggling to get ahead.
It was fine, but not worth doing long term for annoyance reasons
As a traveller I've used short term rentals verses hotels, ect. to meet local people and is usually unique along with better budget pricing. So, I wanted to share my own experiences and have something similar in my own space. It does provide other travellers with a personal

interaction of the local community and gives me the opportunity for extra income all the while providing 'options' that are believe are invaluable.
It has been a great experience. It requires management but the tenants have been wonderful and have not had any issue or damage. The tenants have also stated their pleasure with their stays. Win-win.
We operate a traditional, owner occupied 'Bed and Breakfast'. A B&B is owner occupied and follows established regulations and guidelines.
It has been great. We are proud supporters of the sharing economy, and limiting them does not help or hinder the housing supply in Calgary. Generally the homes list would not be rented for less than \$2000 a month, so this is not a solve for affordable housing.
STR income is less than LTR income but I decided to switch to STR 3yrs ago b'cause: 1. I do not feel being protected by regulation/law when there is dispute between landowners and bad renters. Last eviction took me more than 12 months. I did not receive any money for the rents on top of my legal fee; whereas, I still have to pay mortgage, property tax, insurance and utility. I do not feel my ownership on LTR. 2. STR ensures prompt payment, house damage is rare and be compensated. 3. I can take care of my property with STR. LTR inspection every 6 months sometimes it is too late for damage.
as a retired person existing on my pension only, its a wonderful way for me to keep busy during the turn overs and the extra income is vital.
It has been pretty seamless with the City so far.
Short term rentals are great for the economy and provide people (especially those travelling in a group) with the ability to use an entire property, have a full kitchen to cook for their families, and a yard etc at their disposal instead of just cramped hotel rooms. There is still a need for hotels but perhaps too many exist. Housing needs to be addressed by building affordable apartments for rent where STR isn't allowed. Make it mandatory that you own the property to run STR (not just owner approval). There are very few good jobs and people need options to share space and supplement their income. All taking it away does is make people broke and forced to sell their homes, and unable to pay higher taxes and stimulate the economy.
It has helped me as a single mother of two to stay in our home. With rising costs on my mortgage and utilities and taxes this has allowed us to stay in our home.
This has been a very positive experience. I also had a property that was rented to a full time renter and the unit was destroyed and cost a small fortune to repair.
It is good for Calgary
I usually host people that are staying for at least week and quite often for few months at time. Usually (last 2 years) it has been people moving to Calgary and need short term place to stay while they are finding a permanent place to live either for rent or to buy. I keep my rent on the lower spectrum and give discount if they stay for more than a week and more discount if they stay for more than a month. I feel like I'm contributing to the community and the city helping newcomers to the city to settle. My experience has been great, I have met a lot of great people. It also helps me to pay my mortgage and prepare for my retirement.
mostly positive
Quite an expensive proposition. Got license from City (\$\$), had to make some cosmetic changes, add better furniture and beds, add lots of sheets, pillows, towels (\$\$\$). Had to get a provincial tourism levy number (free). Unfortunately the visitor demand has died down after summer and not getting many enquiries since September. Reduced my rate but still poor bookings. Have not broken even in my first year of hosting.
It is a very calming experience. It teaches me to respect people who are diverse and accommodate their needs.
it was a referral from a friend looking for accommodation for a post secondary student who was here for 5 weeks and could not find anything affordable. I had only done this once out of

friendship and to help someone. students can be sent all over the province for short (6 week practicums) and need a place to stay.
I live near the university. I have enjoyed guests who have come for short term research projects, or someone coming for a two week course, or to use the skating oval. However, since COVID and many times when things are going on in my home (renos , visitors, me travelling or overworked), then I did not host. I hosted for less than 1/2 a year. I understand that when visiting a city, it is nice to connect with someone who lives there locally rather than stay in a hotel or motel. I believe that kind of hosting adds a lot to the welcome that visitors can feel. The vast majority of Airbnb seems to be geared to people who want to make a lot of money with high guest turnover. I insist on screening guests, despite Airbnb's policies.
very good experience. I can rent it out when I need additional income for doing my travels. It gives me option to enjoy my me-time while there is not renter in my house... .. and if it not allowed to have short term rental, I would not take any longer long-term renter into my house. So this basement suite would not have been rented out at all.
I really enjoy it. I share the unit with my guest(s). They have a private room and bathroom and we share the common space. It's great chatting with guests, especially those who have travelled from overseas. I take pride in what I do and it's really helped me out in this economy. I have not had a substantial pay raise in over 8 years so the money from hosting is stress relieving.
It is necessary especially for those needing budget accommodation; such as out of town students or overseas students staying or even new immigrants first time arriving to town looking for budget accommodation. I always use Airbnb not just for saving money but the way hosts keeping their listings better than hotels. Airbnb is also great for travellers visiting town during the pick season attracting more tourists thus helping the local economy.
I do not make a lot of money renting my condo. It is a lot of work and it costs a lot to hire a cleaner, maintain the unit, replace broken items, etc etc. However, being a STR host allows me to offset the costs of owning this property. If not for renting on occasion (during the summer for the most part) I'm not sure I could afford it. It would be a stretch. Please do not ban or further regulate STRs. I rent Airbnbs whenever I travel because they provide a superior experience compared to hotels, and it helps support both local residents and surrounding businesses.
It was an awful lot of work as I did everything myself. The city then went after me pre covid for basement suite regulations, and I just sold the place.
Over time I've learned the best way to run it properly. I am 100% involve and accepts booking my self. I set my standards and also communicate with booked guest before even arrival. That way I am making sure they are legit and I also require previous desirable reviews. So far we had hosted people from all over the world visiting Calgary and as well as local Calgarians too and we have all 5 ★ rating on all aspects of hosting. There are definitely benefit STR for people that wants to experience a truly home away from home.
It is an essential way to support my lifestyle with all the ever increasing inflationary costs that i am experiencing. This option allows me to write off expenses as a business that i am unable to do without Airbnb . This business helps me support my elder mother, I employ a cleaner who is very dependent on this income and i am constantly supportive of businesses in the area to guests that stay at my properties. I am very conscientious of my neighbors to ensure they can talk to me if they have any poor experiences from guests and i'm constantly cleaning garbage in the neighborhood to ensure the area around my properties look great from a guest perspective.
Positive
Having a basement suite that we can Airbnb for extra income has been critical for our family's financial security. [removed for identifying information] Very stressful for us financially. Not

sure how we would have made it without the extra income. [removed for identifying information]
We've enjoyed it, people, for the most part are friendly and respect our place. Have a good interaction with him. We want to keep our neighbours happy and do not want to be a bother to others in the community. Which has not been the case that's far.
The difficult economic times gives me some source of income to rely on
It has been great. Without the possibility I would never have been able to own a home in Calgary nor would I have a place to live. Without the option my family could not afford to be in Calgary and I would never have stayed in Calgary.
Great way to supplement income and utilize apartment that I'm not always in due to my work.
It's a lot of work to maintain and upkeep and ensure a good experience for tourists to showcase Calgary. As long as prices are on the high side you get tourists otherwise calgarians try to book and invite friends for parties. Have to be careful of locals who tend to abuse place.
It was a good money grab experience, the city do not provide services to charge a licence fees where taxes are paid by owner, having said there is no need for licence fees on my own home.
I love doing this. I meet wonderful people and have had a few guests turn into long term tenants. It also helps me pay my expenses to live comfortably at the same time helping others have a comfortable home.
It was great during summer months til fall, only winter times are slow. And it really does help especially in paying the mortgage.
Ok
For a growing city , str provides an affordable alternative to hotels for visitors and guests to our city. For over 3 years I have had peaceful and well behaved guests. Most of whom I interact with and hear their stories. I furnished my Airbnb with books about our beautiful cities and my guests loved it. Maintaining quality hosting requires commitment but the benefit has been great . When I was out of job it cushioned the effect of low income.
It's been great. It has allowed me to cover the mortgage on the condo. Making it a long term rental makes no difference as we need to charge the same to pay the mortgage, condo fees and utilities.
I've rented my Laneway house both long term and short term. Short term allows me flexibility to use it for friends, family, people in need (eg. Ukrainian refugees). Often I rent to artists and musicians who are in the city working for months at a time. Some of them have become permanent residents in my neighborhood. It's been a great way to introduce people to Calgary and I enjoy showing off our amazing city to tourists. I'd probably make more money renting long term, and it would be a lot less work but not nearly as interesting.
It has been a great opportunity to learn about managing your own business, managing property and people as well. It has given me knowledge and tools to improve my own career and enrich the lives of People around me, I have been able to employ family, share my knowledge and help nurture other curious minds.
It's been increasingly difficult over the years and with the rising costs of living in Clagary. We could not make ends meet without this income
I made more than my employment income before Covid-19. If it is now banned, why was it not banned before?
The guest are always great. The condo board and city of Calgary are over reaching. They have no business interfering as AirBnB runs a great standard and expectations. I should not have to deal with 3 governing bodies to rent to a guest visiting a love one in the city of Calgary.

It has been a blessing to my family and I. I have been able to quit my full time employment as [removed for identifying information] I am home for my children anytime they need me and can take them to work if need be! Our guests have been phenomenal! I've met many wonderful people from all over the world who absolutely love traveling in Calgary!
It is profitable for city economy also fun. It's exiting to meet new people and different cultures and share your place with them and get positive feedback!
It was great operating a short term rental, but all building management in Calgary now prohibited short term rental in their property. The two I have in a different apartment, evicted me claiming is not allowed.
It was a lot of work but economical
It is more time consuming than I thought, but I am glad to be able to provide alternative accommodation to Calgary's visitors. I personally enjoyed staying in Airbnb rather than in hotels. That's what inspired us to start one ourselves.
I could keep my eyes on the property, fix it right away.
It's a good way to recover vacant months. With the history of high vacancies and lower rents in Calgary up to 2021 I was barely coverings costs as a long term rental. I changed to a STR in 2020 following Covid when I couldn't fill the unit at a rate that would cover costs. Most of my tenants stay for 2-4 weeks due to receiving medical care at Chunir and don't want to spend that time recovering in a hotel. They want an affordable home type experience. Where they have the entire place.
I have had a very good experience using airbnb. It is far too expensive to suite my basement following City of Calgary ever increasing requirements and it is very important to me to be compliant with the regulations. I have been able to use extra space in my house to generate revenue to help offset rapidly increasing housing costs (both prices and interest rates) while being compliant with my business licence. The 'season' for short term rentals in Calgary is short and so I don't generate as much revenue as I could if I was able to suite my basement but it helps. I have had multiple discussions with my neighbours, both before and after I launched my airbnb. They are onboard and unbothered by the guests. And, I'm supporting tourism and peopl
It's good
My experience has been good and the guests have been great. It is a lot of work but being retired allows me to deliver a decent and convenient option to travellers coming to Calgary.
Renting to unknown individuals is always a roll of the dice. You never know how they will treat the property and going through air B&B is a nightmare.
Our rental has enabled us to pay the bills as we head into retirement. If not for this, we would have to find supplemental income elsewhere. Airbnb has been an excellent partner in this venture. They are the ones that told us of this survey. We also have found the city very helpful, especially through Covid.
Being a story term renter has been great. Please don't block it as this give us hosts an opportunity to make income while keeping our property in great condition. Long term renters may damage our property and the way the law is set up for tenants they may get away with it
It has been positive. Most of the guest stay for medical reasons as we are located close to the hospital or attend events at university.
It has been a fantastic experience. I've met many people from around the world whom I continue to stay in contact with.
It has been a good source of income. Because I already pay taxes, I do resent both the provincial & GST tax add-on cost. Most of my guests are not coming to Calgary because of tourism. Most are here to visit family or for work related reasons.
So far, it has been a wonderful experience. Able to cover the cost of the house, while protecting my investment.

We have been disappointed with the professional management company we used in Calgary and are now using friends/family to help. We house a lot of families with children that would make a hotel less suitable (which is our own reason for using short term rentals over hotels when we travel).
So far good. We work away from home a lot so it allows us to help pay off our mortgage renting it out while we are not there
[removed for identifying information] Since I'm of an age that it becomes increasingly difficult to find employment I decided I should try entrepreneurship. My wife and I love traveling and will rent Airbnb's everywhere we can. This gave us the idea to try our hand at it. It turns out we found our passion. We named our business after [removed for identifying information] In the 5 months we have been doing it we have accumulated 38 reviews and they are all 5 stars. We love doing this!
It was close to home and easy to operate and we feel like we were able to provide an affordable option for people wanting to stay in area. We had a small 1 bed condo and it only catered to smaller parties (up to 2) so we never had any damage.
I've done it a few times over the last five years and it had been mixed due to demand and economic conditions in Calgary. Overall I prefer to rent it longer term, especially now that I can charge just enough to cover my costs of running the property. I never intended for my first home to be an income property, but I had to leave Calgary in [removed for identifying information]
It has been a great experience so far. I feel like I am helping the community. I've had the opportunity to host refugees, new comers, exchange students , business professionals and people exploring Calgary as a place to possibly relocate to. There are people that for various reasons, only need accommodation for 2 or 3 weeks, giving them enough time to find a long-term accommodation in the city. Guests have been polite and respectful of all house rules. No noise complaints from neighbors. It has become challenging to keep up with all the rules and regulations in place for short term rental in Calgary.
Most people that use the suite are either new Canadians moving to Calgary needing a place to stay immediately upon their arrival. There are also many workers that are here for several days or weeks that use the suite. I have had many Ukrainians stay in the last year. Many Canadians on vacation also stay with us. It is not easy to host short stays and manage the cleaning and reservation process. I used to have long term renters but found they caused significantly more damage. I also need the suite when family visits so the short term option is a good one. I cannot believe the narrative from cities, the government and the media when it comes to short term rentals. We certainly provide a valuable service that is beneficial to the community
I am currently renting to a [removed for identifying information]. Before that we housed 4 students from Norway here to train at the Olympic Oval. My place is near the [removed for identifying information] so people often come to visit family. Families come to watch their family members compete in sports at the U of C and Shouldice football. Running a short term rental is a small business and it is a lot of work but it is rewarding and builds community. I am about to retire and this small business will supplement my pension and allow me to pay my mortgage which has almost doubled in the high interest rate environment. Families want to visit Calgary and stay together and have a space to cook and visit. Not a cramped hotel room
The most important for me to host guests who are respectful to my neighbours and my property. In the past long-term tenants made lots of noise, police was called, damaged my property, eviction.... no more long term tenants!
As a marginalized person of colour ,running a short term rental provides a bias free, empowering opportunity. I am able to supplement my income and create community and diversity in my neighbourhood. I have hosted many new immigrants who are arriving in

Calgary who need a short stay before they move into their home. This small business has provided some financial relief from high mortgage payments and food inflation. This has been empowering and helpful to my community.
It is great and it is my income. It helps pay for my living cost
My experience has been great. I have hosted many interesting people from across the country and all over the world. People are here for vacation or for work or to visit family and friends. I prefer short term rental as I am not willing to commit to a long term renter in the suite at my principal residence. With the short term situation, if I need a break from additional people around or need to use the space for friends or family I can. I would not open my garage suite up for a long term renter. The supplementary income has allowed me to scale back my primary profession as an accountant to spend more time with my young children. Without the supplementary short term rental income I'm not sure that would be possible.
It was great!
Best experience! A great way to welcome guests to our city ! We love meeting new people & provide affordable accommodation for them .
It was very positive and I was able to provide the services to those who require them.
As a single income person living in Calgary , the opportunity to be a STR host has significantly helped me financially to manage the high cost of living, including high inflation, limited increases in pay, maintain my home, and try to save for retirement. I've also been able to help people from across the world who come to Calgary and are in need short term accommodations before finding permanent accommodations. I've hosted people from the Ukraine that were felling terrible conditions , as well as others that are coming to Calgary for medical treatment by specialists. Many guests have come from across Canada and the world in need of affordable , clean, safe accommodation as hotels are costly and a can be a barter for newcomers.
It has become very important to have some supplimental income during this challenging time and that was the reason why I operate the Airbnb. We bought the condo few years back and later since we have kids, we bought a house. It has become very difficult to sell the condo at the moment not at a loss hence we started to look at options and started the Airbnb. In general the experience for STR is great. It just provided some additional income to cover the higher cost of mortgages and also provided some income for the family. I definitely will continue to do so as a second job.
Very positive.
It's been amazing. It has been really neat meeting the people who stay with us, and it has been very beneficial in helping us pay our mortgage, especially with the inflation of interest rates. Without the benefit of renting out our space we would not be able to pay the mortgage.
There has been a lot of demand
I interview all prospective guests using an interview questionnaire form. If they have a good review and the interview is success, I approve the rental and have never had an issue.
It's been a great experience. I've had no issues with guests in the 5 months I've been operating an Airbnb. I have supportive neighbours and plenty of space for parking
The city of Calgary has provided a clear, safe and effective set of guidelines to protect guests and hosts alike. It has been an amazing opportunity to host guests and families from all over the world that has given me a sense of accomplishment and rewarding feeling from families that wouldn't have been able to visit. Many hotels are just not accessible, affordable or feasible for families. I take a great sense of pride in hosting these newcomers to our beautiful city.
Short term rental is a very time consuming business. Sometimes, the guests are not ideal and they damage your property and Airbnb is not always the most supportive company where you

may not get compensated fairly for the damages done. This doesn't mean we should shut down short term rentals because there is a time and place for this type of business. For example, during Stampede, there isn't enough hotels to accommodate the influx of people coming into the city. Also, there are a lot of newcomers immigrating to the city so they need short term rentals while they search for long term accommodations. For families of patients coming to Calgary for medical treatments, it is more cost effective to rent a house than to rent multiple hotel rooms.
This is the first year we've offered STR. Only good experiences so far.
I love it. I have had the best young people on earth I think. Mostly people under 25 years old. I've found something I really enjoy and also like to travel. I love people from around the world and have had helped 3 Ukraine families because of the war.
I only STR a portion of my property and long-term rent the other portion. I hope that provisions are made to take situations like mine into account. I shouldn't be penalized for working hard to buy a second property, set it up as so and then be told I can't use it to help my own family. I am concerned with the changes that happened in BC. And I am concerned that I won't be able to pay the mortgage if we are not able to keep operating the second unit of the property as an STR.
I have been hosting for almost 10 years. This has become my sole primary income and income to so many new immigrants that work for us as cleaners, handyman, plumbers etc. It's a blessing when well regulated
3 years as an experienced host, who employs 2 cleaners and a co-host that would be jobless without short term rentals.
We are a growing middle class family. There is no protection for home owners like me if we were to provide long term rental, no way to evict tenants if they default on rent and too long litigation process. Short term rental is what my family is now surviving on and slowly we are climbing up the ladder. Hotels and others don't suffice the needs of travellers to Calgary. To me only the elites who have already climbed up the ladder would want to push the short term rental ladder for others to climb up. There should be regulations on pricing in the long term and short term rental, but along with protection for home owners. The mortgage rates are so high now that we need some income without risking the home /investment to a long term tenant.
It's been a great experience meeting people from around the world, plus I can block off dates if I have family coming into town or just don't want to rent it out. I'm a single mother, so having the extra income has been SO helpful with costs going up. I also have been able to fund the kids RESPs with Aorbnb money!
Good.
I am very satisfied being a short-term rental operator. We enjoy hosting people around the world but also like our privacy. Airbnb collect' the fee' and deposit what were owed into our account making money transaction' between our client and us very convenient. There is no possability of NOT getting paid. We still need the supplementary income and like the fact that the unit is generally vacant during the winter months giving family an opportunity to use the unit when visiting us in Calgary. We also like the fact that we have down time from visitors.
It's been good. The recent taxes are confusing and burdensome. I'm happy to pay the tax, but I need the city to make it easier and/or clearer for how to pay this tax. Short-term rental hosts are accustomed to a great deal of automation and digital solutions in our processes. Manually calculating and remitting taxes every quarter is antiquated and inefficient, and does not encourage operators to continue paying taxes and or operating their units.
Good

Fantastic experience as my short term rental has been a more culturally immersive alternative than hotels for travelers wanting that experience and a great starting point for students/workers from abroad who are looking for long term accommodations.
Shorts term rentals have been pretty good for me so far. It was perfect for me considering my work. I am always travelling for work and it's just the perfect opportunity for me to be able to rent it for a week or two then come back. I also like to maintain my apartment and I wouldn't let people live there for over a month. I also have strict rules like no parties, no noises etc inside my apartment and the building. Like nothing is allowed in my apartment.
For me, personally, it is the best thing I have done. Our home is currently on the market, so short term rental is a convenient way to earn a little bit of extra income, while not having to deal with giving 3 months notice when we sell. It also eliminates the hassle of giving 24 hour notice for showings. The plus side is I get to meet folks from all over the world, which I love. Our suite is legal and has a separate living space and entry, so it works well.
It has been great. My condo does not have in suite laundry which is a big factor for re sale or long term rental market. But as a short term rental has no affect whatsoever.
I have another host that may occasionally help if or when I am away, same as her, if she is away she has asked me to co host and manage the unit for her.
It's enjoyable and rewarding. The upkeep on the property is important for good reviews. The property is in far better condition than when the previous owner owned the property. Neighbours appreciate that it's well take care of and I cut multiple neighbours blvd grass all summer so the street and community look better. I know my neighbours and because I do the maintenance and cleaning I'm at the property a lot. I'm not interested in running multiple short term rentals but having 1 is great.
As a senior on a limited income, I appreciate the extra income that I get from STR as it affords me the occasional travel expenses. However, with STRs under 28 days, there is a 4% TRACS fee that I have to pay and that eats into whatever income I receive. I keep my fee quite low as the guests have to share a bathroom, kitchen, etc.Also, as low as my fee is, the guests always ask for a 10% discount which I do allow if they are staying 28 days or more.
Very lucrative! I have made a lot of money turning home into hotels basically, and nothing the City of Calgary will do can stop me. I am a free citizen and can do whatever I want with MY properties. There is no way to enforce bylaws anyway, so myself and other investors are laughing at the idea that Calgary would believe it can stop us from making money. Build more homes and leave us alone!
For the most part it's been great, I rent on a short-term basis to adults attending multi-day courses at the university, parents visiting their children that don't have enough space to put them up, folks going to conferences that like to eat at home while travelling, and I don't rent it out when I need to use the washer/dryer, access storage, electrical or furnace, have friends/family over or just need some quiet time.
Wonderful. They took good care of my house for the summer. Did it only once while away for the summer.
As a short-term host rental, I thin that as a business has up and downs, for a secondary income is good, but for main income, will be very hard. is not like is always busy, some seasons like Christmas or stampede can be very busy.
Experience has been positive thus far
We have had short term rentals in our home for many years and we love it. My husband and I are seniors and we can't make it on OAS and CPP. This option has kept us from being homeless. In the past we have had long term renters and it was a nightmare and they trashed our house and didn't pay us. It was horrible. Someone suggested short term and we absolutely love it and have had amazing guests that pay and take care of our home. Please, please don't do away with short term rentals. We beg you. All of our kids and grandkids live in

Calgary and if we couldn't do short term we will never do long term. We would have to move to a cheaper community. Thanks kindly for listening.
Lots work to do, not easy, some time feel very tired. However, I feel it's worth to do it when I realize guests need us and the place when they are visiting Calgary AB from their reviews, I know a lots of guests do not like hotel, they like somewhere likes home, also affordable.
Meet lots of great people in my shared Airbnb and had lots of good people rent the private one
Again, I will reiterate my response from a previous question. We are filling a need that hotels cannot fill. We offer beautiful, high end spaces at affordable rates (often less than a hotel room would cost) and do everything above board with rarely an issue with a guest in 11 years of hosting. Again, the few thousand Airbnb spaces in Calgary is not the problem. Focus your attention on incentives to developers for low income housing initiative and density zoning (like what is happening with the recent zoning initiatives). Get rid of red tape involved when renovators like myself try to apply for a legal suite. Shut down the tens of thousands of illegal suites in town and force them to comply like we all had to.
We built a garage laneway house to get my family out of debt from years of childcare while working and doing emergency house repairs. My husband and I are middle class civil servants and we have never had the money for groceries for our family of 4 until the following pay period. The STR rental brought in just enough money that for the first time since 2011, we didn't have to worry about the grocery bill. We also have a place available for our families who are all out-of-province and we have barely seen due to the cost for visits. I find it's mostly families who rent from us, as it makes family trips more affordable as they can cook 1-3 meals/day while travelling. That's why I use STR in other cities with my family.
Being a short term rental operator in Calgary has been a wonderful experience. We get to meet a lot of newcomers to our city and greatly impact their experience here, especially if it means that small taste of Calgary makes them inclined to stay in Calgary or at the very least return to our city consistently be it for business, vacation, etc. it's been a stop over point for many from all over the world. This short term rental has also benefited our family, as life becomes more expensive, we have found creative ways to make it less stressful by providing a necessary service for the community which also helps us save money each month. We don't live beyond our means, & we have goals to buy another property.
Awkward
when the City economy was good, the STR brought in great income and my PM could be very discerning about who was permitted to stay in my suites. When the oil prices turned in 2015, the vacancy rate grew until the STR was not profitable enough to continue. I rented the property as a furnished long term. At that time I found there had been much theft of my personal items from within the property, and the cleaning service did not keep it as clean as I'd like. I decided then that STR wasn't for me.
It's been a great way to deal with governments that canning run a budget
Great way to make homes available for people on a short term basis and to meet new people who visits our city.
Uphill battle with the City
Messy tenants, renters tend to not respect the property because they don't own it. It's frustrating to have renters violate reasonable rules, make noise and mess.
It has been amazing. I have hosted guests from Costa Rica, Denmark, Australia, and parts of Asia in addition to those from all over Canada. I have had families in town for weddings, family reunions, concerts and celebrations. They are always excited to be in Calgary and usually stay for 5 or more days to explore Alberta. Short term rentals allow me to make extra income while being able to give space to my senior parents who visit for for 2 months at a time.

Short term rental has pros and cons. We are generating income with flexibility. We can use property for ourselves when we need it. We meet new people from all over the world. Cons- We don't know who is booking, some chances any criminal minds can enter into your property and destroy it. Some months specifically winter is hard to find booking.
The condo board did not have any regulations in place. I did get complaints about noisy renters. The board later tried to implement restrictions on STR but was unsuccessful - owners voted against. I no longer own any rental properties - it's too much work / risk.
Operating as an Airbnb host has been a rewarding experience for me. I take pride in adhering to city guidelines and condo bylaws to ensure a smooth and responsible hosting environment. However, it's disheartening to encounter excessive red tape. I've invested time and effort into creating a welcoming space within the bounds of my own residence, which I worked hard to acquire. I believe that offering temporary housing shouldn't be hindered by unnecessary city interference in a business that complies with established standards.
I had a walk out basement, so Separate entrance, bathroom, living space etc, but no cooking facilities. In the time I did it, the minimum stay was 3 days, but given the size of the space , layout and location, most people stayed at least a week - and some up to several months (new Canadians, while they looked for permanent place) and one who was in training with [removed for identifying information] was six months - 90% of my experience was good and as a single mom in a large house the extra income was appreciated!
we live in the basement (separate entrance), and when we're not travelling, it can be loud upstairs with guests. The property management takes really good care of guests, but sometimes the owners concerns are not well taken care of.
Renting simply a bedroom in my house I can share that most guests were international and young. They stayed for one or two nights and needed a lower cost option. That was also nice and clean before heading to the mountains.
very difficult to make work with the local bylaws. Which is frustrating because market is far too expensive to afford even small place on your own.
Being a short term rental host has been an extremely positive experience. The ability to have regular access to our property and keep it well maintained and cleaned is very important. In the past, having a long term tenant and having to deal with how poorly they treated the property for the time they lived there created a lot of unnecessary wear and tear on the property and expense to bring it back up to standard to rent it to the next tenant. It was difficult to charge the amount of rent to cover the costs of the mortgage and insurance Being able to take care of our property and meeting many different interesting people from all over has been a great experience. There seems to be a lot of negativity around str but it has been great.
Being short term rental operator is great. I get to meet people from all over the world and locals. Over the past two years I have hosted several local families (most with pets) seeking temporary accommodation while their house is being repaired due to fire, flood, etc. I have also hosted families moving from the East coast and needing accommodation until they take possession of their house. I can't put into words how grateful these families were to be able to have a well furnished house (a home away from home as I call it) rather than being squished into a hotel room for months while their house is being repaired. Besides being a supplementary source of income, I thoroughly enjoy helping my fellow Calgarians in times of need.
Listing my condo as a STL has given me the opportunity to give guests a place to stay when no hotels are available in the direct vicinity. It has also provided me flexibility as I can rent out the unit for a good portion of the year and also have a place for friends and family to stay as they need. Having the unit as a STL also gives me the opportunity to keep a close eye on the unit throughout the year as I have had bad experiences with long term renters.

Fabulous, amazing, excellent experience! There is less maintenance expense and upkeep and less wear and tear on the property. Access to the property is far easier and any issue can be addressed immediately and my home is also kept in top condition. The curbside view has improved from having a STR as I take more pride in ownership. The quality of people traveling enjoy the cleanliness I offer and it's also left in a similar manner. The STR website offers variety of features that make managing my property easier including a guide book where I can share my personal experience with local eateries, dining, where to go, what to see in the area as we can all play a small part to help our tourism economy.
I am new to hosting (in the last year) it has been a great experience. I wanted to note, we do not make any income with this rental- with expenses and paying cleaners this property actually costs us money. I wanted to make that clear as there is a lot of mis-information that Airbnbs make a lot of money. The reality of our situation is, interest rates are so high it is not possible. We love hosting people from all of the world and helping the Calgary tourism industry. Our property is very unique and supplies our guests with an artsy and creative outlook for the city. In all honesty I am hoping the government does not step in like they are doing in BC. It only puts a monopoly on hotels, instead of independent operators
Bitter-sweet. I try to create an experience for my guests on a budget. I have used the opportunity to meet different people from all over the world, made new friends, and earn some extra source of income. I have had some guests that did not treat my properties nicely but overall it has been a very wonderful experience.
Great experience and opportunity to earn retirement income.
It's a wonderful experience being a host and be given the opportunity to share a great place for other travellers to enjoy while they visit our great city. Guest vetting ensures high quality guests so there are no hosting problems. It's great for the economy of the city and also helps homeowners work their way toward their retirement plan.
There are many illegal short term rental in the city which are unfairly, unhealthily competing in prices with other hosts. Airbnb just let them listed on their platform as they are not law enforcement. The city should inspect both airbnb platform and their business license every year and ban those hosts who are not complied with the rules / law
Excellent, no notable issues.
First - I did not charge medical students or persons without a home when they stayed here. IT WAS NOT FOR PROFIT - only to help out. HOWEVER, I do not feel that government has the right to tell a property owner how to use their property. Property owners pay taxes, pay utilities, pay insurance and maintenance costs. If the City feels they need more long term rentals - PERHAPS they should talk more one on one with short term rental people to see why they prefer it. I would think damages, no payments, . Costs going up, income going down would be a few.
It was a fantastic 5 years. We met so many interesting people from all over the world. I firmly believe in the original premise of airbnb and that is that you are sharing your home. I wasn't doing it full time and was selective of the guests. If I thought they would be better off elsewhere I told them. We helped a lot of people who were coming to live in Canada get established.
I have been hosting since November. I have screened all of my guests and have strict house rules to comply with the rules in my building and to ensure my business is not a nuisance to building residents. I have had only one guest that was messy (no damage, just some extra tidying) and otherwise everyone has been exceptionally respectful. I have a noise monitor to ensure reasonable noise levels are being adhered to and no guests have ever set it off. My building allows short term rentals. I have a city of calgary licence and permission from my condo board. Being a small 1 bedroom apartment in the [removed for identifying information]

it is a great location for tourists. Most buildings downtown do not allow STR so it is a challenge to find a space.
I have had wonderful success. As I am in the downtown cote my rental provides a place for tourists/employees to stay while in Calgary. I have hosted many newcomers to Calgary who require a month or more stay to help them relocate to Canada
An extremely good experience overall. There was only one scam type situation where the person did not pay. But overall very good reviews, met lots of real interesting people from around the world. Bit my rate was systematically the lowest in the city so my rooms remained full and that met my CashFlow crunch; when living here it really helps prevent things from going south!
Great, no issues, house party was banned while back by Airbnb.
I have had a great experience as a professional host. We have had very few problems with any of our units. 100% of the money that we earn through these units remains in Calgary I employ two local house, cleaners and pay them above average wages. Many of my guests are local residents who are renovating or have insurance claims and need furnished short to midterm rentals. There is a very significant demand for this type of housing product. You can't say any of this about any of the major hotel chains
At first it was a fun thing to do, but after a few years the clientele changed and the people renting the unit were more and more entitled, and not respectful of the space. It became increasingly uncomfortable to share my home with people who wanted a hotel experience, and not the experience Airbnb was meant to provide when you stay with a local. I was not comfortable offering self check ins and that's what most people want these days. If you're staying in my home, I want to know who you are. People didn't seem to get that, so I stopped hosting.
I experimented with length of stays; it was too much work to operate a short-term rental for 2-days so I switched my minimum allowable stay to be week, then a month long. It was a great way to meet wonderful people. I did have one bad experience with a guest who introduced bed bugs. Treating this issue was a lengthy, costly process that wiped out a years' worth of earnings made from hosting. It's a significant risk to host within one's home.
The condo is only available when my friend is away working. It really helps him pay his bills.
i put my own equity into renovating this property that I manage. I'm proud of my work so I invest time and effort into maintaining the property. I like managing short term rental because the guests are very and respectful. I have never run into bad guests in my 4 years of hosting and managing. I price my houses higher than my competitors so that I can receive qualified guests.
Okay
From a property management perspective STR clients are more respectful and take better care of the property than LTR clients
July and August are for travellers and visitors in Calgary and Stamped, others for workers
I think short term dose not impact rental the BLVD has many units available and even with two months free rent and hotels are completely different then STR as you can accommodate more for less and promote the Calgary tourism industry
it has been good for the most part
Terrible. Drug dealers,prostitutes and parties were constant problems.
We have managed short term rentals with market leading technology and have created a balance between all stakeholders involved. We have managed through Covid and experienced the massive decline and subsequent increase once Covid ended. It's critical that we look at our market prior to Covid and post Covid. We are not much further ahead in terms of total number of short term rentals. The data that is being shared in the news skews the

results and it's creating a public opinion based on data that includes private room rentals that are very much irrelevant or more so relevant to hotels.
We have been operating for 13 years. As an owner occupied B&B, it is an incredible positive experience.
Great
60% of our clientele are here for work for up to two weeks and very respectful. The other 40% are weekend getaway groups who have mostly been respectful. I also used to manage long term rentals as a professional property manager, we saw the same % of trouble makers that you hear about destroying property and being a disturbance in long term rentals as short term.
Awful
Hell. I sold the property. Had to call the police too many times and usually ran about \$10k of damages per year.
I was an Alberta LICENSED Property Manager for over 20 years and am very strongly against allowing short term (30 consecutive days or less) rentals, (vacation rentals) in private homes within the City , unless the property owner is living in the home, at time of rental. These compete directly with our hotel industry without any of the protections offered by the hotel industry to protect the public and the community. They do NOTHING to offset the residential housing crisis. But instead are frequently used by overseas landlords to house vulnerable populations illegally. The hotel industry are REQUIRED to meet a higher standard of care with additional insurance, safety and legal oversight for the protection of the public and the community .
Ok.
I follow all rules of Airbnb and condo board and city of Calgary
This is my primary job so I am very focused on providing exceptional customer service. I am attentive to safety, cleanliness, aesthetics, neighbours, problem solving, advertising, maintenance, etc.. I have never enjoyed a job as much as this. I have found my niche.
They make more money in the summer months but otherwise they are more work vs mid or long term rental. I would like to see a ban on any rentals less than 30 days
Also positive, it is a great model to allow necessary services, especially in a housing crisis, for those that require them.
Being a short term rental operator brings me a great sense of fulfillment and satisfaction as I receive great feedback from guests. I also ensure to enforce rules that prevent disturbances to my neighbors. I have yet to receive any complaints. It has also been quite rewarding in the feedback from my guests typically informing me of what an important service I am providing for many families and short term business professionals alike. Some of these guests would not be able to travel to Calgary without short term rentals
It was decent - Calgary is not as big as Toronto and Vancouver - there by we cannot keep our prices skyhigh and also there is good competition here. Most of the people who came typically were new people who had just moved to Calgary from Toronto and Vancouver. So this would serve as an ideal place where they could prepare food, have their children with them at the same time and not feel claustrophobic in a 10*10 feet hotel room for the same price
There are a number of short term rentals that operate without a licence. Particularly there are a few 'hosts' that operate without regulation, without rules and without regards to the city licence requirements, building bylaws and have in some instances severe parties that are often hidden and nor not shown or denied by these hosts. they operate like rogue individuals collecting money in an in unprofessional manner.
Same response as the other experience question

Leave us alone. Build more homes instead of blaming entrepreneurs for cleverly buying up homes and turning them into hotels with NO permits or zoning required, haha City of Calgary is run by morons anyway. Good luck with this waste of effort. There are hundreds of us short term property owners and we'll just use twitter/X or facebook to market our vacation rentals.
I am not sure if I answered the question correctly as I own and manage one Airbnb, so I don't know if I was supposed to check both roles for the same property. My experience overall managing my one bedroom apartment Airbnb has been very positive. Guests are accountable on the Airbnb platform and have ratings. I can decline guests if they have bad reviews. I have had good communication with guests and have cleaned and maintained the property myself so it is very hands on. I started this as a means to an income as a single mom after I was laid off from my office job of over a decade and was unable to replace it with anything that worked with my kids schedule and/or paid enough to cover childcare plus living expenses.
Same as listed under host section plus... I experienced more community because of hosting in my home and sharing the city, region and Rockies with visitors. I got to know a writer who stayed 8 months, adventure-seekers, several students, a neighbour who was renovating their home, etc

Please describe your experience with staying in a short-term rental in Calgary.

I've had good experiences and bad experiences depending on the host and how well they maintained the unit.. Every short term rental I've stayed at in Calgary has been a full suite in an apartment or condo building where the other units were used for housing, not short-term rentals. In other cities, I've typically only rented a bedroom in the host's permanent residence. Given the housing crisis in Calgary, it seems like a waste to allow people to purchase units simply for short term rentals, when someone else could be living there long term instead.
Excellent experience.
It was a great experience, easy and good price compared with other in hospitality market
Generally good. Quality of units is t up to standard and parking can be challenging, but overall it's convenient and more cost-effective than a hotel. Also, having kitchen is huge!!
Short Term rentals provide variety, competition, unique stays and the ability to have larger groups in a property (a large family) vs being crippled by the hotel costs.
I have stayed in short-term rentals in Calgary when I have attended special events, such as bachelorette parties and social gatherings.
A1. No problems.
Great! Much better than hotel/motel!
Close to the neighborhood I wanted to stay in so it was alot more convenient than staying in a hotel
It was great. Hotels are too expensive and charge ridiculous fees including parking fees.
We get a more personal experience and are able to accommodate a group and also family incases of emergency medicine or some sort of disaster
excellent
We will never stay in a STR again, our experience was awful and is a bad memory.
It was around 2016 when prices where more reasonable and the problems that Short-term rentals have on local housing markets was not yet as pronounced.
Amazing! We had our wedding at a beautiful home we rented and it was the best experience ever! We also have rented STR's for Christmas gatherings because a lot of us live in small homes, so it enabled us to all be together and cook dinner together. At times we'll rent them when people come from out of town so everyone can stay together as well and enjoy our visits.

Better value for traveling with a group or family members
Very pleasant- pictures always show what is expected when arriving. Host are very communicative and helpful
Insurance claim that required relocation for remediation
Prefer to stay in a place where we can cook and have a separate bedroom. Have used when we lived out of town and had events in Calgary
I needed temporary housing while I looked for a new rental, they were slightly cheaper than a hotel but not by very much after cleaning costs. This was at the beginning of the pandemic when prices were low. I would not stay at an airbnb again because prices match hotels now and hotels don't require cleaning.
Hotels do not offer what I need when my family is flying in from all over U.S/Canada, including myself, for a family wedding at a reasonable price. We want to be able to gather in the kitchen for meals, sit in the living room to catch up on everyone's lives, go for walks, etc. I can get more renting a house than renting several hotel rooms or suites, which would cost me a fortune, and we still wouldn't have a place to sit or eat home cooked meals. I have rented a house or rooms in a house several time. I don't see a problem with people renting out their house, or a room in their house, in order to pay off their mortgage. Also most people don't want to rent long term in case of bad tenants and the difficulty getting them out.
Airbnb is often much more affordable and spacious than hotels are and offers the convenience of cooking.
It worked perfectly for us while we renoved our home because we worked abroad and our tenants wrecked our home!
Good - We use it when we were in an apartment and had family in town for holidays so we could all stay together
It's always been pleasant.
We travel often with our family and nearly always stay in a short-term rental. We like having laundry, a kitchen, separate bedrooms, and enjoy staying in a neighborhood rather than a hotel zone. We have only ever had wonderful experiences and have met awesome hosts. If we didn't stay in the short-term rentals, we simply wouldn't visit. Hotels are not where we want to stay.
Bad
Very good, very professional. We wanted to stay as a family for longer and having a bunch of hotel rooms was not efficient.
Needed something between sale of house and possession date for new house. I have a dog and it was difficult to manage in a hotel.
Stayed at an AirBnB for a month when I moved to Calgary, while looking for long term accommodation. The owner lived at the property full time and rented several rooms.
I always go for short term rentals because of the my pet and having a kitchen in the first place and privacy secondly. I would stay in hotels if they offered kitchen with stove and fridge (with no additional fee) , and if no one knocks on my door in the mornings and if I knew that I can leave my god there for while and no one would come inside.
Nothing but amazing. What a shame to lose this option to travel to YYC and have to stay at a hotel chain owned by an American corporation. I would much rather support a local resident or small business
It was fine, no complaints.
It wasn't anything spectacular. I hotel would have been nicer
Weekend stay for a bachelor party
Place was fine but clearly not meant to be a suite. The bed was in the living room. There were a lot of rules about what we could and couldn't do - it looked like the person lived in the space

until there was a booking, then set it up so they could just stay downstairs and rent out the main floor. I wasn't too keen on it.
short term rentals are a fantastic way to travel when hotels are not favourable.
I stayed in shot-term rentals as an affordable option to come see Calgary that had cooking facilities to cut down on expenses on food during my visit. I later used it as a transition to when I moved to Calgary and needed flexibility on length and did not want to be in a long term fixed agreement when I just needed a place to stay 1 to 3 months till I found and bought a house.
Only did it once and had no problems.
Very good experience, quality residence and good host
Good
I needed a room for one night to host a friend from out of town. This was several years ago where you could find a room for \$15 so it made sense at the time.
The local company provided a terrible experience, though the units were fine. I rent short-term units on vacations for access to laundry machines and kitchen appliances.
No more short term rentals, anything to help bring housing costs down. Homes should be for living.
Hidden costs make the room almost as much as a hotel of similar quality.
Frequently disappointing. Hostile neighbours, challenges getting issues resolved, missing basic expected features/services.
I can choose a STR by inputting the location of where I'm working and choose the closest STR-saving me many hours a week of travel
It's was in the downtown so good commute facilities. The owner took good care of us and kept the property clean, filled with all the necessary supplies for kitchen and bathroom , even had in-suite laundry facility which was a plus point for us. We had everything we wanted to have a comfortable stay.
More expensive than a hotel
no comment.
I stayed in an Airbnb for 2 nights while isolating. I chose it because I needed to be able to feed myself without spending a lot of money on going out to eat and work from home comfortably, which is not typically what a hotel provides.
It was perfectly fine, it did exactly what I needed it to do and did so better than a hotel would in terms of providing kitchen amenities, food storage space, etc.
The cost was quite high but we needed a place to stay while we underwent renovations. I have 2 young children and staying together with a little bit more space was ideal. We stayed for 3 months. A hotel would have been too expensive for that length of time
I am a former Calgarian and still visit 4 or so times a year because both my parents are in nursing homes there with Alzheimer's. I tried staying in hotels, but it's terribly lonely and cold-feeling when you're sad and alone. Staying in a place with a kitchen and a sort of home around is much less stressful, in my experience. And access to a kitchen, so I can cook meals to take to my parents as well as for myself, is most helpful. (Especially in winter when I don't want to drive in snow to a restaurant alone!)
Horrific! We were robbed twice on the same day! Never received compensation from airbnb or the host. Would never use a private airbnb again. Would only book if it was in a resort.
It was just twice for two nights. It was nearby, a chance to get out of the house.
I stayed in a two bedroom apartment downtown with my family (couple with three children under 12) for two weeks while we waited to move into a new home. It was convenient because it had kitchen and laundry facilities, and also more space compared to a hotel room. However, it was more expensive than an average to to three star hotel. During our stay, we

realized that the host was not allowed to rent out the unit for short term rentals i.e., Air B and B (due to information from the reception at the building, and some mix up with our parking pass).
It was fine, most have been clean and well appointed. Only one was a bit of a disappointment, it was much smaller than led to believe and there was no way to control the heat so we were very cold
I have had great experiences staying in short term rentals on Calgary close to the downtown.
The hotels are very expensive with little to no additional benefit for the high cost
It has always been great! Hosts are knowledgeable of the community and it makes YYC even more special
I have stayed at multiple short term rentals since they were introduced. They are great for hosting groups for a few days. I especially use them to get away from the city for a while.
the prices are exorbitant and exploitative, so that the hosts who sometimes own multiple properties purely for the purpose of having them on websites like Airbnb, can make their mortgage payments, when that home could be owned by someone who actually lives in the city. these hosts who buy multiple homes purely for the purposes of Airbnb's are destroying our housing market and making the city unliveable and unaffordable, I'm genuinely considering moving out of the province because of it.
Stayed in two separate basement suites while passing through. One experience was uneventful, the other one had minor issues compounded by an unresponsive property manager.
Excellent, easy, access to kitchen and laundry
Terrible. A respectable guest must walk on eggshells as they navigate the rules and regulations of the neighborhood and city bylaws. However, the majority of guests I've witnessed at nearby short term rentals are ignorant, disrespectful, and look out for themselves causing controversies with permanent residents.
It was an easy affordable way to be able have privacy for medical reasons. It was less costly than a hotel and the amenities like laundry were useful.
Overall my experiences have been positive, out of 10 AirB&B locations I have only had one negative experience. I find AirB&B a wonderful alternative to traditional hotels, as I often travel with my 1 Chihuahua and it makes it so much easier to take to an AirB&B
enjoyable
My husband and I moved to Calgary in late 2021, during the pandemic. During the 7 months that we spent searching for a permanent home in Calgary, we stayed at different Airbnbs in the city. This allowed us to have an affordable housing option and also to become familiar with different neighbourhoods. Before moving permanently to Calgary, we often visited family here. Due to lack of space in our family's home, we always rented Airbnb accommodations. This allowed us to have our own space, be able to cook and not have to eat out every night, and have a more affordable housing option.
I wouldn't want to stay in the city in any other way. I will only stay with hosts though, not large companies/corporations that don't have the personal touch or connection.
The owner was very polite. The price was reasonable the placement our needs.
Much more convenient and practical than a hotel. And far more affordable.
sucks
I stayed in several over the course of a couple years when I was in Calgary 1-2x/month for work. I was always able to choose a location close to where I needed to be, and each location was close to the amenities I needed. On one trip, I was looking at listings in the NW, since I had most of my client visits there. I grew up in NW Calgary, so I was looking forward to being near my old stomping grounds. As I was looking through the photos of one listing, the

bedroom photo showed a view of Canada Olympic Park and the mountains out the bedroom window--it was the same view I used to see out of my living room window in my childhood home. I booked it right then; sometimes the amenity you need is nostalgia.
It was like home away from my home. I could cook, do my laundry and do everything else that I would do in my own home.
Excellent. Prefer the space offered in short-term rentals vs hotel room. Short-term rentals are usually cleaner and offer more amenities.
the first one was a walk out basement and by end of October was freezing cold and only good for summer. the second was an apartment on the ground floor and only available for 4 weeks but had washer and dryer etc and parking available. the third was townhouse that had parking available and was good. the first two were close to my house that I could check on the renos easily and the last one was a 25 minute drive to my house. but all were furnished and I could not get a place to just rent for three months as everyone wanted a 6 month lease signed.
too expensive- preferred hotel after experienced airbnb, hidden fees- we cleaned the property but we still charged extra for uncleaned area. felt sorry for the neighbor if it is being used as a party place
STRs provide a superior experience compared to hotels. Better locations, better value, and the opportunity to truly experience a city.
Great. No complaints.
I have enjoyed the experience. Hotels and inn do not provide a kitchen which makes traveling significantly more expensive as you have to eat out
Calgary is one of the best cities for them. A major part of the attraction for tourism is Calgary is having an option which is unique and uniquely located. Given how big the city is and the cost of transit hostels are insufficient and meeting hosts and having that assistance builds a connection with the community you wouldn't get any other way. I would t travel in Calgary and stay in hotels it's impersonal, it's not safe given Covid and the number of people in a hotel and the prices are absurd. Airbnbs are a great way to only rent the space you need and keep the money in the pockets of hard working Canadians who need help with paying their mortgage.
Ok.
Superb. I always have received 5 star treatment and give 5 star to host
Much more convenient when traveling with a family!
I would say 99% of my experiences using Airbnb's have been positive. Sometimes they are overpriced for what you get and parking can be a nuisance but overall it is still often the most convenient option when booking accomodations
I rented a couple's basement in Montgomery. It was quiet, clean and inexpensive mainly, and it was close to where I was working.
I stayed in the short-term rental in 2019 and I have not stayed in one since that time. My experience was very pleasant. The rental was affordable, around the same price that a hotel would have been. The rental was clean and contained everything needed for the 1 week stay.
Fantastic option
Convenience, cost savings versus staying at a hotel.
Nice
Convenient to have amenities that feel like home. Kitchen etc. my wife is a celiac so staying in hotels where we can cook isn't easy.
It was a good experience, it was cheaper and housed more people than a hotel room
It was fine. Some people do a better job than others with managing short term rentals

STR is a great solution for short trips, more flexible, and more affordable accommodation. Being able to choose a location closer to where I need to be, with in-unit amenities that hotels never can offer at a reasonable rate.
Overall, my experience as someone who has stayed in short-term rentals in Calgary has been positive. More often than not, they provide accommodation for large family gatherings at a fraction of the cost when compared to hotels. I do however think that the cleaning and services fees associated with various platforms have increased drastically in recent years and as a result STR are no longer a more affordable option.
I have booked airbnbs in Calgary for both work and family functions. I have a large family and staying in a home vs hotel is more affordable plus we can be together.
used to be great but now theres too many fees and is no longer worth it. too many rules too
Great experiences all around.
I enjoy staying in short-term rentals, especially when travelling. The service is always high (typically better than hotels) and the amenities available in the unit are better. You also get to connect with locals who are in the area.
It was great.
This was during the pandemic and it was difficult to find a place nearby. A couple of alternatives cancelled on me due to the pandemic. The house was well located but in disrepair. I haven't stayed at one since and don't intend to - there were no hotels in the district.
I needed close to hospital space and BNB were most convenient.
I have had wonderful experiences renting short term in Calgary. It provides the flexibility I need to move into a fully furnished home in times of emergency, to go out to events and also the flexibility to take a vacation within the city and explore new neighborhoods.
Excellent
The rental was ill-equipped as it was only used for Airbnb. I would not recommend it. If the choice had been only mine I would not have stayed there.
Adequate
The place was nicely decorated, kitchen utensils was sufficient and have in-unit laundry (washer and dryer) , which makes it a better choice over a hotel
Excellent, much better than staying at a hotel. It is cheaper and usually has better customer service.
It has been always a great experience in a short term rental. Always found it more quite, more like home space than a hotel or residence.
Its great to have alternative lodging options especially when I am in town for a medical procedure it helps me healthy and safe
Awful! Neighbors berated us, telling us to '[removed] transients'. My truck was keyed while in the driveway. I now live in Calgary and work at 2 places that deal a lot with STR owners and have heard very little good things. On a daily basis, I deal with clients who are reporting damage.
Had family visiting. We had hoped to host them in our home but our renovations were not yet complete so we decided to rent a STR that could accommodate all of us. We ended up renting a pet-friendly 4-bedroom, 3-storey unit in a recently constructed 4-unit 'quad-style' fourplex in the Kensington area for 6 nights. It worked well for our purposes.
It is a great inexpensive get away and has allowed me to be closer to courses. As well as visit sick relatives
Absolutely fantastic experience, the hosts made me feel welcome. I was quite sick with a cold while travelling and it sure was nice to be able to just get comfortable and relax with everything I needed. We still patronized a local restaurant for a takeout meal. We arrived and

the host had a handwritten thank you card. We had a sunny patio to enjoy a nice cup of tea. Outstanding cleanliness and service. Please don't close STR in Calgary.
They are often not as nice as pictures online, not cleaned as well as they should be. I have had fridges stop working, stoves with only one burner, sinks backing up all while paying 200 a month. I have had last minute cancelations as well which is really costly trying to rebook short notice to another option. It has been easier with 2 dogs to be in a house rather than an apartment or hotel style highrise.
Once you try an Airbnb etc there is no going back to a hotel. The space and kitchen etc is so nice to have. And price is much better
I had a good experience staying in a town home in Calgary (17th ave). I used this as it was cheaper than hotels in the area and I wanted to visit Calgary before I made the move to city to see if I liked it. That being said, that townhome was sat empty for weeks before I made my booking (as per AirBnb calendar), I can't help but think that would be better placed in the hands of people who need housing.
It has been overall good. I have selected this option when people are visiting me, so it's better to have a full house with all the amenities (kitchen, laundry, parking, etc.) in a good location. Recently short rentals have become ridiculous with the requirements. There's a high fee for cleaning, but at the same time, you have to clean before you leave. Things really changed when short-term rentals became a business for investors as opposed to a way to use some extra space from home owners.
Great location and at half the price of hotel
I do enjoy using short term rentals now and then for events, they allow groups to stay together more easily than a hotel.
Good
Always positive, great communication with host, easy checking and checkout, lots of space & access to backyard and private parking often with garage. For a family of 2 adults and 4 children this is a no brainer over hotels
Overall, the experience is good. Sometimes the amenities advertised don't match reality, but it's usually not the end of the world.
The options are very variable. I've stayed in places that were comfortable and in places where I felt unsafe within the shared dwelling.
I have stayed in several short-term rentals in Calgary that were rented by others for the purpose of hosting parties. Sometimes these rentals are in building that I know prohibit short-term rentals and the neighbours can be quite bothered by the amount of new people coming and going from the property.
I feel safer in a short term rental than a hotel. More like a home more amenities. Never had a problem.
Very positive
It was a chance to experience my neighborhood as a tourist and have a night away from home. The rental didn't have high quality finishes so I intend to have better finishes in my property.
It was lovely to stay in a homey environment while we were having some mold remediation done in our home. It was an expensive and stressful time for our family and being able to stay in an actual home with a yard for kids and able to bring our pet at an affordable price...lifesaver.
Poor
Stayed in someone's second bedroom in Kensington for a week via AirBNB. It was their primary residence so we shared the space. Experience was all good.

Short term rentals is a top choice for me - I have seen cities taking them down but I feel it is a short sighted move - as it will impact tourism. Firstly, it's perfect when traveling with kids since the kitchen allows me to cook for my family, saving on dining costs. Plus, staying over two days enables significant savings compared to hotels. Privacy is another main reason coupled with cost. When I plan 2-3 week trips to Calgary and Banff, these rentals are ideal. They're not only cost effective but I feel contribute to local tourism, making me want to return to Calgary and Banff. If there were only hotels - I don't find it ideal, keeping my snow gear, cooking at home - I cannot get them. Hotel rooms with kitchens are very expensive
Poor, but had a kitchen vs hotel rooms at the same price. Note this was prior to covid in 2019 before airB&B price inflation
Short term rentals used to be a good substitute a few years ago but since folks have started doing STRs on whole units, it has gone downhill. Hosts are often absent and there is no way of ensuring if you are interacting with a host or a property management company. Listings have increasingly becoming misleading as well with basements often portrayed as above ground units.
Generally a much better experience than staying in a hotel.
My family of 6 (with 4 young kids, ages 5-10) were displaced from our home for 2 stays, totalling approx 3-4 weeks. I looked into hotels but there were no places with kitchens that were even remotely near our home, school and other daily activities. Additionally, anything that would accommodate my family was close to \$500/night, which was more than double what we paid for a lovely, fully renovated 3 bedroom home near where we needed to be. Why wouldn't we want to live, sleep and cook more normally? It was what our family needed during a stressful time. Going to a sporting tournament for 2 nights in a hotel is fine, but for weeks on end is not okay. I was glad to have a short-term furnished rental option.
Good generally . Finding a place to actually rent is such a problem the short term rental A.bnb has become the interim option while finding one's feet. It is however unsustainably expensive compared.
The rental was in a condo building and had the amenities I needed. The host continually 'popped by' and the neighbours seemed annoyed about the AirBnB in the building.
Love it! Cannot stand hotels and there are almost zero guest houses in Calgary. The convenience of having a kitchen to prep food, a patio to soak up the sun is priceless. A home from home.
I had a great stay and our host was able to accommodate several of us within the space. We needed to have a full kitchen, which a hotel would not provide, and the short-term rental was much more affordable than a hotel.
Dirty and uncomfortable there needs to be regulation around this for it to continue
I have a small 2 bedroom rental so when family come to stay I don't have room to host them. We stayed in a rental that would let family from different parts of Canada stay together, cook and eat together and play games etc. Hotels have their place but this kind of accommodation is great when you want to invite people to show them the great city but don't have room to host all of them. If the cost of housing was more affordable I would own my own home that would be big enough to host, therefore eliminating the need for a short-term rental.
I've stayed in a number of STRs when my own properties were rented by long term tenants. I find STR to be much more comfortable and like living at home than staying in a hotel.
It was comfortable, and amazing. I was able to have my own space, have amenities that serve me well. For example a kitchen to cook in as well as laundry. 100% would I stay at a short term rental over a hotel every single time.
Close to my other rental, cheaper than hotel, bigger than a hotel room
It served its purpose. We were not there to 'enjoy' the stay, it was a place to set up our lives temporarily while we got our new home ready to inhabit. But it wasn't the best AirBnB we

have stayed in. The location was extremely noisy with traffic from 4th Ave, the place was dated and in need of some repairs but it was functional. Not surprised they sold and it was torn down.
Loved it! My host was amazing and provided more than what was needed , went above my needs
Overall the experience has been neutral. Once stayed at an Airbnb for a party and upon leaving the next morning found large sliding locks on the outside of the door to prevent people from leaving and reported it to Airbnb. I feel there is security/safety concerns no only for short term renters but neighbours as many of these rentals are used for parties or illicit activities. Other stays had been standard
I had my dog and it was appreciated in an emergency. The experience was fine enough.
I tried it but I would not do it again. It wasn't very clean and the hosts were hard to get ahold of and a little odd. I didn't feel very safe. When I was trying to find long term rental housing for my parents, I saw a lot of places that could be long term housing for childless adults/seniors are off the market due to STR. I think they are unsafe and should be restricted.
Overall very good. Area was a bit sketchy and getting the key from another property 1km away was a hustle.
Short term rental was needed during emergency renovations. We needed to stay close to my child's school.
Was a good price on a character air bnb
It used to be sustainable to find a cheap airbnb rental for a week or less. Now it costs more if not double than a hotel.
i stayed in a walk-out basement suite of a home. It was very expensive, but it was sufficient space for 2 adults working remotely and a dog, with a full kitchen. The host kept taking the parking spot they'd indicated would be available for us, and they were quite loud. - honestly, our stay at the sandman was even worse, the AC + internet both weren't working during our stay, our room smelled of dog pee (not from our dog), and there were a lot of other dogs at the hotel so it was a nightmare trying to get our dog calmly out to go for potty, etc.
Absolutely awful. Frighteningly invasive hosts, ridiculous rules, and outrageous fees.
The host has been great. Very accommodating and provides a quaint, clean, comfortable location to live for a short period of time. Very difficult to find a rental that didn't require six months to one-year lease agreement or require multiple security/credit checks.
Poor. Prices aren't better than hotels and hosts require too much from you (eg cleaning, specific instructions for the unit)
Stayed a few nights in a short term rental when family was sick and I did not want to catch their illness.
Mediocre
quite good.
Mostly good
Sucks, stay in a hotel
Loved it, home away from home and private, can take pets
More enjoyable, more privacy, more options for cooking. Provides a closer 'home away from home' Feel in comparison to a hotel.
Years ago when they first became a thing they were actually more affordable than hotels, when I did not have a permanent place to stay they were a good option temporarily.
Incredibly terrible. The city is doing [removed] nothing to make this city affordable, and instead our approving multi-million dollar art project installations and a new arena that we don't need. [removed] the mayor and [removed] the city for not having the proper focus in

mind. How dare the [removed] city approve these things when people can't afford to live and eat. [removed] you.
Uneventful.
It was okay, I find a lot of airbnb hosts don't keep their units up to code, I also don't like seeing whole houses up on airbnb when we are in the midst of a housing crisis.
While the owners were a bit loud upstairs (the floors creaked so not their fault really), the suit was lovely, the fresh baked muffins were an extra nice touch, and the use of their hot tub was great.
Its [removed]. Ban it.
Always amazing!
It was for a friends birthday party. We stayed in downtown Calgary and it was close to everything, this was in 2019.
I stayed in an AirBnB when I moved to Calgary, while I was looking for an apartment. I specifically booked this short-term rental because of its central location, so it would be easy to get to places without a car. Also because of the amenities (kitchen etc), to reduce costs spent on food (e.g., instead of going out for dinner). Communication with the landlord was smooth, and the landlord also immediately came to help when the door lock stopped working.
I enjoy staying in neighbourhoods, rather than in my isolated areas where hotels tend to be.
It was nice but it was incredibly expensive and the owners basically monitor you the entire time. not really worth having my own rent go up just so that rich people don't have to stay in hotels
Cheap, little to no amenities, afterwards realized a hotel would have been preferred.
Overall I like it.
I was flooded out of my rental condo and needed to find a new place to live, but in the meantime I needed immediate housing so I spent a month in an AirBNB in the interim as it was close to work, less expensive than a hotel, and had laundry and a full kitchen.
I did this in that last question. Don't feel l8ke typing it all again.
Excellent. I want the choice to stay in a hotel or a short term rental.
I live in Calgary so I normally rent short term rentals in other cities for travel. I have been using short term rentals exclusively for the last 4 years and I love it. So much more unique and more amenities than a hotel room and I am supporting small business. In Calgary I rented an Airbnb for [removed for identifying information]. The host communicated with me extensively before renting since I live in the city and they wanted to ensure I was not renting to have a party, which would be disruptive. In my experience as a guest hosts screen to ensure their property is used responsibly. The apartment was gorgeous and worked very well for the photoshoot. I received an excellent review after myself and my models left it very clean.
It was excellent Davey time, when used for hosting a baby shower for the added space and rooms without having to book out a venue, or to stay with friends and family close to an event or activity to reduce transportation costs and all stay together.
I stayed in a basement suite for one month in Calgary. The place was fairly new and clean with 10 foot ceilings. The biggest worry for me was that if there had been a fire my only exit would have been the entry stairway. The windows were too high and too small for egress. When the weather was hot the central air conditioner made the room temperature uncomfortably cold. There was a tv but it was only set up for gaming, so no cable tv.
I have stayed in two above-garage suites in Calgary, once when I first moved to Calgary and had not yet secured housing, and once while having home renovations done. Both times, it was cheaper and provided more space than a hotel room, but felt as though I was in

someone else's home - above garage suites mean you feel the building shake when the homeowner's vehicle enters or exits their garage.

It was adequate; I would have preferred a stay within inner city Calgary rather than drive to Mahogany but it was available at a reasonable price.

If you have something else you'd like to share with us about short-term rentals in Calgary and/or would like to explain an answer you provided to one of the survey questions, please let us know.

Short term rentals will continue to increase because it's easy to make significantly more money through this option as a landlord compared to a long term lease. It's simple to see when opening rentfaster and airbnb side by side and comparing pricing. A landlord will make almost double with AirBnB and be able to maintain the property easier with short term damage deposits.

Short term rentals can be a fantastic option when you need to stay somewhere with amenities like a kitchen. However, in our current housing crisis, I'd prefer to see the City protect Calgarians by preventing the buying up of homes for the purpose of short-term rentals. We need long term housing for Calgarians, and short-term rentals take units off the market at times of record low vacancy rates.

I recently tried to find accommodations for a friend after a fire caused her to become unhoused. STAs were the biggest obstacle in that endeavour. She went unhoused for 6 weeks before her place became liveable again. Honestly, why even have insurance? They were the other part of the problem

I feel that STR in our city both fail to adequately meet the needs of those who genuinely do need STR (eg. research or medical stays) while also failing to provide a meaningful boost to the local economy. Existing STR's often sit vacant and profit off of exorbitant rates (for business stays) that only exist as a profit stream for investors. This disincentives local hotels, who have to pay tourism tax, to have competitive pricing as there are fewer of them and STR's are not their competitors. Those who want a hotel experience will not use STR's as they do not provide amenities and those who own STR's do not want hotel guests as they do not want to provide amenities and instead want to profiteer (cleaning fee's, multi-night fee's).

STR is good for economy and it encourage tourism. Please leave us alone and let the business continue like it is.

My home provides parking for my guests so they are not taking up spots, my guests go to local restaurants and stores when they aren't at the hospital or studying. And I could not make enough money to pay my mortgage with long term rentals.

Do this sooner than later. Follow BCs lead

There are many people in the STR business to create income with multiple properties or others to make a quick buck and not care about the neighborhood. Some of us need to have our home available for our use and need the income in today's economy to get by. I have considered long term rental but I need the home to visit/stay as it is my primary residence and I travel for work.

While I can see emergency housing for climate and other refugees being an argument for STR availability, the irony is that losing permanent housing has greater impacts on these new or temporary residents than other resources being used instead such as hotels I think Calgary really needs to do a case study comparing cities that have tighter regulations and why—removing STRs almost entirely to stabilize housing and communities in multiple ways making them more resilient to other demands such as disasters and housing emergencies. If a local population can't fathom housing it's people, why should STRs, a more expensive and arguably exploitive solution for most people, be so prevalent.

The benefits may exist for a few STR owners and users (including myself), but they do not compensate for the increased housing pressures in the local and Canadian market. I believe that STR's have a huge impact on the current housing crisis.
Restricting STR would be a mistake. If choice is taken away then business like UBER and car sharing should be reconsidered as well.
I think there is a difference between homeowners who run an STR part-time, for example they go south for the winter and make it available for short-term rentals via Airbnb or VRBO to make a little month during those months, when it would otherwise be empty, and people/companies who purchase homes/condos specifically as a commercial STR for profit, so they are never using it themselves. I do prefer using STRs myself for my family, so we can cook and be comfortable rather than sleeping all four in a small room and eating out the whole time, and I have seen both the benefits and the problems they can bring to communities. As for safety, traffic, parking, garbage, etc, that can be a problem with any neighbours, and there are bylaws for that.
STR plays an important role in our city providing jobs and extra income to our community. Also gives more options for people from outside to stay.
We live in a liberal democracy, shouldn't we have the freedom to do what we want with our property? The law says we cannot be prevented from renting out our property long term, so why should we be prevented from short term? Three levels of Government taxation means that the average price of a home contains more than 25% of tax in its price. Municipal approvals take way longer then they should because of red tape and bureaucracy. The City of Kelowna is using AI to drastically reduce approval times. Why isn't Calgary? Why is Government looking to punish a single home owner who is faced with inflation, the massive rise of interest rates and is using short term rentals to make some extra money to survive. Fix Government policy first.
People who are not users or hosts of short term rentals are often quite opposed to them without justified reason. It provides a good alternative to hotels and pricier housing.
I do worry about people using second properties as STR, because I think it decreases the housing supply and I know rental options are scarce. My STR is part of my existing home, and I rely on the income to pay my mortgage (in addition to my full time, middle class job). I think there is an important distinction to be made between second+ properties and renting rooms in your primary residence.
The issue with the housing crisis is the lack of housing being built, the influx of people to the city (without controls). Airbnb is an EXTREMELY small market, releasing it to the housing marketplace would not increase housing availability beyond a 'blip' overall, yet you would take away an owners right to how they choose to utilize their property. Enforcing some safety controls (fire standards) is of course reasonable and to be expected.
I rent out my rooms in my own home where I reside in the Summer and sometimes in December to help me with my low income. It is a lot of extra work but gives visitors a better option to meet local Calgarians and experience their hospitality. I appreciated the City of Calgary not charging the fee for a license. It helped seniors like myself. I hope the City will not impose more regulations like BC
STRs should NEVER be considered an option in a city's response plan for emergencies or crises. instead, a city should create permanent and intentional accomodation to be kept or made available for these situations. one has to ask why we would consider STR an option, which would line the pockets of landlords in a time of need for residents and visitors who would ordinarily have their own housing, when this does not appear to be a priority for the city when it comes to providing that emergency and crisis housing for people who cannot access it when they're experiencing homelessness or a precarious living situation that requires an immediate change. these issues are 100% connected, make no mistake.

The condo unit I manage on behalf of a friend is only available when he is out of town working. The extra income helps him pay his bills.
The City of Calgary loves to say my community's population has decreased not taking into account the impact of short term rentals, home businesses and conversion of home to business. Cheap density builds are going to short term rentals. At 4 people roll in. They don't use the undersized garages on the townhomes but add to street parking. The garbage from STR parties flows over and police are often called.
Safety is not a concern as we have a laundry list of rules and have become super hosts. We rarely approve guests without reviews to avoid any potential issues
The current "housing crisis" is a direct consequence of interest rates being exponentially higher for the past year and a half. Trying to place blame on the 4000 STR listings in a market place of 1.3M people does not add up. Calgary has over 500k dwelling units, STRs take up less than 0.008% of that market, that does not equate to a crisis caused by STRs. I am happy to see proper research being done so this truth can be revealed.
Why is the city squeezing out small time operators like myself? They just added a fire inspection to the tier 1 license. I don't make much, so this is a big hit to my income.
I've had guests fleeing conflict and this is a safe place to land and plan their next steps. Many guests also come as the hospitals are close by and their family is having treatment.
I provide parking for my guests using my own double car garage / front of house street parking that contain 2 spots/ assigned parking spot in my building so my guests has never needed to take up anyone else's space. The hotels don't provide large enough space for guests. Airbnb offer a more comfortable environment closely resembles their homes than what a hotel would offer. Short term rentals provide jobs to cleaner and other services such as moving, yard cleaning, junk removal (as a supplement for Yyc blackbin), snow removal.
I live next to many STR's and in many respects I prefer them as neighbors then the long term residents. Sure, sometimes people get a little loud, but so do long term tenants when they have their friends over on the weekends. I talk to a lot of the STR guests and I always ask them what they're doing while in Calgary and they say the zoo, restaurants, the malls, and various activities that stimulate the local economy.
My level of comfort with a short-term rental in my building or on my street is associated with my concerns about the availability of long-term housing options, and the notion that short-term rentals could be exacerbating access to housing, not an issue with non-residents in my building or my street.
Its imperative to hold STR platforms to account and ensure they have a responsibility to acknowledge and act on the bylaws of the community and/or building their hosts operate in and not hide behind 'just a listing platform' excuse to take the money and shirk reasonability.
I would like to differentiate between short term rentals that are in someone's primary place of residence (i.e. renting a room, or renting when they are on holiday) and permanent short term rentals. I am for the former and strongly opposed to the latter.
My mom and I run my airbnbs, and we are super hosts. We ensure that we screen the guests to ensure that we are not bringing problems into our neighbourhood, and we have had several years of incredible guests. When i speak to my neighbours, they love meeting new people all the time, and they say the guests are always so friendly. Yes, this may hurt hotels and bed/breakfasts, but the reality is that those services have become outdated. It's like when CDs came along to replace cassette tapes. We're evolving, and improving over time. Just like Uber is better than a taxi. I'm sorry for the taxi drivers, but Uber is incredibly convenient and an amazing service. By blocking airbnb, you're blocking our advancement as a society. We must adapt.
I ran out of characters in the last box! Astronomical housing and rental prices, the lack of availability due to our housing shortage caused by lack of builds, and individuals/families

being vacated because current landlords can not afford their mortgages. Airbnbs, if managed like mine and other reputable hosts, boost the economy, help people in dire situations afford accommodations, create jobs, and help generate economic value into our local communities in a major city
Owning our own home that we offer for STR, we would not accept our home being used as an emergency shelter. We live in a very small, cramped space so that we can be available to help our aging parents when they need it, but, if we had guests staying for more than a week, that would take away 'our' ability to have access to our upstairs space between guests, washing machine & dryer (locked off from us) We are actually considering ending the STR EXCEPT when we know we will be away. We would like the space! Safety is a concern always, for us in the suite downstairs, neighbours etc... we hired a mgmt team that is great at filtering guests, for the most part, we have had a great experience & been able to do some upkeep due to the \$ we have made.
Statistics have proven to have very negligible impact on cheaper long term rentals. People should be able to do whatever they like with their properties as long as rules and regulations are followed without restricting the STR market.
AirBNBs will continue to increase as long term leases expire. It's far more profitable for landlords to operate STR. It's also a better way to preserve the health of the property. STRs are horrible for people wanting to find an affordable place to rent long term. Disaster for post secondary students. Ban STRs.
Please stop wasting tax dollars on these studies. They add no value.
STR's allow people to have flexibility of adding to their income to help offset cost of living increases. Because STR's rely on reviews to keep attracting business the properties would be better maintained than LTR properties. If more restrictions are put on STR market, there needs to be changes in the role of the tenancy board in making LT tenants more accountable and make the rules fairer for landlords. STR's also play an important role as more people move to the city. Allowing people to 'test' different neighbourhoods. Hosts also provide more support for newcomers to get settled than regular landlords would.
short term rentals are great. I've used them when travelling to the city for work prior to moving there. I don't want to stay in a hotel for 2 weeks when having to be in the city for work prior to moving. Removing them would not allow for affordability when travelling there for those periods of time.
My short term rentals are kind of furnished rental place for those workers group (they can cook, relax , chatting, sleeping after their work which are more better than staying in hotel,motel) , for families reunion or visitors, they fully feel they are home and they can find a place staying closer ,,,,,short term rentals have much more benefit for local economy and jobs , and balance local rental market. I support short term rentals
I think it's a positive attitude to have an open conversation and using the university of Calgary is wrong way to approach this needs to be an open conversation with host and guestv
We think they have contributed to the shortage of long term rental accommodation. Two within blocks have been problematic, rented for mass parties resulting in police trouble. This is a relatively stable area, with owner occupied and long term rental properties. People currently facing hefty mortgage renewals may be inclined to go short term rentals on revenue homes. We think the best bet would be to curtail new ones from entering the market and give current operators a chance to revert properties to long term rental only. Short term rental needs were served adequately and safely by the regulated hotel and motel industry across a broad range of price options. Calgary could be a Canadian leader in banning them outright.
I have lived in a community (outside Calgary)where short term rentals proliferated and believe them to be very damaging in many ways. As well, housing for local people should be the

priority, not commercialization of housing. Communities worldwide are trying to get STRs under control or preferably banned and so should Calgary
Thank you for your hard work on this. I hope you enjoy your day.
Given the state of the national economy and the poor job availability in the city of Calgary, it is imperative that the city does more for encouraging STRs and maintain a positive revenue stream for itself and law-abiding taxpayers rather than submitting to the hotel and hospitality conglomerate lobby.
We would love to be able to continue our short-term business. It is our main source of income and provide job for our cleaner.
I do not agree with any ban on STR.
I'm so troubled by short term accommodation when it's not a part of the owner's primary residence. It drives up costs for actual citizens when we have a housing crisis at hand, it destroys the character of communities , it functionally decreases inner city density and pulls from 'legit' short term accommodation providers.
Short term rentals bring a great option. just like uber does to the taxi industry here in calgary much like it brings different option for housing to travellers
I am very interested in the accessibility of short term rentals in Calgary, especially in my community (West Hillhurst) and the availability of short term rentals for medical professionals near foothills hospital. I am very worried about housing prices and steps being taken to ensure the promotion of these short term rentals do not edge out permanent residents within the community.
Homes are not hotels. STRs should be fully banned in Calgary due to all the negative impacts on; housing/rentals/safety/noise and much more. Ban STRs, we will not vote for anyone who supports STRs. Other regions are banning STRs. We don't need STRs, we have hotels located all over the city.
The short-term rental market needs to be referred to what it actually is, unregulated hotels and bed & breakfasts. They do not benefit the community as a whole, and accelerates the transformation of our cities into becoming a place which privileged individuals can visit, rather than a community in which people live. Over-tourism is a growing problem that cannot be ignored.
The city is growing & with the new arena we're going to have a rise in visitors for events. We hosts a multitude of families who can afford to travel because of the STRs. Also, I have hired 2 cleaners and STRs are their fulltime jobs, not to mention the income it provides our small family. We're able to live a comfortable life because of our STR. If STRs were removed, we would never do LTR because we love the hospitality aspect. Overall, we don't foresee limiting STRs fixing the housing crisis, we'd never do LTR and know many people who feel the same way. We attract visitors to our city by maintaining an affordable option, in turn they use a multitude of services within the city, bringing in more money
I have only one part-time main floor of a small house. The people I have hosted have been very responsible and I don't think they have had very much impact on the neighborhood. I have heard of people being evicted from their apartment so the landlord could start a short term rental so I do know this can be an issue.
Limiting or eliminating short term rentals will not increase the need for affordable housing. Owners of short term housing pay taxes and fees and create income for others.
I am very aware my concerns (emotional response) do not map the little known data so far. It would be easier if we could know the benefits outweigh the cons - which is what I see in my neighbourhood even if I keep thinking of AirBnB horror stories whenever STRs are mentioned despite having used them elsewhere for longer stays.

I think its important to note the clientele in short-term rentals, particularly in single-detached homes, is different from that of condos. I've been a host for over 18 months now, and I find that 90 percent of my clientele is family trips - whether it be weddings, reunions, concerts, etc. Moreover, the length of my average stay is at least 5-6 days - I don't host single-night stays, and my minimum is at least 2 nights. As a result, my clients have been more short-term to 'short-medium' on the stay length spectrum.
Trusting there will be a measured approach. I support the STR where the host is present (in or on their principal residence). However if other contexts are made to move to the rental market, tenant and landlord regulations need similar scrutiny. Not sure I'd want to be a landlord these days. Cannot assume those former STRs then become rental stock if they can't protect their investment/property.
Our neighbors sold their house and it became an AirBnB. We had to call the police multiple times on excessively loud parties, and it was a huge disturbance to the community.
I had a very negative experience living in a condo tower where it was 70% rented. A healthy mix of renters and owners create a diverse mix, but the AirBnB aspect was detrimental to the use and enjoyment of my building. It was very disruptive and people were breaking common area property, being loud and rowdy, and using the entire area for parties. The condo board implemented a 1 month rental rule, which worked for a while, but newer renters started hosting AirBnBs, and the partying started up again with noise and addition work on the part of our security team. I moved after two years because the partying got out of hand. I agree with AirBnB in residential areas where there is a principle resident so they can keep an eye on what happens.
We are in a housing crisis. we need houses for people to live in. Tourists can use hotels.
Any legeslation that attempts to control a property owner's right to use their property as they choose (with in the law) will be difficult to implement and police. Requiring a business license is a great start. Having secondary suites inspected and approved is a great service to potential renters. Airbnb is successful because it basically runs on reviews. A property will not be rented of the host doesn't provided a great space and service. Reviews are basically the watch dog on good hosts and good guests.
Pls relay the information spoken of in the CBC @ noon program Oct 23 with Dr. Tedds about AirB'nB's going underground. Rosscarrock situation: homes are being sold and they turn into short term rentals; moved/demolished in favour of infills that are not built for longevity (next door neighbour is a high end homebuilder & hates seeing the quaiity of construction); or moreso in our specific area of our neighbourhood, the tenants of older homes that are sold are being evicted in favour of a certain demographic of immigrants, which is cool but not good for YYC: i.e. fixed income seniors evicted who have nowhere to go, literally. The clock is ticking for all of us renting in our neighbourhood, which includes me, as well as another fixed income sr
I've seen the growing problem of short term rentals and their effect on affordability in both Vancouver as well as Toronto over the past decade, and I'm now seeing the same problems begin to get worse in Calgary --- we're just a few years behind those markets and decisive action is needed to prevent the same negative outcomes that have occurred in those jurisdictions.
Str are a sole source of income for some. Any changes to str that results in the reduction of str could very well be a financial determinant. We have a legal suite that we could rent on a long term basis but landlords face massive problems if a tenant becomes a problem. Short term rental gives a person far more rights if someone becomes a problem plus you can rent out for fewer nights and make more income.
see my previous response. there is a dimension to STRs that you have not addressed in this survey. i would be pleased to continue the discussion with you in order to get into details.

Look at Vancouver and ban short term rentals. Housing is hard to find and unaffordable. Focus on Calgarians before profits.
Landlording in general is causing a significant impact to the housing crisis, STR hosts are the worst of them. The business is entirely profit-oriented and is keeping perfectly good homes out of the hands of people who live in Calgary full time. We have plenty of hotels and traditional bnb's to support the tourist industry, but so few available homes that people can live in with security.
If they follow proper rules is one thing but when foreigners come in and only short term rent to foreigners I am totally against it especially when they do not follow the rules and have adequate parking!
Excessive noise from outdoor parties and drunk people. Much more fire pit smoke. Would be nice if short term rental operators had to provide an email or phone number where we could contact them to report loud parties and excessive noise. Current I have no way to contact the operator of the 3 STR's on my small steet.
STR may bring down the value of other nearby properties
STRs such as Airbnb were initially introduced as a 'sharing' platform whereby an owner could share rooms within his dwelling or share his dwelling while he/she was away. They were not intended to take away long term or permanent dwellings from the housing market. Initially, Airbnbs were an interesting option, but I witnessed what happened in Jasper, Canmore and other tourist centers: those with homes found it more profitable to rent out on a STR basis rather than renting or leasing on a yearly basis, leaving few options for workers within those communities. In Revelstoke, I spoke with a business owner who lamented that he couldn't find workers anymore because they couldn't find accomodation, while around him, there were many STRs.
I believe there should be a cap on STRs and restrictions to the areas they are permitted. What that cap should be and what restrictions, I am not sure, but I am sure there are people more knowledgeable than me who can make these determinations. I also believe there should be a premium in the form of a tax applied to these properties if there is not already.
If we only allowed owners to put their property up for STR if they live on the same property, we would have enough STR's for renters who need them, without crashing the housing market.
I am aware of many illegal short-term rentals in the condo building I reside in and the owners of the units clearly do not care about the rules surrounding short-term rentals nor how it affects the residents of the building. (The condo board allegedly feels powerless against them, which is why they have been in operation for 1+ years now)
Housing should not be a commodity as it is an unproductive asset. It doesn't produce anything. All it does is take. We currently have entrepreneurs investing in unproductive assets (housing) because it's easier than investing in a business that actually produces a product. That is a real issue for economic development. Additionally, STR decrease the supply of long term rentals which in turn increases rents for everyone. Rent is also an unproductive cost. More rent equals less money to spend on the actual economy. It's time we as Canadian stop the commodization of real estate as it benefits very few and hurts 95% of the population. It's as simple as that.
If you want to solve shortage of long term rentals, then gov't/city/landlord and tenant board needs to address bad tenants issue in a quick timeline, not make it difficult or a slow process to get those tenants out before they destroy an owner's property or stop paying rent, etc
Specific to condos, if the condo board has banned STR then the City of Calgary should NOT issue a licence and proof of approval from a condo board should be required for any business licence. Any unauthorized/unlicensed STR operators should face a hefty fine (\$1000 an

incident) to ensure there is a serious cost to violators with increased fines for repeat violations.
Airbnb can be a very effective tool for affordable home-ownership and flexibility in use of space (ie, suite can be used for personal use as well). We also understand the issues that can arise when a host is not onsite and believe the BC model to restrict short-term rentals to primary residences as a positive move.
Personally I feel the City of Calgary is again spending money on something that is not their business. They are looking for a solution to a problem that requires spending in a different area. Making stupid zoning changes also is not the answer. I am sure you have to have a license to provide this service. I have stayed in sts in the states and Canada before for various reasons..... they need to keep our of our business.
Recommend making them a business and license is required to operate. While also limiting it to secondary suites or rooms within a house the host lives in.
Not sure if it's true that short term rentals are eating into the rental market from what I have heard it seems that might be the case but it also stems from anecdotal stories so I'm not sure if the data backs it up
STRs and the commodification of housing is largely responsible for the housing crisis in Calgary.
Using my primary residence as a short term rental allows me some flexibility to cover increased expenses due to inflation and interest rate increases.
I think it makes sense to have short term rentals in apartments or closer to downtown, but entire house rentals concern me. When I see the house next door available for 6 adults and renting for less than \$200 a night? That's going to be inviting to parties, and we live(d) in a quiet family neighborhood. I also dislike the inconsistency. I'd like to know my neighbors, and there is a new person there every few days
As a business, STR accommodations should be subject to city licensing and inspection, providing a GST registration number as part of the licensing requirements.
Biggest concern is how this is pricing people out of the renting and housing market because it is more lucrative for renters to do short term rentals and people are buying affordable housing options as a an investment property making it harder for those who need housing to get into the market and they are having to spend more to live. Essentially the rich are getting richer and the poor are getting poorer
It's evident that city is comfortable with loss of affordable housing options and having constituents deal with renovations & increased pressure on neighborhood services to deal with purpose built Airbnb replacing affordable rental options because of their own self interest. Having Airbnb as a participant in any housing & affordability policy discussion is a blatant conflict.
I wouldn't care if I had a short term rental on my street. I am against short term rentals as I believe they are a primary source of higher rental rates, lower rental availability and a contributing factor of homelessness.
I do believe STRs are important for the economy, and to provide healthy competition in the marketplace. What I disagree with is the amount of properties being purchased and used as STR investments, removing accessibility of long term housing options for individuals. There need to be more rules and regulations, more protection for neighbourhood and communities, and repercussions for misuse.
I don't think restricting strs will help the housing crisis. Leave them alone.
The AirBnB/Vrbo users who have stayed in STR units here in a condo bldg at Cornerstone NE did not respect the Quiet time By-law, they don't care since they don't know the residents and they are only staying short-term and don't have to build good relationships with the community. The hosts are also not proactive in installing sound abatement measures on the

units, as they just want profit. They don't even speak with the neighbours to check for disturbance. The hosts also have personal relationship with condo board president and members that condo board are protecting them from residents' complaints. The condo board made it hard for residents to submit noise complaints. The STR units also uses more water and heating.
The arguments against STR's are ridiculous and totally overblown. Having STR options are important for large cities - with proper management, they add to the accommodation options, increase tourism, create jobs, and provide safe and appropriate accomadation for people who simply don't like to stay in hotels.
We need reasonably priced long term rentals. We need to focus on getting everyone one home, before others get seconds
We turned down a rental property as there was a short term rental next door, creating even more housing pressures
We have a housing crisis here. People can stay in hotels but housing is needed for people who LIVE here. I'm employed full time with a good salary and am 2 missed paychecks from being homeless due to rent increases.
None
I don't care if they rent out a room in the owners house or the owner is renting it out short term because they are away on a trip. Its when buildings and units are dedicated for STR's that the major issue begins.
Short term rentals could be a good part of Calgary if regulated in some way. There are too many and they are quickly replacing long term rentals. This directly impact those who need to rent, especially lower income and young families who cannot yet afford to purchase a home. In addition, STR clients don't have the same 'buy in' into communities as residents so locals can face noise, parking, and other issues that may not occur with longer term rental residents.
'STRs provide an important source of income for hosts', I disagree because the source of income should not be considered important. Singling out STRs in policy doesn't address other causes of housing scarcity such as foreign ownership, lack of increased tax scaling on owners of 2 or more separate residences, outdated land use descriptions, sprawl, allowing conflict of interest for development-affiliated City councilors, and so many more.
My explanation is too long to fit into this text box but I strongly oppose short-term rentals.
There is no accountability for the short term rentals, no business should be run without accountability for providing a rental that is maintained, safe, up to code and monitored. The ratings are taken down for many reasons which leads guests to think the home is a five star rating when it is not. Businesses are inspected all the time, why are short term rentals not inspected by the city?
In my old neighbourhood, we lost at least 3 rentals to AirBnBs. I moved out of the neighbourhood because my rent was being increased by \$500 month. AirBnB wasn't a factor in my rent increase, but it provided less options. I have no problem with someone hosting a AirBnB if they live in the same house, but leaving homes exclusively for AirBnBs hurts Calgarians looking for housing. Residents > Tourists. I'm supportive longer term STRs that would be a minimum of 30 days. Last point: People are essentially operating hotels and the City is letting them do that. Most areas are not zoned for this and are not appropriate.
Why was there no public consultation prior to allowing STRs in Calgary? Why were the changes to STRs introduced during the pandemic when the public's focus was on the pandemic? We have owned our home in our R1 neighborhood for +20 years. R1 property owners pay a premium in terms of purchase price and city taxes. Our neighbour 2 doors down vacated her home and turned it into a STR. No consultation with neighbours. Guests are told to park on the street which has resulted in parking wars with longtime residents. There is

constant guest turnover at the STR. The owner of the STR property has no interest in her neighbours' concerns about the noise from guests' dogs and parties, disruptions to street parking, and the transient nature of guests.
Blanket bans never work. If short term rentals are taking away from community then increased revenue tax should be placed on them that then goes to subsidizing more housing. The best maintained homes that I see on our street are STRs and the hosts take very good care of them (better than rest of us). If we want to attract families to visit we need options. I think solution to housing crisis should be to add more supply / densification vs shutting down STRs.
We need to follow a similar policy to what NYC or BC implemented and only allow these rentals either on someone's primary residence or for a period of longer then 30 days. The only people who strongly support STR are people who have bought in this idea of getting rich on other peoples hard work. We need to ban this before all the BC investors start buying up property in Calgary and drive up the cost of living even more. The only time I see STR being a benefit to the city is maybe Stampede when hotels are already booked up. I went on the AirBNB websites and looked up downtown Calgary for June 1-5 2024 and the website tells me there are 1000+ properties available, that is over 1000+ potential long term rentals or 1000+ families that could own
I believe regulations need to focus to make STR less attractive for investors and multi-property hosts to reduce pressure from housing and rental market while not adding too much barriers for owners who is adding a secondary suite to their property or renting out rooms in the property they live. Some of possible measures: - higher fees / taxes for those who have multiple STR properties or their STR is not a part of their primary residence - putting a cap on how many properties can be converted to STR for a neighbourhood or a building (like not more than 10%) - implement licensing of STR with establishing a procedure of revoking licenses when there are multiple issues with property (like safety issues, noise and so on)
I think people who own property should be entitled to use that property to generate revenue if they so desire. I also think when talking about STR it is important to distinguish between hotel-like stays (a few days/week) and stays that might fill a need, such as those between leases who need somewhere to stay for several weeks/months
Short term rentals have their place but there should be more fees and taxes on them to bring it in line with a hotel type accommodation. Given there is a housing shortage its probably a good idea to limit the amount of them but it would be ridiculous to say it couldn't be a short term rental if the property couldn't be used any other way. Priority right now should be for long term rentals.
Proper planning for Parking is needed for short-term rentals so it does not increase friction within the neighbourhood
I'm in favour of live-in hosts renting out a bedroom or two. I'm not in favour of hosts living offsite and renting out the entire house/condo.
Airbnb beside me has been used for human trafficking. It has been used in conjunction with organized crime and has resulted in countless sleepless nights dealing with police. It has increased crime in the neighborhood. People make the choice to use airbnb because it allows them to bypass the rules and restrictions of a hotel. People who use airbnbs do so to take advantage of not having staff on-site. The outcomes of this are then downloaded on to neighbours who end up bearing the brunt of the absent airbnb property owner. This is NOT acceptable. Residential homes need to stay residential in use. It is NOT appropriate to have a commercial STR being run out of a residential home.
I think STRs have a place in the city but should be regulated much more. STRs should require a business license and the number of licenses given should be directly tied to the housing availability in the location. For example, if somewhere has 5% vacancy, they could

receive more approvals. The system of running STRs is being horribly abused and something needs to be done. Thanks for taking the time to do this study.
Airbnb
STR owners should have to reside in their rental >60% of the time. No option to own or operate multiple STR unless the entire building or complex is licensed rentals
My historic inner city neighbourhood has been inundated with STRs. My own home is now 'sandwiched' between two of these nightmares and there are numerous others on my block, all having displaced long-term renters. Parties, noise, garbage everywhere, parking issues, people urinating on my property, tossing trash and smouldering cigarettes butts onto my property, drunks entering my property by mistake, people staring into my windows, people deliberately indecently exposing themselves in the outdoor hot tub, absentee owners do not shovel sidewalks EVER, weeds taller than an adult man, garbage left outside to attract skunks and coyotes, a complete disgrace that adds NOTHING to the local economy or jobs. Destroys neighborhood privacy and peace.
(1) when I was living in an apartment with a front desk/concierge, there was a STR unit on my floor and every week new occupants came, which defeated the purpose of the security front desk provides as they know the residents. The STR was also used to host parties which meant excessive noise and disturbing the actual community (2) I am generally neutral to slightly positive on STRs as long as it isn't used as a regular source of income (like a hotel). If a host is going on a one week holiday only twice a year and they want to rent it out as a STR, I am supportive. (3) STRs can be helpful within a city if, and only if, the existing licensed vendors (hotels, B&Bs) do not have capacity to accommodate.
I think short term rentals are a great alternative to traditional hotels. I also believe that people staying in short term rentals would still be coming to Calgary but would just stay in a hotel. I do not believe it brings in tourism, these people are traveling here regardless. Some of the cost of these rentals or fees associated with them are outrageous. Cleaning fees are a great example of this. Reducing the number of STR available in the city would allow middle income people to find rentals. Rental prices are outrageous while so many of these units sit empty for days at a time. Maybe an incentive to have long term rentals or a limit to how many STR one person/company could have might help.
I believe that speculation in the short term rental market is increasing the cost of housing in the city, preventing those who need housing from getting it at a reasonable rate. It is as bad as the speculation in the rental market, except that those in STR are not beholden to the same rules and regulations as those for rentals.
Disruption, noise and general rudeness from people who think they will never see you again, so they dont care. And no way to get absent landlord's to take responsibility for the disruption in your life. The general feeling of loss of control over the enjoyment of your property leads to a great deal of stress. If there were dedicated bylaw officers who could be called, that would help. Also these houses/apartments should require permanent signs so everyone on the street/building knows which house/condo will have rotating guests. A hotel at least has someone to call if you are being disturbed. A short term rental has no such recourse. And you can't move to 'another room' when it's your home.
There is currently a massive shortage of available affordable housing. Allowing thousands of homes that are meant for people to actually live in to sit empty unless they are being rented for short term stays is absurd. This not only decreases the number of units available for long term rental but also decreases the number of homes that could otherwise be purchased by people who actually live in and contribute to our local economy. Many hotels now offer suites with kitchen facilities for visitors who would like those services, there is not a demand for STR's that trumps the demand for locals to have affordable housing. In addition there is no pride of ownership for people who are renting these and frequent issues with the guests.

I don't think that short term rentals are the reason behind housing issues we have seen. Of course it diminishes the housing availability, but if people are looking for STR it means that the accommodation business in general must be revised. hotels do not attend demands that are important for customers for example: pet, having kitchen/facilities that provide you with a place for a quick meal - most of them do not even offer free breakfast anymore - , they charge you extra for parking, using fridge, drinking available water, TV channels are usually bad a limited, you will have someone knocking on your door every morning, when you leave you have no guarantees that no one will be entering your room, etc),not to mention pricing.
I would like to see Calgary adopt a similar approach as BC. Operators of AIR BnB's must be residents. Eliminate owners of multiple AIR BnB's used as investment tools.
There are only a couple of AirBnB listed properties in my community but I am aware of problems that have occurred at one of them from the managers (not guests). We have no idea which other properties may be operating illegally and that is an issue given our location. I am aware of problems in Shaganappi that I have heard about from area neighbours and online posts by someone highly knowledgeable. The condos in this new building obviously failed to sell as a significant number have ended up being on AirBnb. I was told that this building is being run by a receiver. You should be investigating this type of occurrence. The City is pushing on neighbourhoods to densify and this is an example of what can go seriously wrong.
STRs take away from neighborhoods. The users do not connect into the community. The owners, especially ones that do not live in the same place as the STR are not responsible for their users actions, bylaws are not enforced against these owners, and the users do not respect the area and community. This is a negative overall to the community and should follow similar cities that are pushing to remove them and strictly enforce the new bylaws.
According to Airbnb, there is a 71% tenancy rate in their Calgary rentals - meaning that there is a 29% vacancy rate. Compare this to the 2.7% vacancy rate that the city saw earlier this year for long term rentals (6 months or greater) and you clearly see how short term rentals impact residents of this city who rely on renting for housing. I work in a tourism adjacent industry and see the economic advantage to having visitors stay in the downtown core and around local businesses. However, the people who work in those businesses year round deserve priority when it comes to housing in those areas as these people contribute to the economy year round (and not just during peak season in the summer)
It seems to me that Calgary doesn't has enough active STRs to significantly influence the housing market throughout the year (the stampede may be the outlier) Calgary isn't a destination city yet, so there seems to be a reasonable number of units that act as a supplement to existing options. I do believe that they should be strongly regulated to ensure that STRs are only located in specific areas (ie through the LUB) and require a business license (and that the number of available licenses are limited) so that they do not displace large portions of the long term rental housing market.
STR's are a cancer that is making Calgary unaffordable for students. Calgary has to choose: AirBnB or an affordable city to live in
Short term rentals are contributing to the astronomical rental prices in this city. People can't afford to live in this city anymore. It's disgusting. Allowing and enabling people to rent their home out short-term only furthers this. Take care of your residents and ensure there is enough affordable housing!!!
I think it's critical to understand that it seems like all these reports about housing and community is paid for by the hotel lobby. Why not require hosts to pay increased taxes and get a liscense. Have it strictly enforced. But to limit the days like BC for example to 90 days essentially destroys STRs existence from an economy. Why stop at STRs. Let's get rid of UBER and other tech advancements like lower cost online banking or other marketplace

options. It's crazy to me. The problem is enforcement. Have listings without a license shut down. Make Airbnb and vrbo do this. Cross reference them. It would take two people for a city like Calgary to search online marketplaces for suspicious or non licensed listings and flag them to airbnb.
Short-term rentals, while helpful for increasing the variety of accommodations in the city, have a direct negative impact on the availability and affordability of housing in the city and more broadly. Allowing and encouraging investments in properties for the purpose of short-term rentals needs to be weighted against the ability of individuals and families to purchase their own home. Housing is a basic need and I am concerned about the ability of those with more affordably accessed capital to take advantage at the expense of regular residents.
I do not believe businesses or private citizens should be able to buy up properties for the purpose of profiting on short term rentals during a housing crisis. I have also had negative experiences with short-term rentals where those short-term renters show no respect for the communities they are temporarily joining (in particular, noise levels), which is a great stress on the neighbours who have no idea what to expect from one weekend to the next and the lack of ByLaw resources leave few options for recourse.
They need to be stopped!
Housing for people not profit .
The more houses and apartments that become short-term rentals, the less shelter there is available in general. People need homes!
I feel like the impact of STRs in Calgary is overblown compared to some other cities. I would attribute many of the issues that people/media attribute to STRs to issues like lack of rent control and overbearing zoning regulations and similar regulations like parking minimums.
There needs to be increased regulation for out of province real estate investors at a minimum. You shouldn't be able to turn much needed residences into short term rentals for finances gain. Our people need housing. There's not enough supply. We need to limit who can buy in and ensure the supply isn't being used for STR while we have long term needs
What isn't addressed on this survey is the concern is about the standards of these hosts. Anyone can set up shop as it were. What about fire safety regulations and safety and security and responsibilities that the landlords have toward the tenant? What rights do the tenants have in case of a dispute? Calgary should be looking at this issue in the same way as is currently being used for (un)liscenced day homes and childcare. Calgary has a housing crisis, we need the tax revenue and I feel that Air B and Bs are like the Wild West in terms of unregulated businesses and investor properties when we need permanent housing—that should be our priority. If there are vacation rentals they need to be registered and inspected yearly.
We have hotels and motels. No need for Air BnB's
Gig economy solutions often are band aids, to stop hemorrhaging, and aren't very good at it. The idea is to have cheaper alternatives, and more convenience. I fall for it, too. I am not unimmune to cheaper deals. However, often its the apps that make the most profit, while the workers are under compensated. Whether or not these companies try to claim it makes people entrepreneurs, or give them a side income? It often becomes their full time work. It claims to make things better, by brow beating an already exploited industry/ work force. Just for apps to make money off of Sh*ttier versions, of things that already exist. We must figure out real solutions, that aren't just dumping money into Silicon Valley.
Great neighbourhoods are made up of great relationships. Connectiveness between address to address, interrupted by units with no regular personal presence is a huge negative in community feel. Short term residences makes for less citizens maintaining concern for the

neighbourhood elements, knowing the history of the community and less focus on 'eyes on the street'.
Should only be allowed in owner occupied principle residence.
Rent increases and availability of long term housing are two issues that continue to squeeze Calgary residents out of stable and affordable rental housing. I moved to another neighbourhood in 2020 but a friend of mine still lives in my previous [removed for identifying information] apartment building – and this 15-unit rental apartment building has repurposed 6 of its units into commercialized AirBnBs since I moved out, meaning 6 less long-term rentals in the Calgary housing market. There need to be stronger regulations around short term rentals so that availability of long term housing isn't jeopardized for the people who reside full time in Calgary.
STRs, while a useful concept, should be in a primary residence only, a bedroom or basement suite. People should not be able to turn an entire unit into an STR unless they are a licensed business paying business taxes. Calgary should take from other cities where there are caps on how many days out of the year a STR can be used (resident away for school, or vacation, etc) and/or a cap on the total amount a STR can make before higher taxes are imposed.
As an owner and full-time resident in a large condominium building in downtown Calgary, I have encountered only negatives from the increase of STRs in my building. The owners of these units unfairly profit from the shared property model of a condo due to the fact that they are able to externalize costs borne onto the common property such as increased security risk, cleanup, wear and tear from the extra traffic caused by guests. The rights of owners and long-term renters living in shared properties such as condos, who have often bought in before the STR phenomenon or simply cannot afford to move elsewhere, should be considered in any policy decisions made towards STRs. After all, most of us never agreed (or were asked) to live in a hotel.
Please bolster licensing and enforcement of STRs in Calgary. With an already lacking set of policies to protect renters, STR hosts represent a risk to housing security in the city. The profit and convenience of homeowners looking to make additional income is not a justification for the displacement and housing pressure STRs create.
STRs are only viable business to hosts because they exploit legal and regulatory loopholes. They must shoulder the same level of burden as traditional hotels and B&Bs.
When the short-term rental providers first came into play, it was good thing. But now that they're being greedily used as a source of income, it has thrown the housing/rental market out of control. As someone who is currently in the process of trying to find a place to live before the end of the year, I am experiencing it first-hand and it is horrible. I know it's not exclusively the ST rental market causing this, but it definitely is major contributor.
During a housing crisis there shouldn't be homes sitting empty. There are people who need roofs over their heads. If one needs short term accommodations hotels and motels are available. At this point there are so many STRs that I would prefer to stay in a hotel with better amenities available than the majority or STRs have to offer. It think cracking down on how many STRs are around would be a good start to housing more calgarians and reducing costs of rent.
Housing pressures - availability and affordability are a driving factor in seeking opportunities elsewhere. Lifelong residents (family, friends, acquaintances) are increasingly leaving Calgary for other areas primarily due to these concerns.
Surveys are important and I'm glad you're taking a data-centric approach but the impact of STRs is obvious. Thousands of units that would otherwise be rentable are not, currently, and it doesn't take a whole lot of deep analysis to see how it's contributing to the larger affordability crisis across the country.

This is a housing crisis not a hotel shortage crisis. Allowing large amounts of units to become short term rentals is keeping families and residents from finding permanent housing.
It is not private homeowners duty to house people. That responsibility belongs to the provincial government and the municipal government. When the province or city adds more fees or rules and regulations to pressure homeowners to open their homes to house people, this is inappropriate. I as a homeowner should not be pressured to provide housing. I pay taxes on my home, I provide a business, and generate income for Calgary through my STR. Cities and provinces need to stop passing the responsibility for housing on private homeowners, due their job and meet housing needs.
STRs are often championed by people who claim they're for people who need a longer stay or they're bringing business but they're just bringing a lot of insecurity for people who actually need these rentals as PERMANENT housing. Greed is the main driver for STRs. I can't tell you how many people I know who need rental places but cannot find them because the places they'd normally rent are blocked off as STRs. It needs to stop in Calgary or at least pay heavy fees to the city.
I live alone next door to a STR. I do not appreciate 'guests' ringing my doorbell at all hours, since they seem incapable of reading the large house numbers when looking for my neighbours house. Also, they come down between the houses looking around. Car prowlings are also becoming an issue.
My belief is that STRs are a net positive for the City and my only concerns are that there may not be proper guard rails in place or recourse for neighbors of a place that may be popular with any demographic that would be noisy or disruptive. Nobody really wants to be neighbors with a party palace
When the city has a shortage of housing - like right now, we cannot facilitate Str. For example my own rent went up 25% in January 2023 and would go up 25% again this year if I renewed my lease. There are many many people applying for each rental unit. Using stock as STR in this moment will drive up the price of rent and create neighbourhoods which are soulless and have no actual long term residents. I support a ban - which would be revisited if housing stock increased
fair regulation should be a consideration. STR's should not be eliminated as they are a legitimate service and a benefit to the community.
While thousands of families in the city struggle to find an affordable first or family home. Why are owners/companies allowed to take up multiple condos, town houses and homes. Until demand is met for full time home owners, investors to STRs should pay significant higher property tax. First property should be taxed at current rates while second+ homes face an increase in their property taxes. Double tax for a second home, triple tax for a third home. If this isn't a viable solution to those owners, they are welcome to sell the property to a family that will actually live in it.
Short term rentals are not the problem, they are a great benefit to people who want to visit our city as it can offer more affordable options, it has been great for new immigrants who come here and have a place to stay while they look for long term rental. If it is done responsibly it has no effect on neighbourhoods. The one airbnb on the block has parking on their driveway yet all the houses that are fully rented have multiple people living there so it is not uncommon for that one household to have 5 cars which all park on the street then.
Homes should be for people and families to live in, they should not become ghost hotels. I need/want to know who my neighbors are, there are now 4 out of 20 homes on our street that have converted to STR. The house immediately beside us is one of them.
I'm fine if someone is living their home for a time or have an extra room they're looking to rent out. I have an issue with people using a need such as housing to enrich themselves. At this point the fees for Air b&b are so ridiculous that a hotel makes so much more sense. While I

don't think STRs are a large cause of the housing crisis the massive presence is still a cause they needs to he addressed.
Short term renters tend to be noisy and often don't respect the property, building or neighbourhood. Short term rentals take away valued long term rental accommodation in a tight market and should be banned.
In my opinion, short-term rentals should be more strictly regulated, registered, and subject to strong licensing requirements.
I have no issue with STRs of a basement suite, room or other area where the owner lives on the property and can have some measure of supervision over the renters. However STRs of an entire property, owned by a distant or out of town investor should be restricted, require appropriate business licensing and be charged the same taxes as a hotel. Especially in a city facing a shortage of rental properties, STRs should have a moratorium or a significant cap on their use.
Most STR owners are small business or people who invested large savings into them. We must remain an open market economy allowing for all levels of competition including STR. Instead of adding more levies and fees which makes STR economically not feasible, the city should continue to support densification or development of buildings near train stations
I am strongly against STRs in Calgary. New York City has much better laws surrounding Short Term Rentals. I would like to see those laws implemented here.
I have two close friends that turned their long-term secondary suites into short-term rentals because they could make more money renting them out short-term (or even renting them out long-term on AirBnB for an absurd amount). I can only assume they are not the only two people to have done this, and the cost of rental suits in our area has suffered (increased). Anecdotaly.
They're an awful way for leech landlords to have even less liability for ruining the rental market.
I think STR make sense everywhere in Calgary when they are in someone's occupied home (ie, renting out an extra room/basement) rather than being a 100% STR property. I think laneway homes is a perfect example of how this could work well; they give people another option to stay in YYC, but they don't take away a previously available full time rental.
I don't have any problem with STR. It us up to tge owners to decide if they want to rent out their house or not. They invested their money in it so they should have the choice to decide if they want. It us not their jobs to support people who need a place to rent. not. T
STRs are a get rich quick scheme, that benefit the owner/host at the expense of neighbours and taxpayers. It's pretty awful to be living a family/working life next to vacationers and party people. Unsafe at times but mostly annoying dealing with noise, intoxication, garbage and parking issues. Neighbours and average residents do not benefit from having vacationers as neighbours. Hosts are clearly not contributing to the tax pool compared to the income they are receiving. It is definitely taking suites out of the rental pool in condos, and condos owner/occupants and renters have to live the closest to these issues. I don't know if houses are as affected, but condo apartments are deeply affected.
I was recently in Porto where they were not offering new STR licenses in residential zones. If you wanted to have a new STR you were required to convert an existing vacant commercial space. I personally stayed in a nice AirbnB in an office tower beside a dentist's office. Calgary has too much vacant commercial space and not enough affordable housing so this would be an ideal solution.
I currently live [removed for identifying information] in the Mission area. It is a very walkable area, being close to 17th ave and 4th street. There are more than 5 units being used as AirBnB and that have created a lots of safety and security issues in the building (someone recently broke a lockbox that belongs to an airbnb which has a key fob to the building;

constantly changing cars in the parkade that park haphazardly and dangerously; etc) The number of short term rentals in the building just turned the building back into a hotel, which maybe the case for other buildings in a walkable area.
I see Aurbnb as a suitable method of utilizing your space, but the mass commercialization turns a good idea into a bad one. Limits should be placed on the amount of time a place can be listed. Also, regulate in the same fashion as commercial. Tax the income and limit where this can be done in the same way hotels are limited.
If people want to run hotels out of their homes they should be treated like hotels. There is no other business in Calgary where someone can change the zoning of their home on a whim. If someone were to decide their house was a restaurant and start charging people to eat there then the city would crack down on it, why is a hotel different?
I purchased a condo spring 2020 in a new construction building downtown. Summer 2020 one unit to the left of mine and two to the right were purchased by a family to run exclusively as STR's. Spring of this year I sold my condo due to the ongoing disruptions from these and many other STR's in the building. In the time living beside them I experienced frequent noise disruptions, illegal activity (drugs/prostitution), and excess wear/tear on the building. Before leaving the condo board reported needing to increase condo fees specifically due to wear and tear from STR's in the building. Two other neighbours on the floor moved out due to STR issues. Concierge shared that over half the building was STR's by the time I sold.
The impact on availability of quality rental accommodation is massive - driving prices up for permanent city residents, and making their long-term security being able to live in the city decrease.
We live in a condo. At the moment, 60% of the units on my floor are STR units (although the condo corporation thinks far fewer units are STRs since the owners haven't registered them). We have needed to contact the police and condo board for all kinds of issues with these units (fighting in the halls, excessive noise, indecent exposure, garbage bags left in common areas, smoking at the doors, not waiting for front door or garage to close before moving on which then lets vagrants in, etc.). Police referred to STRs as being flophouses that aren't regulated enough to allow them to do their jobs. I am fine with STRs being run within a home the owner resides in. Otherwise, there is not enough oversight to keep neighbouring residents safe.
I support STR if the owner lives on the property and is able to interact with the renters. I don't support STR if it's managed by a third party and operates as a hotel.
Increased regulation of short term rentals would be beneficial to a lot of people
Short term rentals creating less available affordable housing options and hurt everyone.
The majority of STRs are not booked through the month. While full houses sit empty, the rental market for people who actually live in Calgary ifls in shambles. It is so hard to find an affordable place to live. If you want an emergency housing for an influx of medical needs or refugees, they won't be paying rent. Use all the empty sky rises that are downtown
We live in an established neighbourhood and after the neighbours both passed away and the house was bought by a company that owns several other properties strictly for STR's. There is a basement suite and an upstairs felt that is strictly used for STD. It is listed under Airbnb and VRBO. There have been several renters that are there strictly to party. No one lives in this house, it is a ghost hotel.
There is a reason Vancouver is banning short term rentals. Do not make the same mistake as Vancouver. I was born and raised in Vancouver and forced to move to Calgary due to cost of living. Do not allow a few homeowners to benefit from increased money for short term rentals in the short term at the expense of your future generations. All this does is allow the older, cash rich generations invest in income producing properties that also increase in equity which steals the benefits of growth from future generations.

Calgary should follow the policy implemented this year along Hudson Bay and New York , and limit short term rentals by requiring owners to be on the premises when renting out accommodations for anything less than 3-6 months. Calgary should also learn from France and other European countries that have placed a de-facto ban on STR apps by taxing income from apps like Airbnb at 50% rate or outright banning them
The housing market needs to be regulated in such a way that all people can access homes. Being a property manager or landlord for an apartment complex or higher density housing satisfies a need and desire to make money. STRs mostly benefit homes owners and temporary visitors. The needs of Calgarians should be prioritized over visitors' preference for more flexible/cheaper stays.
I am not opposed to short term rentals in general but I am concerned about their impact on the housing market. If short term rentals were limited to a room or suite in the hosts primary residence I would have no objections. I am concerned about hosts buying up properties and converting housing that is needed for locals into short term rentals and removing them from the local housing stock.
I'd like to see a minimum of 30 day stays for STR's in residential communities. Adequate parking needs to be considered before licenses are issued for STR'S! There also needs to be a system to hold hosts responsible for proper garbage disposal.
Have a short term rental across the cul-de-sac. Nothing but problems. Loud tenants who don't care because they don't live here. Owner used cheapest materials to make it livable. Slum lord quality. Detracts from neighbourhood and is a sad state of affairs. Common theme with air-bnbs
Please ban short term rentals
Limiting str will positively help our city. Bring jobs back to the hospitality industry, address the housing storages, and keeping the communities safe. I personally know of lots of out of province investor La who have invested in STR in our city who never invest money back into our community.
I would be interested in options for regulating short-terms rentals based on factors such as: - Is the property a primary residence? - Is the property used only partially as a short-term rental, or exclusively as a short-term rental? - Are there processes in place to change a registered secondary suite for long term rental into a short-term rental? - Is there a limit on the number of short-term rentals that can be owned / managed by one person / company (is there fair competition)? - Are there policies and procedures that are required of accommodations like hotels that are not accounted for with short term rentals? Admittedly, my knowledge is limited, but it seems that short-term rentals are generally less regulated.
I differentiate from renting a room or home while host themselves are travelling and simply having a property to rent out. The latter is much more damaging. There is also so little regulation; I also think STR used to be much better value but are now just as expensive as hotels (or more in some cases) with way more responsibilities as a guest and way fewer protections as a guest. We have a housing crisis!
STRs should be banned unless it is a primary residence. Owning multiple properties and using them for STRs exclusively was never the purpose of sites like AirBNB. Increase fines for rule breakers.
While I have used STR in the past, I now refuse to participate in a poorly regulated, exploitative market that seriously harms our housing affordability and provides haven for criminals in our neighbourhoods.
STR should taxed like a hotel and also limited number of units.
The should be either outright banned from the city with the ongoing housing issues that are happening or reduced to owner must be living on property that is being used as a STR.

The shorter the stay the less the care and respect for the condo building, it's security, plus garbage, recycling, noise, assigned parking spaces, etc.
I just want to reiterate that the impact on people who live beside these full time suburban hotels is horrible. There isn't enough room on this survey to describe my experience and how it has affected my health and well-being. The City is only concerned about the property owners rights to rent their house, and not at all concerned about my rights not to live next door to a full time business. We bought our house up under different circumstances and allowing a for profit hotel to operate next door to a private home is inappropriate. Airbnb owners should have to live in the property if they wish to rent a room or two because if they has to be in site they'd have t9 deal with the abhorrent behaviours that occur.
Str are not well controlled.
People are desperate for rentals, prices are sky rocketing. Air bnb owner shouldn't be a career.
There are several AirBnB apartments in my building. I have them on both sides of my apartment. These could be used for long term tenants. Part of my outdoor space was taken over by an Airbnb and in the summer they are incredibly loud.
One 4 Plex and a house in my short street are turned into airbnb recently and we are noticing noise garbage issues. Also the composition of our neighborhood has changed
Please regulate str's so that they don't take rental stock from calgarys supply of housing.
Short term rentals should be banned until housing is available for all
They also give private landlords a lot more sway to charge much higher rents for no reason other than they could rent it out for more money on short term with higher risks.
If air bNb ect. continue to be an option it should be at a reasonable rate. A lot of party goers with little or no respect for the working residences in the neighborhood makes it difficult. Effecting how a person feels for the safety of the neighborhood if there is intoxicated people running around all the time. The city needs to address a multitude of housing issues to increase affordability, increasing STR reduces the chances of general population being about to afford rent. LTR (long term rentals) are out of hand to the point that trades, nurses ect are facing being homeless due to unaffordable rental pricing. How is STR an option when it's not a liveable wage to make less than 80,000 a year in this city.
Short term rentals have displaced many people I know personally. The house next door to me kicked out their long term renter 8 months ago (6 year tenants/quiet/respectful/contributed to the community) and opened an Airbnb. I feel less safe, there are constant parties, lack of parking, garbage, and cigarette butts all around my property. I rent, and I fear my landlord will do the same. There is a shortage of longterm rentals in the city which is driving up the cost of rents. My rent has doubled in 2 years!! Short term rentals should not be allowed during a housing crisis. It's forcing calgarians to have to leave the city. We need more longterm supply.
STR's are simply a cash grab by investors. Long term residents of the city pay the price as a result. I'd say try a temporary ban on STR' foe 2 years and see if the housing crisis improves
I am a city planer working for the City of Edmonton but living in Calgary full time. I study housing and development for a living. Calgary has a significant shortage of purpose built long term rental housing which has put stress on the rental market due to the current demand. Short term rentals add to this stress as they take up valuable long term rentals on the market further driving up demand. People are buying up condos as investments to rent on apps like AirBnB. If the City of Calgary took the same action as the province of British Colombia and limited AirBnbs to a persons primary residence (secondary or garage suite) it would free up a significant amount of rentals which would take the city years to build
SRTs make sense if the hosts primarily resides in the property and are renting out unused space in their residence or for when they are absent from the property (e.g. vacation,

snowbirds, etc.) - which was the original intent of AirBnBs. Where it does not make sense is when whole properties are bought for the sole purpose of renting out the properties, putting pressure on housing availability for longer-term renters. These longer term renters contribute more to the economy and the community, in my opinion.
Short-term rentals completely harm quiet neighbourhoods. We deal with loud parties, public drunkenness, and hostile 'visitors' frequently due to our proximity to a short-term rental in an otherwise quiet and friendly neighbourhood. One neighbour has already left Calgary because of the ongoing issues.
Get rid of them unless they are in a primary residence
Competing with STR corporations for housing is an impossible task. Good homes sit empty and prices go up for the housing that isn't held for STRs. It's way cheaper to get a hotel in almost every case.
'How do/would you feel about having a short-term rental on your street or in your building (whether you live in Calgary or elsewhere)?' is two questions. I don't care if the house down the street is an Airbnb. If the apartment unit above mine is, I will care. In regards to the 'have you witnessed...' question, there is no way I could possibly know STRs are directly responsible for most of those items. My landlord is not going to tell me rent increased because of the Airbnb next door.
My experience has been that the 'tenants' of STRs do not follow condo by-laws, do not care whether they put dents in cars parked beside them, don't care about leaving trash in the hallways or dumping trash on other people's balconies, etc. The people using STRs in a condo complex make other residents feel extremely unsafe.
As a renter in Calgary that has seen a huge rise in rent over the past 5 years it's out of control and now looking for a new rental the prices are unaffordable and with 4,000 abnb's in Calgary that could really help the market and bring down prices and that's what we need now!
STR are being used instead of available suites for rent. Renting not affordable as limited rental suites for LTR
Main problems with Short-term rental is it helps more tourist vs residents by decreasing housing supply. There is increasing pressure on renters because of Airbnbs. City should always prioritize residents to continue to attract smart people, companies and make affordable, most livable city with continuous economic growth.
Largest concern is affordable rentals for residents. Calgary is not a large tourist destination (relative to other Canadian and American major cities). My perception is that we have plenty of hotels and similar accommodation that private residences should prioritize long term rentals, with some allowances for short term rentals up to a certain amount (i.e. up to x amount of times a year to help with events like Stampede). It's important to me that all income levels of people can continue to afford to live in Calgary full time and not get priced out like Vancouver, GTA, Halifax due to STR.
I've lived in Alberta my entire life and never worried about house - now I'm terrified of when I may not be able to find or afford a rental.
Short-term rentals should have a minimum duration, such as 30-days. Should be geared more towards individuals who have a longer term temporary need than overnight/short-term which is better suited to hotels, bed and breakfast and the like. Situations like to bridge between switching long-term accommodations, longer work-term durations, etc.
I believe it needs to be limited to only residences where the owners reside, this will help the current housing crisis.
Calgary is experiencing a significant need for affordable housing and short-term rentals exacerbate the situation. Other cities that have permitted too many short-term rentals (e.g. Barcelona, Lisbon) have seen local residents priced out of housing. We can't just keep

building endless new homes beyond the ring road- I think we should incentivize renting for the long term to local residents and disincentivize short-term rentals.
STRs should be banned outright in Calgary. They serve greedy property owners and greedy tourists at the expense of local Calgarians who can't afford a home to live in. Living in a unit adjacent to an Airbnb is awful. I'm subjected to a constant parade of strangers sharing my bedroom wall every night. Owner claims to be the 'Primary Resident' - but is only resident 10 to 15 days a year. He's scamming the system, bringing down the character of the neighborhood, and keeping a family home off the market.
No more short term rentals, anything to help bring housing costs down. Homes should be for living.
I am very concerned about the impact of short term rentals on the affordability issue in Calgary. These have become businesses and primary sources of income for owners and allow them to outbid people trying to get into the housing market for their primary residence. I am worried about the owners of short term rentals who don't live in the same neighborhood let alone the same city or province. It's easy not to care about the impact your "business" is having on your neighbors when you don't see it or live it. We don't use short term rentals anymore because we see the impact. We sold our vacation condo in BC due to the of the number of short term rentals in the building - it ruined it for us. No one wants their home listed on Expedia
Noise control in shared buildings is difficult, particularly when the hosts do not reside in the building. I feel many of the issues with strs are resolved by only allowing stays in residences where the host also resides.
STR are fine as long as owners/landlords have and communicate some basic rules, expectations to guests and there are ways to mitigate issues with problem guests or landlords
I think they are just adding fuel to the fire that is rising housing costs. Short term rentals are more profitable for hosts on average so hosts will tend to prefer these listings. They don't abide by zoning regulations, and if they want to invest in a hotel I think they should invest in a hotel
Everyone deserves equity in housing, from newcomers to tourists to born and raised Calgarians. No one is any more important than anyone else, so this dividing people by tenure in Calgary and this entitlement to housing over the needs of newcomers and even tourists is gross. Also, many people need the income from STR to cover their monthly expenses.
While they serve a purpose for those looking to move into an area, go to school, or as emergency accommodation, the short term rental market has reduced overall amount of rentals as hosts use it to circumvent tenancy laws and has driven up the overall cost and availability of long term housing. Having people come and go constantly in a residential neighbourhood creates more disconnected communities.
I fully support buildings that are fully dedicated to short term rentals with appropriate staffing and support in case of emergency or problems. I do not support random units with buildings or stand alone houses with varying levels of support and ability to deal with issues for guests and/or neighbours.
I think we need to further regulate this in Calgary and make it harder to have short term rentals that take away from housing for Calgarians. I would like to see something similar to the proposed legislation in BC.
I think short terms rentals should be owner occupied only, if at all. There is already limited housing stock and people from Calgary are struggling to find a home, while people are purchasing multiple homes (a lot of the time with monies made from existing airb&bs) just to make even more profit on it. The STR market has caused some people to get very wealthy while ruining peoples chances of every even owning a single home in Canada. It is exasperating an already prominent wealth gap and serves as nothing but greed for people

who think they're entitled to take away people's really rather modest dreams of owning a home while they get richer and richer. Please ban it.
When we are in a housing crisis I think STRs should be severely limited and restricted until the needle has been moved on affordable housing.
Appears that some of the questions and concerns are related to specific neighborhoods/ areas in Calgary like Beltline and Downtown.
I'm concerned with how STRs affect the pricing and availability of housing and rentals. I think there is a place for long-term furnished rentals (for people who are between homes while moving, or in town for a work project, etc.), but I think that the proliferation of STRs reduces rental housing stock at the margin, driving down the vacancy rate and raising prices. The winners are investors in these STR properties; the losers are lower-income people who have greater competition for the remaining available rental stock, which means they pay higher prices. Wealthy investors have multiple vehicles in which to put their money, but renters are without additional options. This seems highly unfair and is poor policy.
I think short term rentals are essential. We were a family with 5 kids and hotels just don't work for that. However, too many short rentals could force local renters to rely on them without a finding a long term rental accommodation that would be more affordable
Many STR operators take advantage of the system and operate these as a business without paying the same taxes or be scrutinized with the same regulations. (Safety, sanitization...etc)
I think short term rentals where the host doesn't also live in the same house are the biggest issue. This is where you end up with problem guests and professional hosts/companies that displace residents for profit
I think the impact to quiet neighborhoods is most meaningful, not just because that's where I live but because I've also lived in the beltline for years and was used to noise, ins and outs of others, was far less sensitive in that circumstance
Short term rentals are missing regulation that protects the host and the guest, there is inadequate recourse for damage/dangerous housing
An Airbnb next to our home has been used for drug dealing, prostitution, and parties. While we have had some good experiences, a combination of a whole house with no owner nearby, cheap price point, and option of a short stay has made the Airbnb next to us ideal for visitors who lack respect for neighbours. Having a STR next to my home has forced me to look for housing elsewhere and if it wasn't for the tight housing/rental market, which STR have likely contributed to, I would have already moved.
The business model has changed from an owner with small vacations to investment properties. In high rises the steal from owners through free services security cleaning garbage etc.
I think short term housing solves a lot of issues for people who travel for a living and are also not able to afford a hotel for life's events. The first time I used a STR was for when my father died and 6 of us had to fly to [removed for identifying information] for his funeral. The cost for a three bedroom apartment for a week was less then two days at a hotel.
Do not go the way of B.C. And put restrictions on Str. Calgary needs options. Hands off.
I live in a building where short term rentals used to be allowed. Most renters treated the building as if it was a hotel, being disrespectful of public spaces and the parkade, other residents, and treating security poorly. Our first COVID case in the building was someone who had knowingly been diagnosed with COVID and rented the suite to quarantine away from home — as if there was not a whole community living in the building. I have seen none of the benefits offered by short term rentals.
I have seen friends kicked out of their homes for "renovations" that afterwards have turned into short term rentals. Housing prices have increased and there is a lack of affordable rentals. If there is a small amount of str available in someone's primary residence, that could

be ok for people who need long term stays like hospital visits, courses etc. but taking whole homes off the rental market to do so is destructive. When you look at STR in mountain towns, tourist cities around the world it has been detrimental to the housing situations for workers in the area.
Short term rentals displace local residents needing housing in Calgary.
I live in a condo downtown, and from personal experience, we have had fugitives hiding in Stars, stolen vehicles being housed in the STR parking stall, prostitution, and wild parties with property damages all surrounding the STRs in our building. Banning them from our building has actually increased the number of owners and long term renters to stay.
After staying for more than a year next to STR I've noticed two major changes 1. Improper disposal of garbage littering on the streets has increased drastically. 2. People aren't friendly to their neighbours anymore.
None of the supposed "benefits" of the short term rental market are worth the cost of taking housing out of the market. When working professionals with reliable income, no pets, and good references can't find housing, that's a problem. I recently moved back to Calgary and was unable to find a rental. I wanted to purchase in a traditionally lower SES area because my family is there and I moved here to be near them - BUT THERE WERE NO HOUSES AVAILABLE TO BUY! We had to double our mortgage to get a house similar in size to our home in Edmonton, on a smaller lot. We have good jobs. I worry about people in our city becoming working homeless or being taken advantage of because they don't have options. It's dangerous on so many levels.
I am a landlord and I recently sold a property. The new buyer turned the two suites into short term rentals and therefore tenants that had been there for respectively 10 and 4 years had to move. It displaced my former tenants. I think one solution is to charge a very steep licensing fee of say \$5000 to \$10000. A cost such as this would make revenue from short term rental close to what a LL would get for providing long term rental housing. It is important to include the voices of LL in policy surrounding short term rentals. In jurisdictions where there are rent controls there is more movement converting long term to short term rentals and in this case the rent controls and other anti LL policies should be addressed.
My neighbors have become hostile and care more about the marketability of their units than they are about the needs of their neighbors. If you ever have someone next door acting inconsiderate, it needs to be addressed with each new group of 'guests' as many act like they have rented a private island, not a small house in a typically quiet area.
We are mini-hotels allowed to operate all over the place. We do not want to live beside best-western. If we did, we'd move beside a best western. Shut down airbnb. Nobody benefits but a few, at the cost of MANY.
We have a rent crisis in Calgary. The lack of affordable rental properties for people who live here. STRs are a cancer, robbing Calgarians of access to affordable, quality living. I feel trapped in my apartment because I can't move anywhere in my neighbourhood. Not only do we need a permitting system, we need greater rent controls and caps. Calgarians should come first. Look at controls in Vancouver and Toronto. Lets not wait until it is so dire.
Residential homes should not be used for commercial business or short term rentals like air b and b. Remove them all from alberta.
I'm a licenced real estate agent in Calgary. I've seen the decline in affordable housing, affordable rentals and decline of community in buildings. STR should be banned outright, or at the very least, have massive restrictions put in place including buisness licences and property management courses required to operate a STR.
I do not support STR. I live in a condo building in downtown Calgary and one of the neighbouring unit was used a STR. Residents had to file weekly complaints to property

management due to excess noise and partying. STR are not conducive to neighbourhood residents and a factor increased living expenses for Calgarians.
STR do not build community and should be allowed in thoughtful circumstances. There is a reason we have hotels..
We are in the middle of a housing crisis, I feel lucky to be in a position where I can afford a detached house, however I strongly support initiatives to reduce the cost of housing. I feel strongly that Alberta should follow BC in banning short term rentals outside of the owners primary residence and limiting STRs to one per property. Housing should be a basic right and not an investment. STRs are damaging to the community and the housing market as a whole.
They are nothing but trouble, they ruin neighborhoods, peoples lives, bringing noise, lack of respect, security concerns
Disruptive to the community
Landlords still need to be able to rent out their units to cover costs whether it's through short term rental or long term. If a city bans or limits short terms rentals the landlord will still need to cover costs of his unit so prices for longer term rent will still remain high. Either way its pricing people out of certain areas whether it's short term or long term. There will be no difference in affordability. The city can start to build townhouses with three bedrooms upstairs instead of the current style of two bedrooms upstairs which targets a certain dynamic of people. By having more options for different types of people like families, for densifying of neighborhood and not losing any character or having negative affects.
Ban them, or provide framework by which they can be regulated and taxed within accommodations guidelines as similar to hotels.
I am seeing entire new row house complexes being built and showing up online as STRs, while I myself am being forced to leave my neighbourhood due to a lack of quality regular long term rentals just being available right now. I am also seeing people in my neighbourhood being forced to pay STR rates because they are unable to otherwise secure housing in the current market.
Short term rentals in my building have resulted in providing opportunities for criminal activities in the building including, theft, vandalism, noise disturbances, drug trafficking, and more. In summary, there has been little to no screening of who the units are being rented to therefore creating an unsafe environment for long term and permanent residents. Not pleasant at all!!
I think short term rentals are great, and have used them lots. However, when there is a housing crisis, increased demand for housing, increased numbers in the vulnerable population, increased cost of living, I think these should be questioned. There should be a "time and place" for short term. We have many hotels for folks.
You get a lot of irresponsible people as short term tenants
Short term rentals are destroying communities and cities. Locals who genuinely love and care about their communities are being displaced, and many short-term renters don't respect the environment or community they're renting in (and don't care to). Housing options are already severely limited, and short-term rentals are increasing the problem because landlords can make a larger profit, so fewer long-term rentals are available. Short term rentals should be heavily taxed while long term rentals should be incentivized to have more rentals on the market.
I think that Calgary or Alberta should highly tax owners of STRs similarly to what BC is doing, as those places should become part of the LTR market
no comment
NA

I think they should be outlawed unless the owner lives in the house also. They are a plague and frequently bring in the worst kind of tenants with no real connection to the community. I've seen their tenants prowling cars on the street in the middle of the night.
I don't like my toddler asking 'who's that' with every new person who is staying across the street. I don't like the noise they make coming back at 1am and I don't like that a nice family who engaged with my son and was part of our neighbourhood was displaced so we could have a mini hotel on our street.
We have had the pleasure of strangers arriving on our doorstep late at night angry we didn't respond to their rental booking, only to find they were in the wrong location and had taken initiative to track down our home from incorrectly placed map pins on Airbnb, nearly hsrving to involve police due to safety concerns.
Short term rentals benefits the owner of the property. They often cause havoc for neighbours, decrease available long term rentals for people seeking a home and shelter, and increase overall rental costs.
What concerns me most are the lack of controls in place to ensure municipalities collect their fair share of tax. Individuals who own rental properties should be registered as commercial businesses and paying corporate tax, on top of property taxes for the exuberant potential they have to make an income. Single owners can own multiple properties displacing many from the already strained housing market resulting in inflated costs and pricing.
Was living in a condo tower where STR was banned, but saw STR people all the time. There is absolutely no control or enforcement. Consequently time to ban STR
It's very frustrating how short term rentals are bought by landlords/property managers/developers, and it takes away any available housing from residents or families that want their own house. Prices are already out of control to rent or buy, and now many of the available houses are bought by the same people to use for short-term rental, making the market further unaffordable. There is a housing shortage and a lot of these short term rentals sit empty for the majority of the time because no one can afford to stay there.
Ban them all and stabilize the housing market at all costs.
I am very supportive of increased regulation of short term rentals as Calgsry, and the rest of Canada, is in a severe housing crisis. Reducing the number of short term rentals will increase the supply of long term rental properties for Canadians.
Housing isn't just an investment. It keeps people and their kids from freaking dying in winter.
I use short term rentals quite a but for trips linger than a week. With a young family, having a bedroom and kitchen is incredibly useful and an option that traditional accommodations like hotels simply do not provide. I also understand that some regulation is required. I suggest a limit of 7 days and greater for these types of rentals. Shorter rentals can be handled by existing hotels.
It is basically individuals running a business. Sometimes a single detached divided into several units to rent out. Like in Vancouver. They are running exactly like hotel - a business - in residential area. This is unfair for hotels who pays business taxes vs residential taxes. Also, it costs disturbance to neighbors with parking and strangers in the area.
The city needs to expedite permits to develop legal or illegal basement suites instead of thinking about restricting private property.
I was renting in an apartment in beltline and our neighbours lease was ending. The landlord said that they had to pay them an additional \$800 a month to meet market demands (they paid 1150\$ for a one bedroom) or else they had to leave. They couldn't afford the current market so they had to move in with their parents. A while later, it had turned into an Airbnb. We had bachelor parties there, big families stay, all sorts of celebrations... I never knew who was staying next door and I felt unsafe. The whole apartment complex started turning into

airbnbs especially during stampede. All the visitor parking spots were taken from people who needed them. I was mostly upset for me previous neighbours who had been fantastic renters and were kicked out
Our short-term rental enables us to afford the rapidly-increasing cost of living in Calgary. Without it, we'd have to reconsider our home in Central Calgary and would either be forced to sell or rent it. We have the same concerns with selling our home that some individuals do with short-term-rentals, as many of the houses in our neighbourhood are being purchased by out-of-province owners who are renting to Calgarians and driving up housing costs.
STRs should be abolished immediately. It's VERY easy to look at the damage they have caused to cities and communities in North America. I cannot open other community disrupting businesses in my home due to zoning laws. Why should anyone be able to open hotels anywhere they want? If the city is serious about addressing the lack of housing in the city, banning STRs would be a great start.
The right to housing should always outweigh the economic benefit to an individual or corporation. People see property ownership as an investment that will never fail and the people and corporations that already have property have continual leverage to buy more property while first time home buyers are pushed out of the market forever. STRs are one of the many issues that have created the housing crisis in North America. On a personal note: I had been denied application of an apartment prior to 2020 because the owner decided to keep it as an STR as that is the most profitable model for them, this is an issue that has been brewing for a long time
I feel unsafe in my own condo/home since the str have invaded my building
AirBnB's ruined the quiet enjoyment of the condo I purchased before AirBnB was ever thought into existence. There are at least 20 units in the building now, stampede week turns into an absolute nightmare, it is miserable.
I've noticed a LOT more tourism downtown in Calgary (I reside and work downtown) this summer, especially along Stephen Avenue, it was both surprising, but also very encouraging for the economic prospects of the city and the energy along Stephen Avenue (much needed as the area has degraded somewhat recently). I know from the folks walking with their suitcases to different destinations that at least some of this must be supported by short term rentals, and I know there are plenty in my building, but have not had any issues with any of the tenants.
There are a handful of houses on my street block that are airbnbs as well as several condos in my two condo buildings I am an owner of. These units have removed active tenants and residents from the community fabric and are by all accounts not particularly well-used. This reduces the vibrancy and activity in our community while also reducing overall availability of housing in the neighbourhood.
STR users have little to no respect to the neighbours and neighbour hood they are in. It lowers property values for resident properties in condo buildings and stresses relationships with regular long term occupants and boards. They are sucking the vibrant sense of community out of the downtown and surrounding areas. The number of units per area should be limited and licensed and those owners held responsible for bad str tenants.
I live in a condo that does not allow commercial activities by owners, yet 10% of the units in my building are Air B&B. This has cause a number of issues from garbage not being properly disposed, outside doors left open (security issue), noise issues, bed bug infestation, always being asked where certain things are like the garbage room, public transit, no ability for action against a guest parking in the wrong stall and not following resident condo bylaws. The fact is, commercial properties are not allowed in our building and it has become an issue in controlling this.

We live close to a complex with multiple short term rentals (at least 30 units. Unfortunately many of them sit vacant, some we have found out (from our CRO) have been used for human trafficking. These units could offer homes for families. It's sad to see them vacant or used for nefarious purposes.
Airbnb has evolved significantly from its early days, and has moved to the dark side. Initially, Airbnb was a platform where individuals could rent out their spare rooms or homes. Over time, some users started running multiple properties as full-time rentals, essentially turning them into businesses. This commercialization has led to a decrease in available housing in some areas, contributing to rising rents and housing shortages. As Airbnb has grown, renters developed higher expectations. They expect more amenities, don't leave the place tidy, and immediate responsiveness from hosts. This leads to unrealistic demands: it was NEVER a hotel or fancy bed and breakfast vacation rental.
We are direct neighbours to a STR. Our stress levels with being next to a unit has increased significantly and we are debating uprooting our family home to get away. It has been a large burden on our mental health, all just so some people can make some cash from where we live. It is awful, and we do not support STR in any way, especially in suburban Calgary. Noise levels, litter and safety seem to not matter to the owners of the STR. We've had multiple "incidents" with guests that make us scared every time new vehicles arrive next door. It is a constant and present stressor for us, almost every day. The place is barely maintained, sidewalks never shoveled or cleaned, and cigarette butts are found constantly on our property.
Again, I think my situation (visiting sick parents regularly) may sound rather specific, but I do also think they apply to any lone traveller: hotels feel less easy than ABnBs. In fact, I also use ABnB outside Calgary because [removed for identifying information] and when he comes, it's best to be able to bring him back somewhere cosy for each meal. And where I live in the UK, we have one a few doors down in London and it hasn't proved a problem for us, either.
STRs have been a scourge on communities around the world. There should be major restrictions put on them. Primary residences only. No professional Air B and B owners taking properties off of the long term rental market. It has been a contributor to the exponential increase of homelessness in Calgary.
We feel like STR's are a target for theft. The neighbourhood knows people are coming/going in a STR. STR's offer no protection to the renters if theft or crime occurs-you are basically left on your own. Airbnb should recommend that guests carry extra travel insurance should theft/crime occur. We have used airbnb's in Canmore eg. Solara in Canmore & never had an issue. Our experience in Calgary has definitely tainted our opinion of your city.
I live inner City so the primary time people are coming to, and around, my community to stay in STR is during stampede. It is a different, more violent, atmosphere from drinking
Many of the concerns are already highly regulated. Homeowners should be able to have some control over their residence and property use. Investors could have additional regulation.
STRs should be used and regulated as originally intended, where the STR would be within the persons primary residence. STRs taking up LTRs has increased rent and housing prices in Calgary and investors are scooping up any decently priced housing to flip into STRs, pushing out first time home buyers like myself. Housing should NOT be an investment as it is a human right.
I appreciate how some other jurisdictions go about it with only allowing short term rentals which don't take away from the rental pool. This would be units without kitchens, shared space rentals etc
This is an interesting and much needed study. While short term rentals (STR) can be beneficial and can coexist alongside hotels and similar accommodation, more stringent

regulations are needed for hosts. Many individuals snap up much needed properties often at the lower end of the market with the sole purpose of renting them out as STR. Unregulated STR do not benefit the economy as a whole - indeed the opposite is the case. STR pose an unfair competition to hotels because they face less regulation, pay less taxes, and employ only minimal staff. Most hosts do the cleaning and upkeep themselves and charge cleaning fees. STR often cost more than hotels - which is solely a demand issue due to the scarcity of accommodation.
Our house next door is a STR. It's terrible. We are in Douglasdale, a quiet suburban neighbourhood and the parties and noise of groups of people arriving at all times are extremely disrupting, especially as we are a Paramedic and firefighter and have early mornings, long shifts and struggle with the STR.
We have a few of them here in my neighbourhood. As a result we have had a few problems with the out of town stays and one time locals that too up residence. The night ended with gun fire, drugs and fights! All well the host said "they past our rental criteria" one person can pass and have a bunch of no good people come around. The police had to come as well as swat (whom then left) police stayed till around 2:30-3 am dealing with the situation. Then the host had to do work to the house for two and a half weeks to repair the home. I feel as though homes like this could be being used for family rentals or nice working people. Or even just people who will maintain the home, rather than never knowing whois coming. Thank you for your time.
I certainly would not have purchased the home i live in if i would have known an Air B&B was 2 doors down from me. If i wanted an increase of traffic and a constant rotation of strangers i would have bought a house next to the Westin Hotel. While behaviour of the people who use this facility has been acceptable for the most part there have been many instances where this was not the case. There is a great community of neighbours in [removed for identifying information] but i expect if this approach to allowing personal residents to be turned into STRs continues it will erode this established RESIDENTIAL area.
Property rights imply that property owners should be able to do what they want with their own property.
I live in a condo that restricts /disallows short-term rentals, served on its board during rewriting of the bylaws, and included as airtight a clause as we could against STRs, due to concerns of owners of impacts of short-term renters. Personally, I'm most concerned with changing units from long-term rental options and loss of opportunities for affordable housing.
They're taking away housing for long term residents and inflating housing cost because people now buy property with that revenue source in mind, artificially inflating comparables people use for personal use
Seriously, ban them. Ban them forever. Real estate speculation, income maximization by property owners, and decreased housing stock are an existential crisis. And those who already own one or more homes are disproportionately represented by decision makers. Entire generations of people are or will be impacted by lack of supply, greed, and selfishness. There is nothing liveable about a city you can't live in. Housing should not be and cannot be a commodity to inhumanely traded and hoarded. And it should not be a vehicle to enrichment or retirement.
I live next to an Airbnb it has been a 2 year nightmare the guests and hosts like to use my property, and get mad when I tell them to leave. Their listing is pet friendly meaning that guests/customers bring vicious dogs that have attacked me, crapped on my lawn and have made my property unsafe. The host parks on his lawn and moves my garbage cans onto my driveway as he insists he needs more parking. They overfill my garbage bin and theirs, there is always garbage throughout the neighborhood. Airbnb is used to fiance the host's drug addictions. Their property is unsafe and a fire trap due to hosts garbage hoarding. A hotel

would never put the community in this kind of danger. These minihotels require specific zoning alike hotels
Why is this going to take years? Not impressed. Calgary has a housing and affordability crisis. This should be a priority
The feds are the most root cause for this mess with too high immigration with not enough infrastructure. Alberta is calling campaign also negative impact I am worried for my kids not finding a job in Calgary or getting education/healthcare
A short term rental popped up beside my home without any notice. I feel that engagement/consultation (at least a sign on the lawn providing notice) should be a requirement for any new business operating out of a home (I also think that in any literature operators of a new short term rental should be encouraged to have discussions with their neighbours to give them a heads up, to me that's common sense). This allows residents to proactively assess any impacts, and address accordingly. My biggest concern is for security and safety of my children who often play out front of the house because we live on a very quiet cul-de-sac (Neue traffic not used to the area/kids playing, also having random strangers coming and going right beside my house).
If you live in a building with STR, you know how much it removes any feeling of 'home'. I live in a new condo building in Bridgeland [removed for identifying information] and it's literally a hotel. The industry needs regulation and need to stop allowing companies to sweep out large condos for sale and remove that stock from the housing market. STR are getting out of control. People just come in my building and treat it like a hotel. Leaving garbage around. Noise. Etc.
I do not agree that STR should be allowed in non owner-occupied residences. This goes against the spirit of how Airbnb was originally started. I agree that a room or portion of a residence (basement) can be used as STR, but not a whole residence when the city is in an affordable housing crisis. Further, even if whole residences are allowed, there should be a limit of one that a person can own and rent out as STR.
The biggest concern I have with short term rentals are the pressures on the Calgary housing market generally.
I personally don't have an issue with temp short term rentals (renting spare room, or house while owner is away). I do feel a property should not be used exclusively as a STR, especially with the current rental housing crisis that personally affects me.
As a commuter, it's a great option for bad weather, emergency situations etc.
I live in Varsity Estates and there is a host that has a 4 roomed short-term rental in their primary residence. You can use this as a case study of how AirBNBs change neighbours for the worst. This host rents out 4 rooms in their house to people every night, basically this is a hotel in a residential neighbourhood. He has been operating this for a few years and since him opening this (4 roomed hotel) there has been garbage left on the street, excessive noise at all times, lack of parking on the street, safety concerns (police have been called to this place on numerous occasions to evict people by the host, knocks on your door at all times of the night by guests to thinking your home is the AirBNB).
In the current housing crisis Canada is experiencing, all levels of government are failing to not only adequately address the issues at hand - but failing to address any of them at all. Short term rentals are a symptom of housing investors/speculators putting pressure on the housing market as a whole. Driving prices to ridiculous levels, pushing hard working Canadians out of homes, pricing them out of the communities they grew up in and frankly crushing any hopes of our future generations to have any stability in life.
I am a strong advocate for seeking a balance of perspective and getting to the root cause of issues. Short term rentals grab headlines and have a stigma in the media which has shifted to be much more positive in recent years with the greater widespread adoption and usage of

short term rentals. Short term rentals play a vital role in our economy and when we add restrictions in one segment, there will be other businesses, typically large corporations, that benefit. The people being restricted with short term rentals are the lower to middle class. Further restrictions will increase the disparity and shift the wealth to large corporations.
They are good for any city when implemented in the correct property types and locations.
I do not support STR when there is excessive pressure on the long term rental market.
We live in a condo building that now has 6 Air BNB in it , parts is an issue, garbage being left in the hallways and entry ways, noise when events are in town, all safety concerns of who is coming and going into the building. Air Bnb owners leaving fobs under outdoor mats. And I do believe it is the biggest issue for our long term rental issues nothing is available for students or anyone looking to rent long term due to short STR being used. I think we should follow BC and band STR in Alberta.
The issues I see with STR's are when people stay in them that don't care about the other people who live full-time in the buildings. They don't have ownership and leave the place dirty and unkept. Better to have them stay in a hotel where you expect that type of behaviour.
WE need ENFORCEMENT form BYLAW, not the police. The issues experienced in the community relate to bad social behaviours and community standards. STR should have to pay a fee for these enforcement issues or deal with regular infractions through licensing.
I am a supporter of STR's and understand there have been issues for some. My own personal experience using (airbnb) throughout the world it has been an overall positive experience for myself and the provider. I am planning to change my long term rental (vacant now) to a short term rental in the near future. I want the 'power of option' for it's availability; as a STR whether it be year long, 6 months, or just summer months. It provides me extra income to assist in mortgage, property tax and other bills. What I don't want is the City to force unnecessary rules or an added tax, ect. Too much control is never a good thing for anyone. As a property owner providing STR; I believe safety with an overall positive experience is key.
Short term rentals in Calgary are becoming an increasingly catastrophic concept. I live in a condo complex with 11 units and 5 are used exclusively for short term rentals - nearly 50%. In a housing crisis the city should not be allowing this. Individuals should not be legally permitted to buy property for the sole purpose of short term renting, it's creating additional strain on every Calgarian, present and future. A limit of one STR business permit should be issued per individual, it should not be allowed to own multiple secondary properties for the sole purpose of STR. The city should be more active in the role of STR in the city, especially when it comes to addressing citizen concerns and bylaw enforcement.
Short term rentals are terrible for the health of a community. People who care little to nothing for the community instead of long term residents invested in the health of the community. Short term rentals are short sighted and damage the city and our ability to live in it. And without the tax base of permanent residents, the city's revenue will not be sustained by short term rentals and their so-called "economic boost"
very difficult to address issues with the STR owner. have reported multiple complaints about noise and mess through STR service & bylaws but owner continues to operate without penalty. They dont care, they dont live here. The people renting it dont care either, they dont have to face their neighbours the next day... they dont live here, there is no repercussion. Their rating on the app may get dinged but if they dont use the service often, that is not a deterrent either. if we allow short term rentals to remain in Calgary would like to see it so that the owner has to live in the location instead of a company owning a bunch of properties and renting them out all across the city.
Competition is very good for business and enterprise. I have heard some of the concerns from other residents about safety and increased homeless population in calgary which they have loosely tried to attribute to the STR market however a cross study needs to be done to

understand the opioid crisis , drug abuse and the impact of higher interest rates on homelessness before or in conjunction to the STR market impact.
The traditional owner occupied 'Bed and Breakfast' has been operating in Calgary for over 25 years. There have been no problems. A B&B is owner occupied and follows established regulations and guidelines. Unoccupied STRs are empty rooms with out supervision.
Short term rentals will support the wrong group of people by letting wealthy people who own more than 1 property to rent to wealthy people for tourism. Both of these groups do not need more support while we are stuck inside a housing shortage
STRs are good in concept BUT they are being abused by people operating them full-time like a pseudo-hotel. Some cities have hundreds or even thousands of units being used for STR that could instead be fulltime housing for people needing month to month rentals. Banning or heavily regulating STRs is critical during this massive housing shortage.
Short term rentals should not be operating when there is a housing crisis. With a growing population, inflation and sky high rent increases the focus should be on being able to provide more long term options.
I think that particularly in light of Calgary's plan to introduce paid residential permit parking operators should be required to provide on-property parking for short term rental tenants. Otherwise short term rental owners are essentially re-selling public parking, turning a profit on use of public space should certainly not be allowed. I think the upcoming requirement to have a business license to operate a short term rental makes sense, and should have been implemented from the start.
They are bad, unnecessary and a sign of a rapidly decaying city.
STRs negatively impact the security of my condo home as users often don't attend to security and access rules which allows potential thieves and others with criminal intent access to what should be a secure building. Users also have no vested interest in maintaining the property or supporting the residential community.
Allow it with some operating rules (do we need business licenses or hospitality license for STRs? Perhaps that would help?)
Its ruining the availability of home where the Canada housing market prices are already artificially inflated.
As a renter for the foreseeable future, I am very worried about rent increases, rental availabilities, and safety in my apartment. Rent is already very high, to the point I may not be able to afford if there is another increase, and if places that would normally be used for rentals are being used for STRs, where do I go? There needs to be regulations that are not only in place, but also investigated/kept track of to keep owners/landlords accountable. As well, safety is a major concern, especially as a women. Do STR renters feel accountable for who they let in? Do companies like Airbnb have protections in place for STR renters that may not be safe individuals themselves (ie. security clearances)? Are companies like Airbnb accountable at all?
Keep it simple, regulated for safety, and only punish those who infract, not everyone. Too many cities are trying to solve a housing crisis by regulating airbnb, but like I said earlier, that is not the solution. People are not going to rent and it will interfere greatly with tourism in peaks like Stampede, etc. You could also limit the amount of listings one person has to a max of 2 or 3 as a in between.
People should only be able to own 1 home. You can only be in one place at one time. Owning multiple properties to leech off people who either a) can't afford to buy their own and have to rent or b) disrupt the regulated accommodation industry is a joke
Calgary has 13,000 STRs, which dramatically reduces our rental stock, and lowers the quality of life for our citizens, usually with the greatest effect on our most financially vulnerable. City council has dodged their obligation to enforce existing laws, but this mess could be cleaned

up quickly by a small team. Any property (ghost hotel room) found to be listed as an STR should be considered a commercial property. The location should be charged both commercial property tax, as well as municipal business tax. The lender on title should be notified, so that the property can be financed at commercial mortgage rates, just like a hotel. The CRA should be notified, so that the location can't be sold without paying capital gains taxes.
STRs are now more expensive than hotels and include additional fees which are typical included in the price of a hotel room. In addition, STRs are now taking advantage of guests and requesting that dishes are cleaned, sheets are washed, floors are vacuumed, while also charging cleaning fees. This has damaged the hotel industry, as well as the rental and housing market. Calgary should follow other major cities like New York and ban STRs.
I generally think STR are hurting calgarians, they do have a place however they are talking housing away from people who LIVE here. What a greater economic benefit, a person who lives in a Calgary neighbourhood or someone who is only busting for a few days? The property owner is the only person who truly benefits from the transaction. Locals spend at local establishments and pay into the local economy. Catering to landlords and tourists serves no benign to the future of our city. Tighter regulation is required.
I had to move from my condo and was finding a difficult time finding a similar condo in the SW. I looked at STR and noticed so many that could have been long term rental. It seemed to me that lots of landlords would rather advertise STR for quicker bucks than hassle of finding good renters. I had to "audition" by sending letters about my intents and plans as a renter. I saw one main floor 2 bdrm for \$1900/mo which was way over my budget of \$1500. I did not get it because a couple offered \$500 more for the garage. They had been renters in a house for over 20 yrs but were evicted due to a divorce. So few places available in June/July. One place I looked at for \$1500 upped the price to \$1650 right after I sent an email. LL said it was too low.
As a long time resident of Calgary (over 2 decades) I've slowly seen fellow Calgarians forced to leave the city or even the province due to rising housing costs, and many of my friends personally have had MASSIVE struggles to find and keep rentals because the owners evict them so that they can put their rentals on airbnb. we need to stop dragging our feet and follow in BCs example by putting a limitation on these short term rentals, so that people who actually live in Calgary can continue to live in Calgary and not live in fear of being evicted! stop prioritising the WANTS of the rich minority, and for once focus on the NEEDS of the majority of Calgarians who presently have little to no prospects of EVER being a home owner!
Until recently, my building saw an increase in parcel thefts and break-ins, including someone who broke into multiple cars and stole one from the parkade. The condo board has since been led to ban short term rentals in the building, with some success in curbing these incidents. As someone who plans on switching from renting my unit to purchasing a similar unit (1-2 bed condo or small townhouse), it is also becoming increasingly difficult to compete with 'investors' who simply inhale all affordable supply in their quest to provide questionable service in the name of returns. These units add no value to the community, artificially reduce supply, and don't offer any real cost advantage over locally established hotels.
Short term rentals are investments, this would be ok, except investments drive property values up and we can't house everyone we need to. Housing should be removed from things that are 'investments' and be for living in. If we need more accommodation for travellers, then we should build more hotels and not repurpose homes that people can live in. I don't have a problem with short term rentals on properties where the owner is on the same property as the unit, but I do take issue with people owning properties for the specific purpose of using it to provide hotel services on a site other than where they live.
Short term rentals are a net negative to calgary

I would like to ensure str pay the proper business licences and taxes just as a hotel would if they are allowed to continue.
I believe there needs to be a balance. As someone who has worked hard to save up for this type of investment property, I feel it is fair. The location I am in is fantastic for people looking to visit our city and experience the culture and would help to benefit the communities local economy (Kensington). I enjoy the idea of hosting a wonderful space for people to stay in when visiting. I always stay at STR when travelling and my experience has always been wonderful.
I agree with using a basement suite for STR and extra income, provided that the owner live in the unit above and be available should there be problems in the unit. Companies buying up housing, splitting a house into 3-4 units and renting them out short term takes away business from hotels/traditions B&Bs, there is no one to deal with issues that might arise and in general they skirt the rules and don't pay appropriate tax to the city. Unless they are taxed and policed properly, they are abused and the neighbourhoods suffer.
There has been quite a bit of hype around the negative impacts of STRs spread by hotel lobbies. I don't think what they are spreading is really accurate. I'm sure there are some negatives to STRs but I don't think they are as bad as the lobbies make them out to be.
Long-term stays existed before Air BnB and people managed just fine.
I live in a residential condominium and am on the Board. We now have in our Bylaws a total restriction on STRs unless the owner is residing there too full time - in other words, a bedroom may be rented out, but not the entire unit.
Housing and shelter should not be a commodity used to bolster individual or corporate income. While they do have some potential benefits in certain situations, such as medical stays or extended stays that hotels may not fill, the end result is an overall increase in cost of living as the long term rentals are replaced with STRs because they make more money. I circle back to my initial statement, Housing and Shelter should not be a commodity used for profit, and I apply this to long term rentals as well, which I own 2 of myself.
Short term rentals should be subject to the same taxation, regulations and standards as hotels.
I fully support any measures to ban AirBnB and all similar companies. Vacation areas have reasons for short term rentals like this, Calgary has hotels and there are options for renting furnished, longer term spaces that pay proper taxes and follow the laws. AirBnB type rentals are a parasite.
I lived next to and above two STRs for four years in my previous home (a condo building.) The only noise and safety issues in the building in those four years stemmed from that STR beside me. Parties, smoking indoors, outer doors being propped open. STRs were not allowed in the building as per the condo rules, but it took until last year for the condo board to finally move on the numerous complaints regarding the unit. At the time I moved out, the condo board was trying to enforce the no STR rule and the owner was suing saying it would lose him income. The owner lived in Kelowna, yet his illegal business made living in that building very, very irritating considering it was an older, affordable building full of owners and long-term renters.
Better than having full time tenants
I have no issues with StR and I believe the City should stay out of regulation of them.
Short term rental hosts should be regulated the same as hotels and long term rentals.
No issues with people offering a room in their primary residence for occasional guests but properties being run as hotel like accommodation in residential buildings and neighborhoods offer no value to the other residents in those areas and come with significant negative

impacts. STRs in non-occupied principal residences should be subject to the same requirements as hotel operators and should be heavily taxed.
I am okay with STRs being allowed for the rental of a room or separate suite in a host's primary residence. I think it is harmful to our communities to allow investors to buy additional properties, that are not their primary residence, to use as STRs. This depletes the housing supply for long term Calgary residents who are looking to rent or buy these homes to live in, increasing housing prices. It is difficult to feel a sense of community when so many people are coming and going in your building or neighbourhood.
Based on our relative lack of tourism, I just don't see any value in your involvement here. If a owner wants to take this risk of short term rental, its up to them, and they still need to adhere to City bylaws. Unless you can show me a net benefit (unlike your arena deal), just stay in your lane.
STRs have an appeal has an alternative option to traditional short term accommodations (hotels, etc) however the lack of regulation has become an issue. STRs have been taking units away from the housing availability, and should never be seen as something that is your primary source of income (though the same goes for long-term rentals for the latter point). It creates unattainable pricing amongst units and an inconsistency in quality/cleanliness/safety. As someone who used to utilize STRs, I have recently been choosing hotels as I know what to expect and they are becoming cheaper in some cases than STRs
People renting out spare rooms in their place is one thing, one I can moderately support. However, the STR has driven a market of speculative 'investment' real estate supported by record low interest rates and has greatly diminished available housing and consequently driven rents to all time highs
Hosts of short term rentals are not required to have all of the same safety protections that traditional hotels are forced to provide.
Better regulation of STRs must occur if they are to remain in Calgary. There are too many people who need long-term housing and I think this is an inappropriate use of housing stock in Calgary. I no longer use STRs when I travel because everywhere I go I hear from locals about how STRs are impacting their lives. I am looking for a house to buy and I see the words "This would make a great AirBNB rental" often in the descriptions. I don't support the idea of STRs.
STR's cause nothing but controversy in the neighborhood they are situated which in turn impacts positive relationships with the owners of the STR and other neighbors in the surrounding area. Not only that, but illegal infractions caused by short term renters pose a major problem when they are confronted for their actions as they are usually not well educated in the area they are staying. Overall, STR's should be eliminated as an option for property owners and more permanent alternatives should be enforced with penalties and fines.
while there are a few legitimate niches for this type of accommodation, the vast majority of travel should be able to be handled by traditional options. Airbnb and the like operate just like every other big tech 'disruption' - they undercut an existing industry, force them to reductions or near irrelevance, and then jack up prices and reduce the service quality. The only thing this disrupts is regulation and worker and customer protections.
Unfortunately STRs also listed as Airbnb in our neighbourhood are being rented out by negligent landlords. These landlords have multiple properties that they do not maintain . These homes are getting rundown and have had tenants that have caused multiples social issues which involve The Calgary Police Dept. Rental standards and policies need to be reviewed at the Province and City levels.
Unless there is a clear plan to increase housing, which has been an blatantly obvious crisis, then it should not be allowed. At the very least, tax it a lot for people who own multiple

properties. Especially people who have an insane number of properties for this reason. Housing should not be seen as an investment when Canada is falling WAY behind our population growth.
With the extreme housing crisis short term rentals should be cancelled so citizens of Calgary have homes and affordable rent.
Short-term rentals tend to attract party-goers here for an event such as Stampede, and rarely people staying for business. Most of the renters I've seen are here for leisure, and as such could be serviced by more hotels. Long-term rental options could still be provided for those staying more than a few weeks, but short-term rentals only reduce the availability of housing units.
We're in a rental crisis. Allowing short term rentals so a greedy owner can make a few more bucks a month is a surefire way to make it worse.
Restricting STRs or availability of them will have a negative effect on those who depend on this income to feed their families. This will have huge economic and tourism consequences for the city of Calgary. Following other cities footsteps is not the solution Calgary needs right now. STRs are NOT the reason for the housing crisis and targeting them is not going to solve the problem. Lower the cost of living, Reduce taxes, lower interest, remove red tape for housing developers, lobby the federal and provincial governments to do the same, these things will help the housing crisis.
Landlords are leaches
I believe a lot of people are renting out rooms and basement suites in order to not get a job. Pure laziness. My neighbours rent on Airbnb's and their basement is rented out to couple and there was no sign posted on the property to make the neighbours aware of this and I know that the basement suite is not registered with the City of Calgary because I checked. They are young and lazy.
Host need to be held accountable for their actions. Ex. Regards to deposits, entering property, service included and excluded, safety
We have 4 air b&b or Vrbo on our street located [removed for identifying information]. one side by side house could not sell about 5 years ago so contractor sold to realestate agent who now owns the properties. Very busy. But large house take up parking in front of our house where we park our second car. properties are infill so really only one parking spot in front of house and when property has parties it takes up several properties. The other properties have onsite parking and owners live in the homes which is better. And not used for parties but short term accomadation for people.
Short term rentals like Uber came about by a 'disruption' from the tech industry, which amounted to trying to do an end run around regulations and businesses that have worked for decades, if not centuries. While the idea was initially sold as renting a room or part of a vacation house the proliferation of investors which make their money from primarily STRs clearly shows that it is a business in need of strict regulation, similar to the hospitality industry. Have the discussion in it's actual context, should these businesses be allowed to run hospitality services wherever they wish?
Tax a higher municipal tax for homes where owners are not using as primary residence. Use this additional tax to help find permanent shelter for Calgary's homeless.
STRs were intended as a way for homeowners to earn a small amount of extra income by renting space within their residence. It has become a business where people/businesses/non-residents of Calgary buy up multiple properties to rent. This is bad for our city and our economy. We NEED long term rentals for Calgary residents, NOT short term rentals for visitors; there are plenty of lively B&Bs, motels, and hotels for that! Also, it is terrible that STRs are not held to the same health and safety standards that motels, hotels, etc. are. STRs offer the same service and should be held to the same health and safety standards! Just as

uber drivers and their vehicles should be held to the same safety standards as taxi drivers and their taxis.
STR income is part of my family income and a preparation for my retired income. When dealing with shortage of LTR, I think we need to view the insight of landowner why they switch to STR. It is difficult to avoid a bad credit LTRenters and disadvantage is on land owner's side. STRenters are screened and safe if you carefully check purpose of the stay (tourism, business). In 3 years I have no complaints from neighbors about noise, bad behaviors, parking issue though they know I host an airbnb.
We need more affordable housing in the city but this does not mean we should reduce STR
Most short term rental tenants, are flying in and don't have vehicles. The occupancy of the the units meet how many people stay there, the garbage is never an issue. In a time where affordability is a national crisis, being able to get an additional few hundred dollars a month is PARAMOUNT. Especially as a homeowner. Full time str's are large enough in number to make a noticable dent in the housing crisis. With the amount in provincial migration and international migration going on, I see city of Calgary ads asking how Calgary can prepare for 2 million people. Preparing housing requirement for the present and future, the solution starts and ends with housing construction. We need to be focused on construction and supply
I think str shouldn't be allowed we have hotels for a reason and they are much better in every way
Short term rentals may be good for people who are fleeing unfortunate situations but they are expensive and there is no control to how much they may charge, there is also no gaurantee that people with kids or pets will be able to find appropriate place. Short term rentals also create unfair competition for rentals, a shortage and a price hike. They also unduly contribute to gentrification that pushes out people of neighborhoods. Tennant rights are important and need to be considered as much as property owner rights that support these short term rentals as an income source. Being a landlord shouldnt be a whole a job.....
There is a new, almost fool proof rental scam involving STRs. The scammer rents a STR and legitimately pays the homeowner. However, the scammer then takes pictures and posts the unit on home rental websites. The scammer then poses as the landlord and 'shows' the unit to potential renters; they will then take 'security deposits' from multiple people. With STRs the scammer can keep the ruse going for a lengthy amount of time and pray on many people. The scammer will keep the ruse going with the persepective 'tenents' by creating excuses for a delayed move in, and will create fake leases,keys/building fobs to give to the 'tenants' to allay their fears of a scam. Theres no way for renters to protect themselves from this scam.
They are drastically driving up costs of long term rentals and pricing people out of neighbourhods. Short term rentals should only be allowed when the visitor is staying in the same residence if the owner so as to prevent the loss of long term rentals. It is directly contributing to the cost of living crisis and homelessness and Calgary government should take steps to regulate and stop short term rentals.
They should be held to the same standards and regulations as any other public short term accomodation provider (hotels, motels, inns, b&bs).
I feel short term housing should not be allowed as long as there is a housing crisis going on.
I work and live in a building in beltline. We have had issues with tenants listing their units on STR sites which is in breach of their lease. The STR sites refuse to remove the listings even though we tell them that guests are not welcome and will be denied entry if detected. The housing market is insane with huge rent increases due to extremely low vacancy rates, which is due in part to the STR market.
Takes away the ability to buy a home for new home owners
Overall the short term rentals have been positive experiences in Calgary

I understand the need for STR and also understand the need for housing. Is there a way for municipalities or provinces to see what the housing capacity is and manage the amount of people coming into the city so were not in a situation of not having enough housing? I don't see how its fair to penalize people that have STR because the population in the city is not being managed. Alberta also needs legislation around rent control. People are also becoming homeless because landlords can increase the rent to cater to people that make more money. Many st provinces have a cap on what they can increase rents.
I think the original concept of the AirBnB model, that being accomodations offered in homes where the Host lives, are a positive addition to the options available to the travelling public and are a valuable income source for many hosts. I think entrepreneurs buying properties and STRing them out have become to prolific and may be impacting the availability of long term rentals
Given the current long term housing catastrophe every unit made available for long term rent or purchases for home buyers is important. Housing is basic need.
bed and breakfasts by definition is a bed for the night AND breakfast in the morning. provided by hosts who usually live in the facility. either regulate airbnbs to that standard or get rid of them, that is the intent and the regulation should force them into that. the majority of airbnbs have no breakfast and no live in . they are simply investment properties by people who have spare cash to buy them and to jack up the price of homes and rents throughout the city. it is not a calgary only problem. the financialization of the real estate sector is one of the main root causes of ALL the financial issues we are having in society today.
Living in a building that is now primarily short term rentals, I am concerned for safety not only from the guests themselves (although I have not seen any issues with that yet), but their conduct in keeping our building safe overall (not following safety protocols with garage doors and letting people into our building which I have witnessed). I notice that the noise issues have increased over time (I've lived in my unit for 20 years) as short term guests are not as cognizant of their neighbours as longer term tenants may be. I also feel I am subsidizing laundry with my condo fees which cover water, heat, and electricity. I also notice the common areas are not as clean as they were before the number of STRs increased. I have more to say but
My son has a short term rental apartment in East end downtown Calgary. They have moved to Nova Scotia and cannot sell the apartment. Short term rental allows them to cover increased mortgage, condo fees, taxes and utilities until they can sell .
There is also a question of fairness. STRs are hotels, and should be licensed, taxed, and regulated in the same way that hotels are. STR hosts shouldn't be permitted to dodge these responsibilities by claiming they are doing something different simply because the booking model is novel.
I am a strong supporter of short-term rentals in Calgary. I find that it is important for there to be affordable housing options for people who are visiting the city for a short period, have just moved here and are looking for permanent housing, or are in town for a specific event or appointment.
Some cities are apparently limiting the TOTAL number of days that an Air BNB/B & B can be rented out in one year. Might Calgary consider that? I think that AirBNB properties should have the owner living on the same property. That would eliminate many problems. Instead of setting up Air BNB's, I would like to see more of these properties become full time rental housing. This would help to reduce Calgary's terribly short supply of rental housing.
The City of Calgary needs to fallow in Vancouvers foot steps. Airbnb is destroying the Rental market for young upcoming professional's trying to find an affordable place to live. We are at the mercy of greasy landlords that jack rent up by 30% and have no future of ever owning a home.

I see the value of having STR. However, there is significant safety concern for the neighborhood and STR needs to be regulated.
The original purpose of short-term rentals, as far as I was aware, was to charge a more reasonably or on-par priced alternative to traditional short-term accommodations to provide individuals with an 'at-home' sense of stay while visiting. Now, it seems to me the purpose is to over-inflate the prices, in turn driving the cost of housing up in the city, and create pressure on the rental/affordable housing market(s) until people have no option but to indulge the short-term market. I believe most individuals aged 30 and under will not purchase a home in their lifetime and short-term rentals are a part of that problem.
Use the same guidelines that have been developed for BC (outside of specific government zones)
I am more concerned about investors (and investor groups) involvement in the STR market, than the individual resident making a little extra money on their vacant property here and there. It seems like the deep pockets are influencing the housing market, driving prices out of reach for those just trying to provide a private home for their family.
I am fully against STRs and would only be satisfied with a partial or full ban on their use in Calgary. STRs damage Calgary's long-term rental economy and housing availability while negatively impacting neighbourhoods and communities from their noise, garbage, and parking impacts, to their damage to a community's overall togetherness: short-term renters are not and cannot be part of the community. Any argument in favour of STRs for owners' financial benefit, however small, is morally bankrupt; most STR owners are not in dire financial straights, and even if they are, instead of having a real job that contributes to Calgary's economy, they are taking housing *away* from Calgarians and hoarding it for their personal gain.
Str increase crime
I think it's a great option to have as home owners that need it to subsidized the costs of their own home (house hacking). However, not enough people do it for the right reasons and it makes the rest of the short-term rental market look bad. People that buy up property to make money on short term rentals are not in the business of hospitality. They are in the business of making a quick buck and those are the people hurting the long-term rental market and Calgarians. Short term rentals need to be accessible as an option to Calgarians who own their own home and want to be able to house hack to afford the price of their home.
STRs are falsely inflating property values and rental rates. Contributing to housing crisis; I fear, more broadly and drastically than ever reported. Please take strong decisive action!!!
I think STR is great for acting as support for both hosts and guests
People buying property that should be longer term housing and making it unavailable for that purpose is not good. I don't mind people renting out a room in their place occasionally. But people buying units and taking them off the market to do short term rentals is just not right.
Drive mortgage rates down so people can afford to buy and be housed. Stop taking away all income sources and then making basic needs astronomically expensive
As a home owner who lives directly next door to a short term rental home the overall experience has been a negative one. Constant noise and safety complaints to both the police and airbnb by multiple residents of the street. Its been disruptive, disrespectful to the neighbors and the police have been called so many times we have all lost count. The entire block would be thrilled if they disappeared (there are two)
Regulation is required but City of Calgary always oversteps the mark and always over thinks these things so probably best option would be to step away from it
Why does the city believe it can tell me how I use my properties?

STR is a very unique type of accommodation with more space and kitchen facilities that are totally different from hotels with full services. STR and hotels are not competing with each other but rather provide different accommodation choices based on individuals needs
Short term rentals may have a point when we have a housing surplus. But as a homeowner who only stands to gain from rising prices, I can still have empathy for the impact short term rentals have on my fellow calgarians. I see them as only benefitting people who do not need it at the expense of our most vulnerable and maybe when we have a housing surplus they will make sense. But for now I want them out of my neighborhood and out of my city.
Your survey bias is very negative to the point you listed the option for housing pressure twice as an option to select. Focus should be on the government and lack of housing support, building restrictions and to restrict large corporations from running short term rentals into the ground with greed and disregard for the cities that otherwise would love to have the added tourism. Strs are an attraction in themselves. A lot of people would choose elsewhere to not have to stay in a hotel. Times have changed.
It's important with rising housing costs to have these str available for people. Most of the people who stay with me are moving here and need a place to call home while they look for a permanent residence.
Best way to address hoisin crisis in Calgary is to ban short term rentals. If banned, new long term rentals would open up and new housing sales would be available. Just common sense to get rid of them.
STR by owner/resident is more acceptable than corporate STR. Large offshore companies buying up residential properties to do STR is not ok, and is a negative driver in our housing market.
Airbnb needs to go back to what it was intended to be where a host would rent out a room in their primary property thus providing a cheaper option than a hotel. That was why Airbnb was created. But now it's gone from a short term room rental to short term rentals of an entire property. I'm a firm believer that Airbnb is the reason people can't find long term rental accommodations. The profit margins on an Airbnb are insane so I understand the appeal for hosts but coming at the cost of people not being able to find housing, I can't support it. If Airbnb was not allowed to operate in Calgary anymore, let alone anywhere (unless it was room rentals only in the house where the host lives) then we would not have a housing crisis PERIOD.
Well, it's a nice idea it does not benefit the hotel and tourist industry, too often people come and party hard at a residential Airbnb knowing they'll be leaving soon. Parties at Airbnb's bring lots of traffic difficulties Parking example blocking driveways, garbage, including beer, bottles, thrown on lawns, or in the alley.
As a person that travels and only uses short term rentals they are a positive experience to tourism. By not having short term rentals tourism will decrease and the hotel chains will be able to raise prices due to no competition.
more enforcement, teat them the same as a hotel in all matters and expenses, owner must be living f/t in the property
Whereas hotels are monitored and vetted and have security staff, there are no such oversights for short term rentals. Neighbours don't know who is living in the property or what they are doing. Different people are speeding down the street with no regard for community. Who is monitoring the safety of the property, in terms of smoke detectors, what is going on in the property, how many people are occupying the property, etc. (e.g. the large fire in the property in Quebec as it was being used improperly - people were unable to get out).
Low long term rental inventory has nothing to do with short term rental.
There are at least 2 kinds of STR in Calgary. The ones that are renting their basement suite or extra room in their principal house. They are renting out a space they usually don't need

but want to have the options to use it for them selves at time. It helps them to pay the bills and that is a good thing. On the other hand we have greedy people that have multiple properties and renting them as STR. That is a concern as these properties would else be on the long term rental market or even owned by other people and living in these properties. The rules needs to change to limit the units the units you can rent out as STR. Also management companies should not be allowed to rent their condos for STR.
STR give more travel opportunities to peopl
If I have to rent the same rooms to long term tenants, there are a slew of regulations that impact me. It is the City that is making it difficult for me to rent long term and hence I prefer short term tenants. As well long term tenants are more difficult to manage, they want facilities upgraded, carpets shampooed, they want to get pets etc. As a retired homeowner and empty nester renting the vacant bedrooms in my house, it is too much of a hassle to deal with the City and the tenants. Prefer short term tenants who come and go within a few days and are appreciative of the property.
I think they're a shameless way for people to feel like "entrepreneurs" when they've had zero experience running any form of business, let alone one in the hospitality industry. "Investors" then buy up properties and artificially increase value/rent. It does nothing but hurt everyone looking for a basic necessity in shelter and only benefits the greedy.
As an STR host myself, I will clarify that I dislike irresponsible hosts and guests as much as those trying to restrict STRs in Alberta. I'm also not a fan of ppl who buy 20-30 properties and list them as STRs. Partly because those may limit apartment options for potential renters, but more because I feel it takes away from the 'local' and 'personal' aspect of STRs, which to me is the original spirit of platforms like Airbnb. In 9yrs of hosting (not in Calgary), I've never had an issue with partiers or someone trashing the place, because I live in the same home; I meet them. I always prioritized hosts in Calgary who lived in the same home.
Living next to a three bedroom duplex Airbnb for a couple of years I have found more vehicles on the street, snow removal is a hit and miss, I've had cigarette butts thrown on my garage roof and yard, the yard maintenance in the spring, summer and fall is lacking tender loving care, the black, blue and green carts are not set out for pickup. I have been texting her to come and remove snow, mow the lawn and rake up the leaves from the tree on the property . The carts I have been putting out for pick up myself and am done doing this. If she owned or lived in the duplex herself they could see all these problems. The duplex is empty when not rented out as an Airbnb. I never know what kind of people she is renting it out to .
Short term rentals help promote affordable places to stay, unlike hotels. For families that are traveling together, they can be a god send. For someone who travels for work or medical reasons. If someone only has to go get groceries and cook for themselves or family members, they save on gas, food etc. They may check out the neighborhood, go to the zoo etc. as they can now afford to do it. Hotels price gouge people. Especially during holidays. For others it maybe helping to pay off another mortgage. We have had major issues with long term rents for years in the past. Enough to get police involved. So I prefer short term rents.
I would like to see these units used to address longer term rental needs. I have a STR across the street from me that has 1-3 separate guests at all times. Generally no behaviour issues but constantly strangers coming and going and additional vehicles trying to park
Residents need homes more than visitors need options. STR should be banned in YYC until we have less of a housing crunch. Vacant homes should also have a major extra tax to help subsidize homes for those looking for a permanent residence.
short term rentals are hideout for criminals. our neighbor was once a host for a short term rental and the cops was on his unit twice in 6months, its very noisy, his car was stolen by the renter and one renter offer my wife a ride. I HATE SHORT TERM RENTALS LIKE AIRBNB. Since then our condo board dont allow short term rental.

We use Airbnb and VRBO often over the past 10-15 years. We are always welcomed, purchase local area products and services. Nearby residents in several of them respond to good mornings and hi how are you's. It has always been positive.
I believe STRs need to be more heavily regulated to where they are treated like a hotel with a business license, inspections and the owners are classified as employees of the rental property business with the relevant taxes. There are too many people simply buying a second property to have it only used as a rental property. I have no issue with second incomes as the cost of living is always on the rise, but this is detrimental to Calgary's housing market when properties disappear off the market and often remain vacant for long periods of time till a short term renter comes along. There is also the safety aspect as STRs do not have trained security personnel on site at all times like hotels do and response times for incidents rely on CPS
Restrictions (e.g. taxes/fees/surcharges/ safety monitoring) should be in place to limit investment properties from parties outside Alberta or shell companies operating in Alberta who's primary source of income is STR. New construction of multi-family units should be required to have over 60% owner occupied units.
Needs to be more regulation around short term rentals
STRs drive prices up and increase rents when housing for local residents is turned into temp accommodations for visitors. There should be restrictions on non residents being able to buy property as well. I've seen people visiting from other provinces, especially Ontario and BC specifically to look at houses as investments because they're so "cheap" here compared to where they come from. This drives up the costs for people that actually live here!!! Do something for people that live and work here and pay your salaries! I'm an educated professional and spend 60% of my take home income on rent....because I no longer earn enough for a mortgage! My first mortgage was 25% of my blue collar income at the time!!!!!!!
Owners of STR units count on the income these units provide. It's not fair to them to change the rules because it's convenient during a housing crisis to do so. I have stayed in STRs all over Europe in the last two years and they fit my travelling needs much better than hotels which are often more expensive and offer fewer benefits.
Post COVID-19 Short Term Rentals help me to work from other cities at a reasonable cost.
I think we need to offer local residents a fair and affordable permanent residence before thinking about offering up housing for temporary short term rentals. We have a housing crisis not a hotel crisis. Take care of our community first and then we can think about profit second.
I had a short term renter beside my house park comfortable on my garage driveway without regards. I have videos/pictures if you need it. I've had half a dozen renter in a 2 bedroom basement beside my house, and they all walked on my lawn, through my driveway to get to their car. I also have pics. The fear of starting fire from the basement by these renters is my greatest fear as new occupants might take a while/struggle to understand how some appliances work.
I lived in a condo that had several Airbnbs, where the guests were asking me, a resident, how to do things, how to access the gym, asking me to let them into shared facilities, all of which affected my ability to live peacefully in my own building without being hassled. Being used as a concierge by STR guests is not in your survey, but affected my quality of living and privacy in addition to the noise and safety concerns. I was also hit on by an Airbnb manager who had access to several units he was managing in my building, so he knew which floor I was living on, had access to it, and hit on me in the lift. This was frustrating as one of the reasons I chose to live in an anonymous high rise was the anonymity, security, and safety.
The government should not interfere with private enterprises. If airbnb units were not available to some owners, they would not be in the rental market at all. Short term rentals will not impact the availability of long-term residential housings.

Safety of these STR should be a huge concern, building code regulation, fire and health services should be involved.
they are ideal for people coming for medical appointments or surgery, staying during renovations or students coming for short term practicums.
STR should be permissible in defined zones only
STRs ultimately put negative pressure on the housing market causing limitations for lower & middle income families. STRs need to be regulated/limited to ensure families/ long term inhabitants win.
I convey the nature of my primary residence as my home. It is not a business, and it does not fall under the landlord and tenants act. To maintain my home safety where I live and work, I make sure that each guest knows this. I want another platform than Airbnb, which actively counters contact between hosts and possible guests. I have not had a STR since the City asked for a license. I do not need the extra income; I don't like the extra work. I can imagine that for some, the airbnb platform allows them to have an income that allows them to keep affording their home. It adds more affordable housing, not less. It also decreases loneliness of some singles and increases home safety for snowbirds.
I think the owner should have a choice if they want to rent it out as short term or long term rental. IT shouldnt be banned. Hotels and Motels had a monopoly and they were super expensive. I have only good to say about short term rentals.
I very much appreciate the option to stay in STR accommodations in other cities and countries rather than always having to choose a hotel. I would like to think that visitors to Calgary will have this option as well.
I believe short term rentals take away the possibilities of long-term homes for families.
I feel the short term rentals have caused a housing crisis and owners are making way more money from using their properties for short term rentals than the traditional long term rentals. I think this has resulted in people becoming homeless.
I understand why people do not like STRs in their condo building on their street. I think there needs to be a distinction between shared accommodation such as mine, where the guest stays with the host, and entire units/homes. My guests are not throwing parties and causing disturbances as I am in the house with them. I believe the vast majority of issues arrive from STRs where the entire residence is provided for the guest(s). That being said I still believe the majority of people using Airbnbs are respectful. When I travel I only stay in Airbnbs that offer an entire condo and would be put out if the city I was visiting did not have them. I like the local experience that a hotel can simply not provide.
As an STR user while vacationing, I am not against them per-say. However, as a recent homeowner I have a lot of sympathy for renters and the stress that skyrocketing rents, limited supply, and increasing evictions must be causing. I think that municipal and provincial policy makers need to revisit the rules and regulations that treat renters as second class citizens - there is enough social stigma as it stands. And for that matter, the Feds need to look at how immigration is fuelling the ongoing housing crisis.
Regulating STRs is a political gesture to appease campaign groups instead of taking courageous political action to increase and liberalize house building
The housing crisis is getting worse, many people are becoming homeless and rent is raising \$1000 a month. No one is able to find a place to live in Calgary, and it is due to all the homes are being used as short term rentals. There are hotels for this and short term rental companies are charging more then hotels and are intrusive on privacy and their rules. Seems they are causing a problem and cutting down on it could put families in homes that are much needed.

As the cost of living increases, it is a God send to be able to rent part of the house for extra income. This will allow us to support our family and the community in a long run.
While I have had a str for years, there is another one quite close to me that rents out the whole property and there are always random dogs barking and fighting which is disturbing and people yelling and partying into the morning where I've had to call the police on several occasions which I don't like to do. I've complained about the property and let the owner know through the app that there's constant parties but it continues to happen. That is frustrating.
I live in a condo unit where short term rentals are allowed. We've had incidents with criminals booking short-term rentals and thereby getting access to the building. From there they break into storage lockers, cars, and other units and steal/damage people's belongings. This happened multiple times. Aside from that short-term rentals are mostly used for partying which results in drunkenness and unacceptable behavior.
Str should be heavily controlled. more tax on individuals or corporation that has two or more str's.
Airbnb is the best way to experience a city and it's vibrant communities. Please don't ban Airbnb in Calgary -- that would be a huge loss for the tourism sector and my parents wouldn't be able to stay close by when they visit. (There are no hotels in my neighbourhood, so they always stay at a nearby Airbnb.)
There is absolutely no way to justify the cost of housing and long term residents of Calgary being able to find housing because a few scumbag realtors and landlords decided to base their entire life around something completely unsustainable. its completely crooked and ruins the city for a lot of long standing individuals. most buys of these air bnbs aren't even from this city and never even see the home they are purchasing. it is completely absurd.
Having lived next to a STR the upkeep noise and garbage are an issue. It's very disruptive many calls to the owner and many apologies later it's now a long term rental. Much better.
Short term rentals are business and personally I feel the government should not be getting involved with business. People buy rental properties for their future, they rely on the rental income to pay their bills for that property. Is a rental house with a family living in it better than an empty house for sale on MLS? Either way, short term rentals and long term rentals are not the reason Calgary housing market is so strong. As an avid short term rental user myself, I feel short term rentals provide great options when comparing to a hotel. Travelling as new parents, this allows my wife and I to cook if we want and usually gives us the option to put our infant down for a nap in a private room, leaving us the main room to watch TV and relax.
I live next door to an AirB&B. In the summer it is just one weekend party after another, Stampede, Country Thunder. In the winter it is longer term rental. I feel that I lose the contact, and support of what a good long term neighbour can be. Also there is never anyone around to deal with the blue, green and black bins, so I get to do it.
I think STR has a place in Calgary only if: 1. The owner of the property is on site during the rental period. 2. Only one STR per property.
Should only be allowed in single dwelling residential neighborhoods if the owner also lives there and a contact phone# is clearly posted for neighbors to identify unwanted guest behaviours such as excessive noise, garbage, loud vehicles, improperly parked vehicles etc.
STR should be limited to space in residences the owner also occupies period. Sell or long term rent the rest and charge STR owners significantly for the increase in use of services and infrastructure (roads recreation etc) and limit parking- charge them for it. I'd like to park on my street- residential homes- in front of my own home.
STR now is well regulated and properly enforcing is the key. I feel though as an owner and managing it myself is the best scenario as I have in-depth knowledge overall about my guest etc. Sadly though when it's listed to a third party and no screening of guest then that's where we run into problems. So I am lucky and working out great for me.

I live in an area of Calgary that is constantly being disrupted by local people being way more negative in their impacts than guests at my home. Homelessness, drug addicts and mentally challenged people are constantly disrupting the neighborhood with noise violations, discarding garbage, throwing trash from the garbages in the back lanes and damaging property and theft. This homelessness problem is way more of a concern than the positive affect of STR on the city. It's a shame we focus on a StR issue than the root problems of many other social issues in this city
There is a place for regulated short term rentals but there should not be an unlimited supply, and there should be a dispute resolution process in place for problem with short term rentals. Also, foreign ownership of short term rentals should not be permitted. Only local city citizens and permanent residents should be allowed to operate short term rentals. I believe foreign ownership by persons that do not or never will live here is a threat to our economic security.
STRs are a nuisance in my neighborhood especially when they are not properly built and privacy issues abound. A whole lot of these people in the STRs have no respect for neighboring properties, a lot them drink and homeowners around the STR have to be on the lookout for nuisance disrespectful noisy people. A lot of my neighbors including me consider the STR a (pardon the expression) but a [removed].
I am in favour of some properties being used as STRs, but opposed to multiple suites in new builds that are only STRs. We have more than one new multi unit townhouse or condo development within 2 blocks of us that have a high proportion of STRs. This is too many proportionate to the number of permanent residents for a community as these rentals inevitably have some renters who are disrespecting parking restrictions, speed limits, garbage and recycling, and noise bylaws.
I usually have guests who are looking at relocating to Calgary and don't have permanent residence yet. I have had three families from the Ukraine. I also have traditional tourists who want kitchen laundry. And I've had people visiting family nearby but want their own space. My STR serves a clear need in our community. I also rely heavily on the income as the cost of living has increased significantly in our city.
This is one facet of the housing crisis, with flipping, developing, foreign investment, immigration (for whichever reason), and owning income properties all also playing a part. With the cost of housing what it is right now and the shortage of housing, and the time it takes to build new places, we need places for people to live NOW or for several YEARS - not a month.
In a market where housing options are low, these STR's should become primary housing. Travellers can stay in some of the great hotels we have in this city.
While we do need more housing, we need much more strict rules about the type of housing and where. Some renters really diminish quality of life within a community. Consequently, there have to be strict rules and adherence to same. Also, it would be nice if the city Councillor for the specific area would work with the community. I've contacted my "Councillor" twice about an issue and NEVER had the courtesy of any type of reply. Really unhappy about Councillor's apathetic concern for our community.
It's sad to see 10-year renters of the neighbourhood kicked out in favour of an AirBnb. The hosts are all greedy speculators who couldn't give a damn about the people who actually have to live in the neighbourhood.
No more short term rentals
We often have students from uofc medical program stay with us. We've also hosted families with kids undergoing treatment at Children's. And also families with kids who are competitive speed skaters, as well as adult speed skaters for training and competitions. We've also hosted people moving to Alberta from Ontario while they looked to purchase a home here. We hosted a Ukrainian refugee couple for free for over a month who reached out to us over Airbnb and helped them set up all their documents, doctor appointments, raised over \$2k

from family & friends to help them, and organized donations & purchases for all household items and furniture for them with our friends. We've also met some great people and become friends with them. Love Airbnb
This is the way of the future, it has many benefits to people and should be allowed to continue and flourish. And not get over regulated. The system works people are rated and if they are a bother or a problem, they don't get to keep renting, because people will not rent to them.
STR is essential to signal to visitors that Calgary is a progressive and open city . it welcomes visitors and puts visitors as a high value part of Calgary and its composition. The positive spin-offs of platforms like AiRBnb , vrbo are essential to support the residents of Cslgary through the positives this brings to our city.
If the city was serious about increasing long term housing stock, they would remove some of the many regulatory obstacles they have put in place over the past 20 years.
This is a very silly survey we need long term rental at affordable prices a can't believe this is what the university of Calgary has come up with to help? The problem of rental
I do not support efforts by the City of Calgary to attempt to regulate short term rentals in the city. Property owners have every right to use their properties as they see fit. If a particular property is causing some particular problem, that is best addressed by enforcing existing bylaws, as opposed to creating new regulations that infringe the rights of property owners. If short term rentals are reducing the supply of long-term rental properties, that is best addressed by making it more appealing for property owners to rent properties long term, for example, by making it easier to deal with problem tenants.
Because of str alot of people cannot grt long term rentals and end up homeless like my family
Vacation or short term rentals do NOTHING to solve the residential housing crisis, increase crime, noise and put the public at risk. The vast majority do not meet the current standards that our accommodation sector is required to meet. STR WILL and are currently adding pressure to the housing crisis as long term residential rentals will and are taken off the market to be offered as the more lucrative short term rentals, WILL and are being used by non-resident landlords (often operating overseas) to house vulnerable populations (foreign minor students, birth tourism, party houses, wage slavery, prostitution, etc.) for illegal purposes, Will as they are currently stressing community infrastructure and resources. within our community.
The residential tenancy act of alberta allows for landlords to rent their properties on a monthly and weekly basis. The str concerns that the city and certains calgarians are raising does not coincide with provincial legislation that allows homeowners to operate their property in a lawful manner. Moreover, many residential units in the core exist alongside hotels and inns. It is possible for both to coexist peacefully and provide homeowners a chance to cover their mortgage expenses
STR should be limited to primary residence only. The lack of rental options is unfair to many
Stars in Calgary and so important to modern housing. Without them so many people would not be able to pay mortgage in a downturn or when crisis hits. They help families who immigrate to Canada and provide an option for people to transition from one place or time in their life to another.
I'm Airbnb host for 2 years. I'm providing mid term rentals - 2weeks to 2months. There is really no other option for people travelling for such a mid range period. No one wants to stay in hotel for one month and you cannot rent apartments for less than 6months.
During Covid era the owner of the air B and B [removed for identifying information] continually had huge gatherings of parties with drugs consumed all day and night, parties going on til 5am. Overflowing garbage in back alley, neighbours complained about noise, police were called, called city continually contacted mayor she was quick to push the

complaint to any resource other than her department. We live next door to this establishment and both us and our neighbours across the road had food waste dumped in our gardens and outside our homes, as patrons would throw their garbage from their vehicles outside our homes, empty drinking vessels in front of our house, excessive parking up to 8 cars at times all,over the street taking our spots,
What's in place to help a neighbourhood who has STRs that aren't working out? How is the re-zoning undone if STRs create nuisances such as increased crime/disruption to the community, parking issues for homeowners (I literally have only one spot to park near my home), unforeseen problems? I've lived in a neighbourhood that was re-zoned; residents got stuck with issues & eventually had to sell & move because it was too much for them to deal with, reducing their property values.
I would not rent to locals, as such taking STR in my case would not increase housing supply. I would leave it vacant instead of renting to locals. Tourists and those coming for medical appointments or overnight events are clean, respectful and quiet. Locals take advantage
Short term rentals are a right of the owner. No government should dictate what occurs in your own property. It goes against the rights of a freehold land owner and I can't believe we are having this discussion in Alberta. Bc is filled with inbred communists so I would expect them to get bent on this issue, but Calgary is better than this.
I support short term rental options. If it's a real concern for rental availability, then perhaps cap the number allowed
STR is fine as long as the owner is a resident of the home with the STR. I am not in favour of properties being owned by out of town individuals.
Would like to see better regulations around this.
Short term rentals should only be approved in certain locations and high density neighborhoods. Rental properties in my own neighborhood mean fewer long term neighbors which leads to less connections with those around us.
STR help family cover living cost with inflation.
I have had the most respectful guests and have never had a complaint from my neighbours and in fact, my neighbours interact with my guests. My neighbourhood has had many problems with long term tenants who have landlords who do not take care of the properties. Short term rentals tend to have their properties updated for guests.
We need STR's especially of those people or big families who are travelling to Calgary, and those locals who have renovations inside their homes and also those workers who have business trips coming to calgary. Hotels are way expensive than STR's. So it's really affordable for big families who likes to have their own space and quiet time during their stay in a certain town.
No.
I support the incidental use of one's primary residence as a STR. I do not support where a dwelling is used solely as a STR.
Concern over proper screening of guests. - Is the owner only in it for money or do they want to be a contributing member of the community. - Does the owner establish and follow through on rules regarding how guests use the property. - Rentals increase likelihood of residents being disturbed in their own home / neighbourhood - Proximity to rental homes decreases the value of homes. Analysis / survey by realtors finds that a home/condo next door to a rental will take longer to sell and bring in lower offers - results in less affordable housing to rent or buy. It can lead to higher rents and make finding a home harder to find and more expensive. It's the law of supply and demand.
Help stay local Calgarians in Calgary, housing crisis will lead to brain drain. Housing is a basic need , not a luxury.

Better laws should be made to protect land lords for long term rental so they do not leave the rental business or choose to do short term. many cases of tenants not paying their monthly rent causing land lords to default on mortgage payments resulting in selling their rental properties.
The City should continue to support and encourage STR. Stories from my guests on how they have come to learn about the city and understand it better than when staying in an hotel abound.
Short term rentals aren't the problem. Maybe if large corporations are renting them out and gouging, then sure. Many people I know are just trying to pay their bills or covering their costs. I can't afford to rent long term and have renters not pay the rent. Rental increases have LARGELY increased because interest rates have increased, they're directly linked. Why doesn't the government start by lowering interest rates instead of meddling with individuals who have worked hard for their properties, invested in the city, now later to be told they can't.
People should only have an STR if they are the property owner. Many people are using the current system as a business creating ghost buildings and lack of affordable rentals. Calgary is not a year round tourist destination to justify so many places with low occupancy. Garbage is also a concern when a house becomes a hotel.
I beleive that short term rentals are an important for long term tourism growth within Calgary. Short term rentals provide important family friendly options to traditional hotels.
STRs and Rental properties as a whole are, in my opinion, a major contributor to the housing crisis and cost of housing in Canada right now. I believe that certain regulations could be introduced to alleviate the housing shortage that is driving up the cost of homes and stimulate the building of more multi-dwelling structures. Certain restrictions could also be introduced to limit the number of single-family homes owned by one individual for investment purposes. My suggestion would be to place a limit on the number of structures owned by one individual to push investment towards the building of multi-dwelling structures as opposed to single-family homes.
I was illegally evicted for an Airbnb. My landlord acquired the fourplex in [removed for identifying information], and six months later attempted to evict me with one months notice. When I quote the law, he sent me paperwork claiming he was moving family in 3 months. I discovered the likely Airbnb flip when I tried to talk to a neighbour and discovered it was an Airbnb. Without proof that he was going to make it an Airbnb I had no way to fight it, though I confirmed and tracked after. I tried reaching out to a city counsellor and got nowhere. Because I had limited funds I moved myself worth a Uhaul and had a chronic pain flair for months. There is no accountability for how 'hosts' clear out those units and little recourse for tenants in my situation.
We have a short term rental next door to our house, some people are OK but some figure they can do whatever they want. There has been parties, people sitting their deck talking loudly st 2:00 am when I need to sleep and get up at 5:30 am to go to work. The one thing that I have reported to the City of Calgary is the owner lives in his garage which is against By Laws, but he still lives in there anyway. We have lived here since our house was built in 1997 but since this short term retail has been here for about 3 years things have gone way down hill
Please ban them
I believe STRs should be limited to single ownership. When property management companies take over and own multiple properties many of the benefits are lost; there is moue focus on revenue and less on ensuring the STRs are part of a community.
Most STR's are not businesses. They don't get the proper licenses, they don't have the right insurance, they aren't inspected, or cleaned to a commercial standard. There's a reason it's the strongest REIT class, it's doing business without half the costs.

In the era of exponential rent increase and lack of affordable housing STRs are adding to the problem. In Calgary there are Hotels which cater to long term renters like Homewood By Hilton Residency Inn by Marriott etc. The STR spoil the decorum or sanctity of a neighbourhood as renters don't care about the residents n feel entitled to use the rental as they wish. There is also a security issue if a conflict arises between residents and renters who do you contract? Sometimes the property owners are anonymous. Such properties should be made to post a Business Licence giving name and contact info of owner or property manager
I do believe there isn't enough housing available in Calgary but this is not because of short-term rentals I believe it is because of the campaign to bring people from other provinces to Calgary as long-term residences. People moving to Alberta Calgary especially has created a housing shortage in 2023 short-term rentals plays little to no part in this housing shortage.
I believe home owners have the right to rent 'their' property for as long as landlord/tenant agrees on. One's own property is their business. This said; under no circumstances should landlords be allowed to charge exorbitant prices to their tenants. This is classified as gouging. And landlords should be held accountable for not keeping the upkeep of their rentals. They should be held accountable. In addition; it is atrocious, and most certainly not being prejudiced, of how our own Cdn citizens are being overlooked in their accommodation needs compared to immigrants/refugees coming into our city/country that are provided with more resources. Canada needs to look and be due diligent in servicing our own citizens before any outsiders.
We've had parties, parties with gunshots going into neighbours homes, we've had garbage spilling all over the lane, animals in the garbage, biohazards spilled along the lane, loud music, you name it! We've also had wonderful multigenerational families lose their homes for these short term rentals. I want neighbours, not investors!
That is all. Thank you
All the negative concerns can be solved from rational solutions that urban economists can find.
Short term rentals have a time and a place but with the current housing crisis, we have seen that Airbnb's directly increase the cost of rentals in neighborhoods. affordability and supply are struggling to keep up with demand. Calgary is a hugely attractive place of migration and the municipal government needs to take more action to ensure that housing for residents are being met first and foremost.
Removing Short Term Rentals will not increase housing availability. If people can't afford to buy the apartment how will they be able to buy it when it is for sale? Also I have never seen any of my neighbors in my apartment. All the units could be vacant and I would never know. There was never ever any sense of community before so short term rentals won't stop that from happening if it never existed.
We are a community, with an abundance of support. We are all here for each other! It has been a wonderful 4 years of engaging in an STR and I wouldn't change a thing about it! I have met so many great people who have moved to Calgary and have local businesses here because of their STRs! I love what we do and support all individuals who are involved!
I think you should check to see if the hosts actually live in the house if you require that. The place next door to the place we rented was an Air B&B. The owners would come with their kids and parents to clean and make money off of while some families have no home, the owners obviously living elsewhere. It was unsettling to leave the kids in the yard because we never knew what or who to expect next door. It ruined the home environment with people coming and going. It did not feel like a community. Also, the owners stuffing garbage into our bins after cleanings was annoying. My heart breaks that there are families out there without an adequate home because of rental hikes and AirB&Bs. I think they should be eliminated.

Take an approach like BC. If it's your main residence you can use it as Airbnb. It needs city permission. These rentals are only making people wealthy. Not benefiting people struggling with affordable housing.
Party animals have no respect, cause trouble with residents then leave. Neighbourhoods change and become vacant - community busting follows uncontrolled short term rentals
The best way to keep STR available as an option for tourists while also not creating increasing housing/rental costs for Calgarians is to follow suit with BC and implement restrictions 'The host's principal residence Plus one secondary suite or accessory dwelling unit
Limiting private and small business who offer short term rentals is not the fix Canada needs for the housing crisis. Corporations/REITS are allowed to buy up every available apartment building and raise the rental rates and developers build luxury dwellings that no middle class family can afford. While I do think the amount of STR's should have limits on how many units can be in a given neighbourhood, cracking down on people trying to offer a service and make a living is typical of government supporting big business but not small. The failure in affordable housing lies with the government and municipalities for being short sighted.
Helping people who can't afford to pay hotels or other accommodation. I've hosted many people who was newcomers and they need cheaper places since they didn't have jobs or accommodation. I feel happy to help them.
I lived apartment building for 5+ years, the past 2 years it was air bnb approved. There was always constant turn over and random people coming in & out of the building, I began to feel unsafe. Constantly would let in strangers nor did not care about the building maintenance. They always left garbage in the mail room! My landlord decided to sell as it was starting to directly affect her as costs went up due to the negligence.
Ban all short-term rental. It increases the pressure on the already stranded rental market.
BAN THEM
Living in a condo downtown and being a Board member, short term rentals have attracted drug dealers and prostitution very often. Noise levels on weekends can be very disturbing. It also compromises our security systems. We will be enforcing rental undertakings very seriously. I believe that there is a place for STR in vacation areas but not in residential buildings or residential neighborhoods. There are companies which provide short term rental options in wholly dedicated building for that. I'm dead set against STR in residential condos. Having had to deal with the first mentioned issue and a prostitute in the unit next to me.
The government should not interfere in people who are trying to supplement their families income by dictating how their units can be use.
Out right ban air bnb and Vrbo in Calgary. Too many homes sitting empty due to these companies that could either be sold or turned into long term rentals.
Affects the housing market. Less housing options to purchase for ones wanting to get into the housing market. Less houses on the market so demand for long term rental units . Corporations buying up houses to put on short term market ... inflates housing market
Limit STR hosts to be coming from Calgary ONLY or at least INDIVIDUALS only (no companies) with hard limits. This will reduce inflated premiums caused by foreign investors who also own property for LTR and manipulating rental rates for said LTRs whilst having control over STR pricing. In addition, add a cap of rental properties per owner. Owners should be individuals, not companies that can own 10-50 properties at a time.
Please advise property owners and management to allow STR in their building
Although I think Airbnbs are a great option for travellers and nomadics like myself, even they are becoming extremely overpriced. I also believe they are a huge factor in the lack of affordable accomodations in the city. A big reason I use Airbnbs is because I can't afford to

rent an apartment year round at the current prices (1500+ utilities for a 1 bedroom basement suite that doesn't follow code and has no parking or laundry? INSANE). I would be happy to see a lot of the Airbnbs in calgary turned into long-term rentals, even if they are month to month rentals.
STR's are great in the sense that they force friendly competition for hotels, B&B's etc. to improve their service and prices, and in a free market you should always be able to create competition. It is what drives innovation, yet there should be policy that limits the max amount of STR's that an individual can own in Canada/and or province, as it is one of the leading factors in property costs skyrocketing. And with the housing supply already scary low across the nation, all this notion does it harm younger generations attempting to enter the market for personal housing.
There was a short term rental across the hall from my condo. It was listed for 50 dollars a night. There was multiple sex workers using it to host various guests at all hours. I would come home to men standing in hallway outside my door. I was suddenly living next to a business.
My neighbour (across the street and 1 house down) operates a STR from her home and has for 3 years. The visitors vary from those very respectful of the neighbourhood to those whose drunken parties and general disorderliness have a negative impact on my experience in my own home. In the summer it is especially frustrating to be woken up at 2:30 AM by 5-6 screaming, hollering drunk idiots who think everyone should know they're in Calgary for the Stampede etc.
Please learn from BC's mistakes. I moved to Alberta 10 years ago to escape what I see happening in Calgary today. Don't let it get out of control or you'll have a mass exodus of wage-earning people leave your city and therefore have a lot fewer people contributing to your economy and providing money to the city. Look at Vancouver and Toronto, that could happen here. I recently purchased a home because I couldn't find a long-term rental in my budget. That's terrifying to experience in Alberta!
The new BC restrictions that came in look to be a good compromise. Will return STR's back to what they originally were meant for.
Dedicated Short term rentals financializes housing, with investor demands driving up both the cost of homes and of long term rental prices as less units are available for actual residents. These are commercial businesses in residential zoned areas. Utilization of excess housing such as a basement or extra rooms in an owner occupied home provides additional rental income without the negative impact to the local community.
STR guests have broken the elevator in our building 3x over the last two years by jumping in them. This is has resulted in condo fees rising and making it almost unaffordable to stay in our current home.
Short term rentals are a small part of the market that the government is targeting to distract from the housing crisis they created through massive immigration.
Get rid of these slum lords.
With so many Calgarians in immediate need of affordable rental units, I think that short term rentals are a form of exploitation.
Our neighborly building in Mission was destroyed by 1 short term AirBnB. All our long term Owners and long term tenants (5-10 years) moved out because of social chaos this unit created - after hour parties where police were called, garbage left in hallway, damage to stairwell and carpets and locks, all hour distraction from people not able to access unit with short notice cancellation. Twice I had people on my second floor balcony knocking to be let in after they had scaled the building trying to reach 4th floor. We would wake up to parking stalls used and blocked so Residents couldn't get their cars out to get to work. Then cleaners were coming at all hours vacuuming the unit in the middle of the night. The Owner lived off site.

I have experienced, first hand, the disruption and damage short term rentals create in multi unit complexes. I own a condo in Mission and one of the new owners purchased a unit on the top floor. Constant disruption from rolling luggage, heavy footsteps up and down stairs, loud parties, garbage left in hallways, short term renters buzzing other units to be let inside, damage to walls and carpets, unsafe feeling for other long term tenants and owners.
I live in a condo, there was an Air BnB causing disruption, our condo board put in a rule so that they are no longer allowed. When investing in a property, there should be peace of mind that it won't become a 'hotel'
Garbage, noise, and damage to property - that's what short term rentals bring.
STR should not be allowed for full homes, only owner occupied homes. If a full house or suite is available it should be there for long term rental during this time of shortages and high rents.
Needs to be regulated
While there is some apprehension by most neighbors about STR guests, most guests are regular people like us. Many hosts and Airbnb are trying to eliminate guests who plan to host events in STR. In contrast, I had a long-term tenant that caused more headaches for neighbors with frequent police visits. I am now they feel better when he left and the unit is now used for short-term rentals. Definitely, I support rules and regulations that will ensure the safety and well being of all Calgarians. However, these regulations should not be used to solve other global issues like shortage of accommodations. This will only create other problems.
I would suggest the government to make policy to protect the owners not only protect the renters. If I feel I'm safe and protected I will do the long term renting.
I think labeling STR guests as problematic is short sighted. They are people and behave just like regular tenants would. This need to police and monitor STR makes no sense given that none of these things are required for regular tenants who pose the exact same risks as STR guests. Also, stating that removing STR from the market will open up longer term rentals is false. At current rental rates (2022 excepted) with interest rates as they are most owners cannot afford to hold and manage a rental property so it gets sold which removes a rental from the market altogether. It is the governments responsibility to build provide and maintain affordable housing to its citizens. It's not the responsibility of private property owners to do so.
Short Term Rentals are a business. Why do you allow business mixed in with residential communities??
Str should not be allowed period. That's what we have hotels for.
I think str's should be subject to a higher property tax, or there should be a vacancy tax implemented to discourage units sitting empty the majority of the year. I would hope that this would reduce the amount and make rental prices more affordable for the average Calgarian.
From interactions with STR hosts.. they are only concerned about \$\$.. it's about greed... and it is not viable over the long term for a city. it only benefits so few that already have so much.
You can not tell owners what they can or can not do with residential property. That is Communism.
In my experience, the season is not that long for airbnb rentals in Calgary. It runs largely from April to end of October. I don't see airbnb very easily putting pressure on the rental market. I believe a bigger risk is the rapidly increasing cost of houses and Calgary's overly taxing requirements to make a legal suite.
Short term rentals help hosts with additional income and also give guest multiple options for their accommodation needs
It seems that is the City's failure to control rapid and unbridled population growth that has resulted in this crisis. The City should partner and co-ordinate with other municipalities in relocating new residents to other centres requiring population such as Red Deer, Lethbridge

and Medicine Hat. This could achieve measurable, positive results in a relatively short time frame without unnecessary legislation, additional costs and added bureaucracy.
My STR 's income allows me to keep up with maintenance expenses on my home without that income my property would take up a very large percentage of my income or the maintenance would have to wait. I also have a mortgage and with interest rates increasing I expect some of that income will go to paying that expense. In a nutshell, maintaining a way of life, following regulations, maintaining vibrancy in my neighborhood, and delivering an exceptional product is good karma for me and my family. I hope to keep doing so into the future.
I am not against having short-term rentals, however I think there should be restrictions in place on the amount allowed in an area. I feel that the short term rental market has moved away from individuals with an extra room or property trying to make some money to larger business buying up properties. Due to this, I feel that it has had a severely negative impact on Calgarys housing market. The benefits of short term rentals (new business, job opportunities etc) will not be realized if people are unable to find affordable, long term housing.
Taking homes out of the long term rental pool is detrimental to the city - resulting in very high rent increases for longer term rentals, a lack of long term rentals, etc. STR should be limited to an owner's (or host's) primary residence only - as we are seeing in BC's new legislation. The original intent of STR was to supplement income when owners (or hosts) were away from their home - we have seen investors purchasing multiple homes for the sole purpose of STR. STR have pushed home ownership further away from many people - society is much better off when people own their home, or have the real ability to achieve home ownership.
Parking becomes a huge issue that causes strife and fights with neighbors. STR owners in Livingston illegally pave their entire front yards to be used as a parking lot for renters and no one can park on the city street. The renters are not held accountable for noise regulations or garbage disposal and the owners of the STR are either not living there, or will not take action. It destroys residential neighborhoods. When we own a house and pay taxes, we do not want to live next to 'hotels'.
Short term rentals should be limited to a room in individuals primary dwelling. Buying houses, apartments, and condo's for the sole purpose of short term rentals takes away housing opportunities for the entire community.
We rented a home in Niagara on the Lake in 2017 through VRBO to attend a family wedding. It made our trip there so much more that the 6 of us could be together with a beautiful yard.
Our rentals are very short. Mostly one night travelers through the airport. The airport industry is a mess - frequent delays and cancelations. This is where our clients usually come from.
short-term rental owner next door to me was consistently deceived by clients, large groups 7-8 people staying in a booking for 4, lots of marijuana smoking and drinking parties, excessive garbage generation and completely improper use of black/blue/green carts
Short term rentals is one way to compete with the hotels and bring in new visitors to our city. It's important to keep this going please
As the owner and resident of a new home with a legal basement suite, I am likely bias with this BUT. I think if the property owner resides IN the residence, there should be exemptions made. We are a constant at the home, and it's a way for us to supplement our income so I can homeschool my daughter. We have a long-term tenant now, but in a few years we would love to be hosts so that the suite can also be available for family to stay in when needed, or when we need the space ourselves. I understand that STR's have really 'blown up' in the past few years, and in some cases they are not positive. I hope that there won't be a blanket 'rule' for STR's, but a more personalized structure especially for families in the same boat as mine.
My own neighbourhood is not attractive for STR so I'm unable to comment on direct observations. Also, I agree that STR provide important income for owners...but SHOULD they

be? There are over 1,000 Whole-home STR AirBNB in Calgary. All of these are potential HOMES for people who are now struggling to find same. The attraction of earning 3x the amount of a normal monthly rent over one weekend has caused a major supply/demand issue with regular rentals becoming more rare and so far more expensive. Entry level homes are perfect for AirBNB so they get snapped up for higher price taking them from the hands of new or lower earning homeowners. It's vile to think that someone collect up multiple homes to build their wealth.
Not in my backyard.
STRs are against the bylaws in my housing complex, but they still pop up and it's hard to shut down. Having a better city registry for valid hosts would be good. Then if the home is somewhere it's not allowed to have a STR it would be easier to identify and take down.
I just moved to Calgary in August, I am currently couchsurfing. I make almost \$90,000 annually and I am having an extremely hard time finding a place to live in the inner city, where I work. When I do find a place, I will be paying an unaffordable amount of rent, which will impact how much spending money I have to participate in the economy. Please regulate STRs immediately so more rental stock is created. Do what's best for the community as a whole instead of thinking of 'the freedom of the few' who own STRs. My freedom to choose decent housing is the opportunity cost.
I do not support STR that are not part of primary residence. I don't believe people should purchase condo units for STR rental. I do believe if people have room in their homes that they can share they should be allowed to.
STR are like a home away from home and offer people amenities that a hotel room never will for the price point. My neighbors have also enjoyed our guests as well.
As a host of Airbnb the experience has been positive. As a guest, I tend to use hotels- unless the cost is prohibitive- then I use Airbnb. STR simply offers more options. B & B's are another option. Competition & options create a robust economy.
Hotels have made huge investments to be in our city To accommodate those visitors !!! Short term rentals should have a minimum of a 30 day stay!
Creates pressure on long term rental availability and rental costs on same.
I believe STRs are a great option for families that are traveling and want to stay in the same unit as well as anyone wanting to stay where they can do their own cooking. They provide a more home like environment. I have stayed in numerous STRs outside of Calgary and it is my go to option when looking for accommodations while traveling.
I have never had an issue with my Airbnb. Very respectful guests. I always communicate with guests before I allow them to book. If I get a bad feeling or there is a bad review, I will not allow them to stay at my house. I have wonderful neighbours that keep an eye on the house and they will let me know if there is ever an issue. To date, I have not had an issue.
I have a short term rental a few doors down from where I live full time. We've never had an issue.
While STR allows home owners like me help pay off our mortgage. I can see how too many STR in a neighborhood can be damaging,
These short term rentals are contributing to making housing unaffordable in our city, whether the citizen is a mortgage holder or a renter. Housing is becoming much less accessible to the average citizen, and homelessness as well is increasing as a direct result of this phenomenon. Banning short term rentals in our neighborhoods will help our city. Good governance is needed for the benefit of our citizens, as is especially the case for this issue.
Short term rentals are not all the same. I'm all for local landlords being able to rent how they want and may need to but I'm completely against allowing corporations to buy homes in order to turn them into hotel suites in residential areas, which is what is going on.

the city plans will stifle competition and choices for travellers
I think that with the current housing crisis Calgary is dealing with, STR are a factor in the crisis. I believe Calgary officials should be looking at what NYC did as a way to ease the crisis. There are enough hotels, etc for tourism.
Request or require hotels to provide lower cost options for longer stays. eg weekly, bi-monthly or monthly rates. Have them exclude daily servicing of rooms i.e. similar to airbnbs, so that hotels can reduce their costs by not having to service the rooms daily. License and enforce STR facilities and increase taxation for owners of multiple STR houses. Pass laws to require STR operators such as AirBNB to list and report their STR suppliers. Pass laws to discourage investors to purchase residential properties for STR purposes. Establish and tax STR incomes to make their prices less attractive compared to hotel/motel/BnB prices.
I want to be a part of the solution when it comes to STR's. I really appreciate this study and I hope that it produces accurate results that aren't based on misinformed perceptions due to media biases. It will be important to look at numbers as well, such as how many STR's exist in Calgary versus LTR's. I am very much in favour of strict safety and security regulations for STR businesses. Things such as fire extinguishers, first aid kits, smoke/CO2 detectors, displayed fire escape plans, doorbell cameras and decibel detectors should all be mandatory. Neighbours should be given owners contact info in case a problem arises (good idea for LTR's too). I screen all my guests with intentional questions that ensure they are coming for good reason
Takes up too many potential rental spaces for people who actually live here
We know of many people that haven't chosen to make a STR an investment and put effort into being a great host for their investment. With rising high interest rates, the viability of their STR is crucial to them affording their investment. Putting a stop to these single investments for people could put them into financial distress.
There's nowhere for us to live thanks to all of these stupid short terms. People don't have homes anymore. I do not support it. I support Canadians being able to live above poverty and own housing again.
Short Term rentals should always be at the discretion of a condo buildings Board. That should be the first item required for any license. Also better enforcement for unlicensed short term units.
I currently live in a condo complex that has many AirBnB and the unit next door that share the bedroom wall is also an AirBnB. It has been a horrible experience in terms of noise. There are strangers going in and out of the unit. Safety is also a high concern. There has been a great deal of theft in the past months. I feel it should be banned all together. This is where people live, it's not a place of business for people looking to make a buck at the expense of other's safety and right to peaceful living.
I believe that we need to stem the amount of foreign investors and even Canadians who purchase units for the purpose of short term rental units. Rental units are desperately required for Calgarians right now. I think there should be a limit on how many units you can own that are short term rental units.
The impact of STRs requires an economic and social evaluation. Eliminating STRs will make housing available to Calgary residents and immigrants but the question is can these new renters afford to purchase the house and maintain the house? This problem is further aggravated with the potential rise in property taxes currently being reviewed by city council. In other words freeing up rental space will not be the absolute answer the city is looking to promote. The cost of the houses when they re-enter the sales market, the rising cost of living, and the proposed increase in residential taxes will nullify the effects of more housing becoming available. It is estimated the 5,000 STRs could be made available by reversing the law however that would

The owners/ property managers need to be more proactive in supervising and maintaining the properties.
As a city we have more than enough hotel capacity. I am not at all in favour of the std platform and the migratory pattern of people. Noise, parking, safety, garbage- along with yard maintenance- and owners simply aren't present. They never even moved into the property. This is not a community enhancement on any level especially when we are in a permanent home rental crisis.
1. Am concerned about the safety of guests at STR's, based on the horrible reality of the STR fire in Montreal. The City can not keep up with current approvals, inspections, etc due to staffing and budget. Why add more stress to their plate at this point in time? 2. STR's do nothing to help the city with affordable housing; it actually does just the opposite when long term rentals turn into AirB&B's. Having the city support, and chase after monitoring both at the same time is comparable to pulling ends of a rope in opposite directions. They aren't getting the most important priority accomplished and are wasting time and money. A temporary pause should be done asap on more AirB&B approvals. 3. Lost revenue from not paying the 4% tax levy.
I think people that make their living off of short term rentals cause more issues because they're singularly focused on profit and care much less about their guests experience or the community. I think it would be reasonable for the city to limit licenses to individuals and not businesses and for the individuals to not have more than two short term rental properties. For example, I knowingly long term rented to a man who ran several air bnb's and because he treated it more like a business and less like his own home there were at least 3 incidents of guests who took advantage of not being held accountable. One went so far as to drill holes in multiple gas tanks in the parkade to steal gas. So I believe that the operator is major factor.
I think the city is unaware of the wide range of people that benefit from STR for accommodation in Calgary. I've hosted an Ukrainian refugee that needed a place to stay for few weeks while settling in the city and finding an apartment. I've hosted a guest from Toronto that came to explore the city as a possible relocation destination. I've hosted a new comer couple from India that needed a place to stay while finding long-term accommodation. I've hosted an exchange student for many months that came from South Korea to Calgary to learn English. These are all people that cannot be serviced by hotels (too expensive, no kitchen) or traditional long-term accommodation (requires a lease and very limited options for less than 3 months)
Short term rentals should be grouped together like hotels are and should not be part of residential community as the property owners pay for their homes liking certain features of neighborhood such as safety , young families, certain age of people in community and noise etc. Adding short term rentals and bringing certain new people in community takes that away and often causes issues with neighbors as the guests don't want to show common courtesy to neighbors about parking or noise or being safe around kids. This is unfair for people who have paid their life savings to buy a home which is not next to a unstable rental place.this leads to people often making decision to move .
One of the biggest problem is that STR are easier for landlords in order to manage tenants. If you are occupying the space as a STR you can be evicted of you stay longer than you've paid for. In a long term rental, it's very difficult to evict someone who refuses to pay rent, and is extremely costly for the landlord. Companies such as AirBnB also insure your belongings/property for \$1,000,000, so if you are looking for a tenant to occupy your property it's a no-brainer to go STR. This has to change before long term rentals come back in numbers needed for a community to thrive.
You are scapegoating STRs for the lack of housing. There are 5000 STR in Calgary yet 45,297 people moved to Alberta in the second quarter of 2023. What a farce, and STRs

provide a valuable service for those moving here. I also find it completely unacceptable that STRs require a license and inspection, meanwhile long term rentals are not regulated. I need a fire escape plan and inspection, they do not. What difference does it make if there is a fire whether the person is there for a week or a year? There are several long term rentals in basements on my street that do not meet the fire requirements for window size. Yet the city does nothing. Absolutely ridiculous.
This is a very well done survey - thank you!
have a STR cap and increased taxes for owners with multiple properties. While i understand owning a STR provides you with more income, it creates more inequality for your average Calgarian. I don't believe in abolishing them completely but there needs to be a serious cap or certain areas that they are available to exist.
Especially with a detached dwelling, an owners choice to utilize their owned property as they see fit is their choice alone and the city should not be intervening. Further, I have zero concerns or consideration for traditional hotels loss of business or revenue. In some instances, they are an outdated model and fit for certain purposes.
Short term rentals are an important part of the accommodation landscape of most cities now, however when a person owns multiple properties to use as income from short term rentals at the expense of the residents of the city or neighborhood, there is a major problem.
Any new laws have to be clear. 1 calendar month or more and that's it, not less. I have seen what short term rentals do over the last 5 years and the negatives outweigh the positives. Landlords can still make money on mid and long term rentals
These things are used for prostitution and crime rings.
Short term rentals put huge pressures on neighborhood residents through excessive use of services and lack of regard for neighboring residents. This behavior is enabled by AirB&B and other platforms, as they often disregard neighborhood concerns and complaints unless a host or guest also complain. There is also a huge lack of accountability with short-term arbitrages that make it almost impossible to determine who owns or manages a property.
As someone who has used a mix of AirBnbs, hotels, hostels, while travelling, I understand the value of short-term temporary accommodation options and having more options than just a hotel (especially for families travelling together, my parents often had to purchase a second room for my two siblings and I when we travelled as many locations prevented families larger than four people from staying together). However, as someone also very aware of the intense rental market problems that Calgary is facing, I would be in favour of more regulations on AirBnbs and other short-term temporary accommodation sites, perhaps a volume limitation or a licensing program limiting the number of units that someone could own.
Taxes should be implemented on Short term rentals,
We don't need 30 day rentals or STR for the owners to gouge excess money out of. These owners need to make permanent rentals or the city needs to build permanent rentals. People visiting should go to hotels or b&b not STR. Let's get some security and confidence back in housing our citizens in the city instead of catering to greedy landlords and greedy homeowners. STR are takers and provide little relief to people who need a long housing solution and place to call home.
I used to rent out my basement suite as a long term rental furnished because of it's complicated layout. After almost twenty years of people damaging/destroying my suit, and paying out of pocket to fix it back up each time (costing over \$50,000.00 within that timeframe) I decided to stop renting it out altogether. It sat empty for three years before STR's became an option for me, and I've had great experiences with it since. Far better than LTR. I'll never rent it out as an LTR again.

City council claims to support small business. I am operating according to the rules fully licenced in a “free” economy. It took 4 months and thousands to open my STR and I am just starting to make a small profit to help me retire. Proposed legislation to limit STR’s in British Columbia is complete government overreach in a free economy and I would be devastated if our government introduced similar legislation to potentially turn a handful of suites to long term rentals. Calgary’s STR market is not saturated or out of control. My place has been full since it opened.... And I have rented for longer periods to travel nurses and students. As well as families that are stuck before they take possession of their new home that is not ready.
Short-term rentals MUST only be permitted in someone's PRIMARY residence. The current lack of enforceable regulations is have a detrimental impact on housing availability and, in some cases, the nature of condo buildings – especially ones that currently have rules against them, but those rules are being flouted by some owners.
STRs are making Calgarians homeless by reducing rental and home inventory.
There is a housing crises in Calgary and permanent residents should be able to find affordable housing. B&B's and hotels are available to tourists and they need support as well. I don't disagree with STR when the owner is living in the home and renting out a portion for STR's. This does not interfere with permanent residents and allows some homeowners income to stay in their home. But owing a property solely for the purpose of STR should not be allowed while there is a housing crisis.
There are a few STRs in my community and I did not even notice.
There’s really no need. There are options that don’t involve taking much-needed housing away from Calgarians looking for long-term housing. It doesn’t provide any benefit to the neighbourhood, as LTRs would provide the same kind of economic benefit. Sense of community is important, and is slowly being eroded in the name of money.
While my experience as a STR user has been positive, my experience as someone who lives in an area of Calgary with an abundance of STRs has been negative. I live near the Stampede Grounds, in an apartment complex where I know there are at least 14 STRs. I purchased my apartment unit near the Stampede Grounds, knowing that it would get loud during games, the stampede itself and other large concerts or events taking place there. It's actually one of the reasons I looked for a home in Victoria Park, however there have been a number of occasions where those using STRs in the building have been incredibly disruptive. I'd type more but I've run out of space.
there is no positive to short term rentals anywhere. It impacts housing and I only see it as a money/greed thing. These are businesses and they are not paying taxes like hotels/ motels are and get away with it. Owners do not care about the neighborhood they ruin.
The screening process is complete to every guest. We know their names. We accepted only 4.8 star guests. We monitor that there no parties and no extra guests in the property according to the license. We hired a cleaning team. We maintain outside the property to make sure that represents a community standard.
Short term rentals are essential. They provide jobs for cleaning companies, staging companies, photographers, and the home owner. They increase the business in surrounding restaurants and shops. They also allow for the city to be able to accommodate more people during events such as concerts and stampedes. What a person chooses to do with their private property should be solely their prerogative.
The purchase of dwelling/housing for the sole purpose of STR is adding to the strain on the housing market for folks who are searching for affordable accommodations = housing. Which further exacerbates cost of living. Lack of overall availability, compounded with lack of development for affordable housing.

HOUSING IS A HUMAN RIGHT AND SHOULD NOT BE USED AS AN INVESTMENT FOR PEOPLE WHO ALREADY HAVE THE LUXURY OF OWNING A PRIMARY RESIDENCE. Forcing people that own short term rentals outside of their principal residence to either sell or turn to long term rentals will be EXTREMELY helpful to the housing crisis we are currently facing in the city. The fact that my partner and myself, with a decent household income, can no longer afford to buy (or even rent for that matter) in the city we have established our careers in because investors keep scooping up the decently priced houses is very frustrating :(this is not sustainable
I live in an apartment with lots of air bnbs. They brought bed bugs that eventually infested my unit. Left garbage in the hall and in the parkade 'hidden' behind my truck (I had to clean it up) and hit and ran my vehicle with a rental and no way to trace them for insurance. Music is extremely loud late at night on week nights and they also regularly plug communal drains causing back up in to my unit.
My view is that there is a purpose and need for short term rentals that is important and needed for people living in Calgary that are waiting for new homes to be built, time difference between home or rental closing/possession dates, people moving to Calgary awaiting permanent housing, crisis/emergency situations and other scenarios where the need is justified. For tourists visiting Calgary, hotels and B&B's should be the only source of accommodation. That is the main purpose of their business and as a city this business is what we should support.
I am very concerned for my small business of running my Airbnb in Calgary after watching BC propose unfair restrictions. If this is something Alberta is considering I would like this survey to at least be my voice of opposition! I would lose significant of money that I have invested and am planning on using for my family. Short term rentals are not over saturated in Calgary and they are a small but important part of our tourism industry.
Living in an around these, they're just horrible. They completely destroy any sense of community and implant commercial businesses into neighborhoods. The type of client they attract are often disrespectful, noisy and unconcerned with the area or anyone around. They belong in a hotel.
In the past (pre-2020), during their summer vacations, my next door neighbours 'AirBnB'd' their house. When the guests were family groups all was well. However, on two separate occasions the renters were friend groups who liked to party. One group was excessively loud while discussing whether to drink to excess or to 'do Molly'. The subsequent sounds of vomiting in the backyard between 2 and 4 am were, well, need I say more? Members of the second group had no qualms about entering my yard (by jumping over the fence and through shrubs) to retrieve their soccer balls. This wouldn't have been too big a deal but other neighbours also witnessed them 'casing' cars on the street. This group also like to vomit in the backyard in the wee hours.
I think short-term rentals are OK in periods when vacancy for traditional rental options is high. What has occurred now is simply investment options for those with the money to purchase or sublet units, taking much-needed units off the market. We have no affordable rentals for the elderly, low-income, or students, causing a severe issue. At this time, I live in a one-bedroom apartment and have to house my elderly father because he cannot afford an apartment for what the rates are, and he has no use for a STR.
I think short term rental attract more visitors to Calgary which help boosts the economy
we need to keep housing accessible for all. introducing too many str will be detrimental to people that are on the lower end of the socioeconomic spectrum. we need to learn from what is happening in toronto, new york and Vancouver and not repeat those mistakes.
Short-term rental owners get to vet their guests much better than a hotel or motel. Every guest is rated by their host so that other hosts can see. This should not be an issue of taking

business from hotels or motels. Short-term rentals also need a business license in Calgary, so why should we be supporting one business and not the other? The only area I'm concerned about is letting non-permanent residents invest in the Calgary market. Non-Calgarians should not be reaping the benefits brought on by our city's mismanagement of housing supply.
Very supportive of STR
My 'neighbourhood 'is a near 500 - unit condo development near downtown. When we allowed STRs it meant noise and damage and even theft. When the City wisely required a Business Licence for STRs we were able to use provisions in our Bylaws to require Owners to cease renting out residential units (as hotel-like accommodations) for periods under 30 days. Everyone is relieved and happier. And while there are regular turn arounds of long term rentals, we have lots more people living here which is just darned better for our complex and the surrounding larger neighbourhood. It does not seem right that allowing condo units to be STRs means condo Boards run building(s) so that absentee owners make money when the on-site people manage security etc.
Needs to be subjected to the same or higher standards of the hospitality business, taxed more, and limited per community/street.
Anyone who wants to rent out their home just only be allowed to rent out their own personal residence and not own any other property that is not commercial nationwide. They also should pay either 1.5x or double in property taxes and income taxes if they rent out their property. Landlords with multiple properties are the reason the entire country is short housing. They are greedy and money hungry.
I strongly believe that I as a Calgarian should be able to supplement my income by renting my garage suite as a short term rental. I have worked very hard and invested in this property and should be able to utilize it as I choose. I built this suite orginally for my aging parents. As their needs changed, they have moved on. There is no reason the suite should sit empty, and I am not comfortable with a long term renter in my backyard. I vet all of my guests and run my airbnb very responsibly. There is absolutely no impact on my neighbors from this short term rental. I do not believe there should be any additional restrictions placed upon situations such as mine.
I have viewed higher number of vehicle vandalisms and more transient people in the area scoping out the vehicles with out of province license plates.
How about the City stay out of people's business and let them do what they want. How about the city focus on things that they SHOULD be concerned about - for example - pot holes in every single road, the surplus of money they have as a 'rainy day fund' and use it for improvements in the city. How about the city stop virtue signalling and do something worthwhile.
Stop the use of STR & Airbnb in Calgary!
There is 8 air b&bs in the smith building and 3 major floods have happened due to stupidity. Putting residents out for weeks and 800,00 dollars damages. I Do Not want Air b&b s any where near me !!!
Has anyone asked if empty hotel rooms can be made available for short term rentals? There are suites and plenty of parking/services.
I believe in supply and demand. Let market forces prevail. I love AirBnB and use it all the time.
We've had nothing but positive reports & experiences with being a short term host . We host spruce meadows riders & trainers from all over the world during tournaments & it's been such a gift of an experience every year ! They bring business to our community restaurants & stores & inspiration to keep our space clean, organized & our yard area beautified . We've

made new friends & we look forward to hosting every year . Adding restrictions outside of host companies like Airbnb & VRBO just dampens the experience & makes things complicated . The income has been incredibly helpful for hidden unexpected costs in life as well . We truly hope we can continue for many years to come .
For actual residents we are in a housing crisis and are competing with investors who have 10+ properties and seemingly unlimited funds. It's hard to find a home as a first time home buyer. More regulations should be in place about who can buy a rental property (ie. Calgary residents only)
In general, STRs that are part of the host primary residence, either in their house or on their property seem mostly ok to me. If a person travels a lot and rents their entire residence while out of town, that might also be OK. In cases like apartments and condos, I don't think STRs are really appropriate. But again if someone rents their apartment when they travel for 3-6months that might be OK if it's rented to 1 renter that whole time. But that seems to be to be a longer term rental and not a short term rental. Having people constantly coming and going quickly becomes a problem. As long as the STR isn't taking away a place that otherwise would be a permanent residence for someone, they are probably mostly OK.
I am in favor for short term rentals, as long as the owner of the rentals have to abide by the same rules for safety as hotels do, IE: exits signs, fire alarm, accessibility for mobility challenged,
Short term rentals should have a business license and pay taxes just as hotels do. There should be requirements,for noise reduction just as there are for suites. There needs to be enforced rules for larger windows in the basement to escape in case of fire as well as having smoke and co detectors as well as yearly inspections.
Canada needs to have more availability of services like this. Canadians need to be more competitive, have access to more services, and be able to have more choice. Removing STRs from the marketplace would NEGATIVELY impact the economic well-being of everyone.
There is market demand for short-term as well as long-term housing. Instead of spending time worrying about regulating a fraction of the housing sector, why doesn't the city focus on allowing more housing to be built? Demand is there, all the city has to do is get out of the way and loosen zoning restrictions, FAR allowances, parking requirements, etc. Let builders build!
I believe STRs are an important accommodation option to meet market demands and fulfill the demand for affordable accommodation options for many and provide hosts with another source of income to address high cost of living. They also provide employment for those supporting STRs such as property managers, cleaners, co- hosts etc. STRs provide 1) short term accommodation for those fleeing unsafe conditions or seeking asylum, 2) provide accommodation for newcomers until they find permanent long term accommodation, 3) provide accommodation for those receiving or seeking medical care or treatment in Calgary 4) provide more affordable options than eclair hotels, 5) offer a personalized accommodation experience for those that are new to Calgary
Hotels are the only option for me. Who knows who is recording you in STR, who knows how clean anything really is, who knows who is staying right in your neighbourhood at any given night. It disgusts me that people who are fortunate enough to own homes or multiple homes use them to make money off others via STR or insane rental costs. Something needs to be done, the rich get richer while the middle class is being eliminated. Soon there will just be ultra rich and extremely poor people left.
It causes problems on my cul de sac. SHe has over 16 people in the short term rental next to me. Parties all night, no parking- most of the 16 people drive, noise, people actually tenting overnight on the property so they can fit more then the 16 people in. No one moniters this.

The bigger problem is the huge pressure the massive influx of immigrants without a housing plan. In the 1970s Athens built or converted buildings in to small apartment suites to house the influx of rural inhabitants who had to flee to the city because of war. They still stand today and are always occupied. There are lots of vacant buildings, warehouses that could be converted. With the way money is wasted in Calgary try using it to create housing rather than squeeze out folks who have potentially lived here for decades if not their entire lives. Displayed persons from other countries will always be an issue in today's world so have a shorter, immediate and long term plan to house them. This also applies to schools & health care system.
Short Term rentals are a contributing factor to the housing shortage in our city. Owners who are turning these residences into short term rentals are keeping prices high and families are not able to afford homes for their families.
Short term rentals are the last resort of some people who were laid off in their late 50s or early 60s and yet reaching the age of retirement or some high school kids who are struggling to get a summer job at McDonalds. STR provided the opportunities for these people to make some income to support their life as a property manager or house cleaner.
STRs are a business and should be located in commercial / business settings not in residential areas. STRs should have same rules / standards / local tax structures / safety standards as hotels, motels etc. Owners should not be looking to short term rentals to justify their purchase of a residential home, particularly a home that is not their primary residence. Further more, Owners who are really "Investors" that own multiple units whether condos / townhomes or single family homes should not be permitted in residential areas to be used as STRs, this is a business. Rentals of 30+ continuous days are ok. The new BC rules where you are permitted to rent out a portion of your primary residence that you reside in has some logic.
My partner & I owned and operated a traditional B&B in Ontario for nine years. We had to meet a strict criteria to obtain our local license and had to have annual inspections from our B&B association and local fire departments. I feel very strongly that most short term rentals do not meet basic fire regulations and that there is a definite lack of safety enforcement. I feel all rentals should adhere to the same safety standards of any hotel. I also feel that short term rentals have become an epidemic for property owners to attempt to pay off mortgages, and take far too many properties out of the standard home rental and purchase market. We are experiencing a national housing crisis which is in part due to STR.
Note observed responses apply to homes used fulltime as STR. This has allowed primarily parties and improper garbage disposal (garbage being put in all three bins repeatedly). If renter/landlord was on-site, the issues I've observed likely would not happen or would have been quickly resolved.
As Calgary continues to grow,with lots of inter-provincial migration, STR provide a much needed service in the city. It allows new arrivals to have temporary accommodation while search for their next home. It also provides options for buyers/sellers in this tight real estate market when possession dates for current & new propety don't align perfectly. Our experience has been that STR are a positive experience for residential communities that are not in close proximity to hotels. Allows Calgary residents to host extended family or out of town guests and have them stay nearby. STR need to be managed responsibility with mandatory noise monitors & other systems in place.
Ban short term rentals. If you can't ban them, limit them with zoning and tax them heavily. I want to live in a community with homes, not hotels, for community members that support the community year round, not tourists.
What I think is a concern with STRs is individuals buying properties for the EXCLUSIVE use of STR. Maybe this is a pet peeve of mine, but it is not what Airbnb and VRBO are intended

for. These platforms are intended for people to use their active lodging for STR. I fully support this. I do not support individuals just buying properties to use for STR. This affects all the original STR owners who are renting out their primary residence, which does not affect inflation or residential housing availability. I feel this is what should be managed (not people using their primary residences), this is what is causing problems and it should be stopped if possible. If people want to create a property that is only STR, that's what a hotel is!
If STR truly were homeowners making space in their primary home I would not have objections. Because it's a money maker and investment for almost all, it should be banned. The housing crisis is real.
Short term rentals should now be allowed unless the owner also lives at the property. It destroys neighborhoods and puts pressure on facilities not designed for hotel-like occupancy.
Only allow STR in homes occupied by the owner.
The City ought to address some form of limitations on short term rentals including incentives for conversion from STR's to long term rentals in time for consideration with their housing policy.
I frequently use short-term rentals when I travel as I like to have access to a full kitchen, laundry facilities, space and parking. I am in favor of the practice of making short-term rentals available to those who wish to use them.
STR RAISE property values by providing proven ROI, ...owners can actually AFFORD to do Reno's, improve the property and provide flexible housing options.
Airbnb's are well known to attract trouble makers who abuse the short term rentals to their advantage, thus the communities disadvantage. It only takes a small percentage to ruin a building/neighborhood due to lack of interest by the landlord who is only interested in monetary gains.
Most cities require these services. My sister has had to get an Airbnb. There is mold in her apartment and needs a place for 2 -3 months. A hotel or motel is not suitable and doesn't make her feel safe. Airbnb was the perfect answer for her.
Essentially, I believe if you own a property, you own it. If you choose to rent or lease short or long term that should be a decision that strictly lies with the owner. I believe municipal governments and condo boards are overly intrusive in the process.
I believe that the home owner should have autonomy in any decision making concerning their property useage.
I am currently converting a single family home into my primary residence and a legal basement suite to use as a short term rental. I will be able to monitor the str and expect the income to help me pay my mortgage. I have also been able to design the space specifically for an str with the features people want such as laundry and custom furniture and design elements.
Short-term rentals have provided an excellent opportunity for new residents relocating to Calgary, employment for many people and housing in emergency situations. They are a vital part in allowing tourists to get a better experience in Calgary. Short term rentals have been a life changing opportunity for a young entrepreneur such as myself to start a meaningful career while learning the challenges of running a business.
The city should focus on housing for residents more than housing for STR. The price in rental is uncontrolled leaving many residents with little to no options, having to downgrade or leave the city
They should be illegal. With the housing shortages it just adds increased pressure on the market
We have found ourselves homeless after selling our home before a seniors home becomes available. AirBnB STR is our only affordable option. We need to rent month by month until a home becomes available for us. It's essential. There are no other options.

I fully support STR's as long as they are being managed properly and professionally. I am not against the idea of certain restrictions being put in place to prevent excessive noise, parties, and people staying in the unit who aren't supposed to be (ie book for 4 people and 8 people show up)
STRs lack security, don't offer any increased income for the area, increase the number of often- unoccupied buildings, and reduce the sense of community in areas that they are prevalent. I like knowing my neighbours, and dislike having strangers in my space all the time.
I believe short term rentals should only be a room rented in a home or garden suit. The main property owner should live on site. I don't think someone should be able to own multiple short term rentals.
There appears to be some loss of LTR's due to the higher profit margins of STR's
Many people are concerned about the decreased in housing in long term rentals due to the creation of the short term rental market. This is partially not true because as many people there are converting their properties to short term rentals, just as many people will drop out and revert the properties back to long term rentals. It is a very time consuming and difficult business to operate. The market will dictate if this is a viable business and the government should not intervene. Hopefully, the shut down of Airbnb's across the world is not influenced by hotel lobbyist.
I will never rent long term again. Tenants move their girlfriends/boyfriends in, do laundry day and night because it's 'free', their visitors park all over the neighborhood in front of my neighbors homes, scratch and damage walls, ceilings and floors moving their furniture with their friends and relatives, while short term renters arrive with a suitcase and are only in at night to sleep.
Short term rentals make money for a small number of investors. STR should only be in your primary residence. Investors buy available housing, push up market prices and reduce supply. If people are not able to make money on secondary residence, those places will go back onto the market. STR also has transient patrons who do not add to a community. Owners and long term renters add more to communities.
I am a realtor so support STR for my clients, but more importantly I am a dog show exhibitor. I and my friends often travel with multiple dogs. MANY hotels now have restrictions on number and size of dogs allowed. I regularly travel with two 40 pound dogs and a 100 pound dog. I cannot rent a hotel with them, let alone share a room to manage costs. I have multiple friends who utilize STR in similar ways, both in Calgary and in other cities.
Given how difficult it currently is to find anywhere affordable to live if you have to move, any short term rentals should also be available for longer terms (6-12 months or more) and we desperately need a cap on what can be charged for a rental. Average income vs rental costs are absolutely insane right now
I support STRs. Government should strike a balance between the benefits of having and decreased supply/increase housing price
STR should be banned in major cities. Hotels are more than capable of handling tourism. Owners are using the high margins of STR's to float mortgages they can't afford.
Short Term Rentals should not be allowed.
I live in a newer neighborhood in the NW where the houses are less than 10 ft between the houses and thanks to ridiculous rules by the city on the min. feet between houses, in a poorly built house thanks to pathetic construction rules on material. In these neighborhoods you are on top of one another as the postage stamp size of land, backyards backing up against each other. Beside my house is a STR, they don't separate the compost, recycling, and garbage, they don't take care of their yard or the swale that runs along the back fence, or properly maintain the sidewalk in winter. They STR guests, arrive late at night, drive excessively fast

for an area where every other house has small children, and I would write more but your space is
STR are used to conceal criminal activity. They are working with international companies (Air BnB) who have no obligation to cooperate with law enforcement. Criminals use these STR's in a variety of offenses to mitigate the their risk from being discovered. No amount of allegation in the housing market it worth allowing criminal behavior to continue. The impact that behavior has on innocent neighbour and lack of abilities in law enforcement to keep these people safe on account of the difficulties in being able to obtain information in a timely manner far outweighs access to STR for economic gain.
My wife and I would like to move back to Calgary but will not do so until there is restrictions put in place for short term rentals. I have experienced how one short term rental can ruin a great residential street. You can dither all you want but the trend appears to be moving away from allowing these to operate as hotels.
I believe that homes are being purchased solely to be used as a STR. The owners have no interest in the community but solely the profits that can be made. STRs reduces the number of homes available for purchase by individuals who who want to be part of a community.
The Short term rentals near us list themselves on Facebook marketplace instead of Airbnb or Vrbo.
STRs are not held to the same standard as other accommodation option for ensuring that they provide amenities and upgrade the community infrastructure for their guest. This includes parking and local commercial spaces. They are similarly not held to the same community disruptions standards of home businesses and exist as a double standard for small business.
I live next door to a home that has short rentals. I have experienced parking infaction so that I could not get in or out of my garage with my. Entering my garage while I am watering my plants at 7:30 AM. Being talked to like these people have all the rights and me none even if we are speaking about infractions on my property. There is nothing good about short term rentals for the home owner next door.
STRs provide an excellent opportunity for regular people to have secondary income. But they also create a problem for large hotel chains as they offer better service, for cheaper price. Thus, the large businesses will not be happy. We need to stop putting regulations and trying to control everytbing in order to benefit large corporatona and start supporting regular people from the community. Calgary's opinion on these matters is often backwards. Look at any other countries, look at Europe. People ha e more freedoms there, less regulation and less red tape. If we need to stop being perceived as a boring, beurocratic society, we need to move to the 21st century, and stop blocking natural progress.
I think it would be wise for the city to limit them to owner owned properties only to relieve pressure on the tight rental market in the short term. We need to focus on housing our own people properly before we can focus on places for tourists to stay.
I understand the interest and it is a mortgage helper for sure but the 'commercialism' of it takes residential areas and adds a commercial component that not all residents bought into when they moved there.
I see pros and cons in STR in Calgary, but I think STR's should be restricted to tourist zones (downtown, Inglewood, etc). I would also like to be informed if STR's are allowed in an area in which I consider purchasing a property.
This survey doesn't address the type of host for STR. I am supportive of owners offering STR in houses/condos they reside in as a means of revenue generation. I am completely opposed to businesses running STR. This takes away accommodation for residents. Many condos owners rent their units as STR asking renters which goes against condo rules. These short term renters are often disruptive, leave garbage, ignore rules about parties, noise etc.

I reside beside a STR that's listed on VRBO and Airbnb. It has been nothing but a constant nightmare to live beside this for the past five years.
If you were to check the listing for short term rentals in Calgary you would find that most do not meet the criteria for those that are looking for sustainable housing. Large houses on the river or with swimming pools & 3 car garages are not for low to middle income Calgarians. High rise apartments with a view of the mountains & high income residents are not suitable as sustainable housing. It is time that the city took a look at Fredericton NB where an individual is building little housing units that are placed on city vacant land for the homeless. This is being done by an individual subsidised with grant money from the province & ederal government. We could also make use of vacant strip malls, ware house buildings & such.
Our city government has to quit regulating everything. We are starting to turn into a communist government ww don't have rights to have a way to earn money anymore.
My concern with short-term rentals is that we have seniors and students seeking housing and some of the short term rental market could accommodate the long-term rental seekers.
if there is a desire to align the STR policy with City priorities related to housing, land use, economic development, downtown revitalization, equity, hospitality and tourism, first assess these city policies, and decide whether they are sustainable, meet diverse needs and are not the product of an elite (business, economic or social?) group many of the issues abstractly assigned to STR are problems with long term tenants (having just lived next to a neighbour from h... for over 5 years, 2 homes with adult children + many vehicles, and neighbours who choose not to look after their yards or shovel snow from sidewalk) str like ANY rental are a business, all rentals should be considered a business
The housing crisis will not be short term. STR within a home also occupied by owner causes little disruption and provides income. Owners away a few months in winter also acceptable STR. Separate investment dwellings solely for STR are causing social problems and exacerbating the rental shortage!
As someone who uses STR when I travel, I see allowing it in Calgary to be essential too. I get a lot more for less money at an STR than a hotel which impacts how often I can travel.
Concerned for my safety when I have to deal with the "party house" rental in my block. Police are too busy and valuable to have to deal with this...not to mention being considered low priority for police.
We live near 3 four high rise buildings where 30% of the units are short-term rentals. Parking is difficult to find, and the temporary occupants do not use the services or businesses in the neighbourhood. This adds to a sense of alienation and dislocation.
Str take away from long term rental market
I have lived next to a short term rental for a few years, which they have now moved, Thankfully. Lost parking, property damage to my home 'guests' selling drugs out of the home and a complete disregard and at the expense to neighbours concerns, privacy or comfort, all in the name of 'running their Business'. One of the most frustrating things about it was the City who sells licence for \$100.00, STR owners to have no vested interest to ensure fire codes, parking, noise and damages etc and is just a cash grab. The city in two years did not follow up on the requirements like and required egress window, in which if there was a fire, the 9 guests that stayed there would have died. City of Calgary needs to increase fees and limit where, follow up
City like Calgary where it's growing so fast, I think it's so important to have options like short term rental. I had few friends who tried living in a short term rental to figure out if the neighborhood is for them or not and it's such a great option. Also I work in Film industry where we are growing so fast and when people out of town comes to stay and work and spend money in Calgary, 9 out of 10 people wants a short term rental and not a hotel where it's the same in the every city. Especially people coming from big city, where they can never

experience a house like properties before, they love staying in a short term house rental where it's actually a home for them for few months.
Emphasis on the loss of community... no real neighbours, short term people who consume as tourists not really caring about a neighbourhood
STR allow a homeowner to bring in rental income without the issues associated with full-time rentals.
I found out that most of my clients don't have cars and they mostly use the bus and LRT. Many of my neighbors don't even notice my clients. BNB do a great service by choosing clients that are good clean customers and always polite. We all gear rated by Bnb, customer and our Bnb. So it works because we both want good results on our record.
I have 2 toddlers. My neighbour has a very large house which he chooses to rent out as an Airbnb. Often it's used as a Bachelorette/bachelor party place. We have seen nudity in our backyard as a result which is unacceptable
It's a great alternative options for travelers dependant on there needs and requirements especially Short term properties that are well kept
STRs are being blamed for high prices but that is definitely not the main contributor. But it is an easy scape goat. I agree that more rules could be in place, such as limiting the number of STRs one can own. Because that could be a situation that raises house prices in an area. But when a family only owns one second property and manages it themselves, those would be the people who are hurt the most by rules that exclude them from the STR market.
My street currently has an 8-plex that is AirBNB, a full house, and another full house that is split into 3 units. Honestly, I do not have an issue with the short term rental persay, but I think there needs to be limits on how many can be on a street/in an area - it is overwhelming the street, and these houses/apartments are sitting empty for 95% of the time (I work from home so can see it). It's truly sad that there are people who would love to live on my street and are unable to due to this, and 20% of the residents on my street are not actually residents. It really kills the neighbourhood.
End STRs now, because we have a Housing Crisis.
Security issues in apartment buildings. Common areas damaged, noise, locks need replacing.
Anyone with a brain can tell you STR's are a burden on society! Without strong limitations on STR's, people will continue to purchase and invest leaving potential homebuyers with nothing which in turn drives up the price of available homes as well as rental prices!
Generally speaking I am okay with STRs that involve a suite located within, or on the same property as, the host's principal residence. I am less supportive of standalone STRs where the host is not on-site.
Looks to me like another city plan to eliminate single-family homes. You can spot a rental home a mile away, no care of the property, vehicles parked for months at a time, people coming and going at all hours.
VBRO / RB&B seems contradictory to the City's claim on a housing shortage.
This world is in a shared economy. Shortlet creates opportunities for people. Please keep it here
Eliminating STRs in Calgary would be detrimental to the economy. This would have a direct effect on tourism and would leave a lot of people without jobs.
I think people owning their own STR is fine, but they need to be a lot more regulated to meet safety/health standards of stays similar to those hotels and BNBs have. There also should be rules on what properties and how many is a person allowed to have as STR, so that there are not houses sitting in Calgary that are empty a lot of the year when they could be used for long term rentals or be sold to someone looking for a home. Finally, I believe businesses should

not be able to own single family homes, especially for STR. Again, it reduces supply of housing in already quite scarce Calgary housing market.
There should be control of our of Calgary homebuyers who look at it as an investment property alone, but in Calgary investors like us live in the same community as we rent and will be subject to anything if it may go wrong with str. So, Calgary hosts will be very prudent in filtering the right tenants for our strs and we hope the city supports us during these critical times
As a user of STR it was great when it was cheaper than hotels now thats rare. We have a lot of STR in our area and can see on the listing they aren't booked that often but then people cannot find LTR and are having to leave the community. In a housing crisis the city shouldn't be encouraging STR
While I, as far as I know, do not have any STRs in my area I have heard about the parking problems in other area. I have also heard that some of the renters have sound detecting devise in their place so that if the level of sounds get too high they are notified, this could be god to reduce the parties but it could also be called snopping.
I see why people would discourage those who rent places and then re-rent them as STRs. That's taking housing off the market, but for someone like me, I own both the houses I rent (I have rooms in both) and my kids come and go from them, and I would NEVER rent outside of Airbnb. I'd rather have them empty then have a long term renter with no flexibility as to how to use my home. My guests keep my place nice and clean, I don't have to collect payment, Airbnb does that. I can screen guests via their reviews, if someone breaks the house rules I can get them to leave. I have only removed one person from my house for bothering other guests and I've hosted 100+ people. I pay my taxes on the income and these new rules are discouraging.
It's a housing crisis. Why the hell is this allowed. All of BC IS MOVING TO Let MIT THIS. we should follow suit.
important part of the economy including supporting the tourism industry
Housing needs to be available to accommodate long term residents in the city. Short term rentals are parasitic and decrease housing supply. I've heard of many long term residents being forced to rent short term rentals at high cost because there is no regular housing available to them. Things like AirBNB should be banned inside the city.
We as a city and as a nation are finding that housing is unaffordable for many people. This could be greatly alleviated if short term rentals of entire houses or apartments was not allowed. No short term rental should be allowed where the owner is not no present living in the same apartment/ suite. Further to this the price of renting would drop dramatically if ownership of multiple residences was not allowed. Many times people pay more in rent than the value of a mortgage. The government should control the price of rent such that it makes housing cheaper.
I have had BAD long term tennants next door - loud, messy not taking care of property... so in my opinion the short term rental owners take much better care of their properties and revitalize the neighborhoods, including economically
I have used STR for a medical stay in Calgary once as well. It made the event much more affordable. Please study the trainwreck to the economy that will be occurring in BC. Medical patients will not be able to stay in comfort, weddings groups, film productions, other workers who need to stay for shorter stays. Our entire economy has evolved to expect housing options as more global citizens. Cities and provinces that understand that you cannot put the Airbnb genie back in the bottle will be far ahead. Hotels really want to shut these down everywhere in the hopes of creating more housing (on the surface). Maybe there is another profit driven reason? THANK YOU for doing this survey to see what the truth is. Don't steamroll any changes.

I believe we have just under 5000 STRs in the city of Calgary. And we have so many hotels that are vacant. The unfortunate situation in our downtown has a lot to do with less people and less customers for business because those hotels are empty, instead investors have bought up all the affordable housing in residential neighbourhoods and made them STRs. After having sold and bought several homes over the years I had to compete against them and lost all the affordable houses I liked only to see them pop up on rental sites immediately after possession. It is disheartening to hear about a housing crisis when we have homes sitting empty half the month because they charge so much per night they don't even need them rented the full month.

While I can appreciate and recognize that SOME short term rentals in SOME neighborhoods can be of benefit and be utilized, I live in an affluent neighborhood (Varsity Estates NW) and have seen detrimental impacts of short term rentals, new strangers coming to homes every couple days, some of which very "sketchy" and in a family and kids oriented neighborhood this makes a lot of people very uncomfortable and not safe to have our kids out playing as they normally would. Also in a neighborhood of \$1.2MM+ homes, this can have a negative affect on house pricing and demographics which does not outweigh the benefit for all of the residents of the area to only benefit the homes that do STR to make extra \$\$\$\$. Safety, Housing value is at risk.

While in theory STR's seem positive to the community, they are not. Increased crime, noise, parties for the most part. STR residents do not 'care' about the community or property they are in. They are using STR's for a relatively short time and have no interest in keeping the community well looked after. Increased nightlife, garbage, etc all play a role in putting pressure on our city resources. I am a confirmed 'NO' for having STR's in Calgary and in my community - East Village.

Calgary and Alberta should crack down on STRs like BC. Our province should also disincentivize landlordism as a get rich quick career. Housing is a basic need and right now it is being abused for commercial gains.

I think there's a balance to be had when it comes to STRs and feel that, similar to other cities, they should be subject to a license and that the property owner should live on site of the rental.

STR should be completely banned for under 30 days. We're in a housing crisis! Hotels exist for a reason.

Short term rentals are a valuable addition to accommodation

Finding it absolutely ridiculous that Calgary would want to stop STR but are happy passing a law that an existing home can be knocked down in a suburban neighborhood to build a 4 or 6 or more plex! Do a survey with similar questions and you bet I will be answering differently and not in a positive way. No logic in city hall.

It's the comfort and convenience of some at the expense of others' actual lives. But I guess that's just normal now, huh?

We live on-site above our STR and would not have it any other way. I think it is very important that the host is around to see what is going on and address any concerns that may come up. I like the fact that we get to know who is renting our property and whether or not we allow them to rent from us in the future. Our main concern is the permanent residents in our neighborhood and how our renters impact them.

Although the concept started as a great idea to give people flexibility and options in accommodations, the lack of regulation and policy surrounding short term accommodation options without a doubt has contributed to the housing squeeze locally and nationally. Short term housing contacts provide lesser support, rights and conditions for tenants. I had a personal experience when I first moved to Calgary from England (12 months ago), I really struggled to find an apartment or condo to rent due to a height in demand, yet there were

hundreds of available AirBnb townhomes / apartments sat empty of which I could have booked at a higher cost and lesser security. Other unlucky people may have had no other option but to book one.
Short term rentals should only be used as a rental of a persons primary residence for additional income and should not be permitted to utilize a residence as a permanent dedicated short term rental only. Homes not being used by the owner as a primary residence would be better served as a long term rental property or not used as an income property at all as there are many people in this city struggling to find a place to live as these homes sit empty waiting for a temporary rental.
We should be encouraging the hotel sector to develop options such as suites with 2 bedrooms, kitchens for longer-term stays and decreased housekeeping. Some hotel chains are already doing this in other cities. I am not against some level of STR activity; we found it very useful to be able to use one last year when our family of 4 was displaced for 6 weeks of unexpected renovations after a pipe leak. A STR was more convenient than a hotel because it had a kitchen, was near my son's school and we could bring our small pet. But I do think this sector is out of control and should be limited, with policies to ensure that we aren't squeezing out long-term renters.
I think short-term rentals should still exist as an option. However, they should be regulated. STR should not be a business for investors; they should be an option for a family to gain a bit of extra income. Short-term rental options should be limited/balanced in residential areas so that they don't take over locals wanting to rent a long-term place.
Short term rentals in a residential area can lead to problems (safety, noise, crime) down the line if clients have not been vetted. It affects the neighborhood and community overall.
This city council is always looking for more ways of making life more expensive through taxation instead of curtailing unnecessary spending and cutbacks to nice to haves
I do not oppose people who have 1-2 homes they use for Air B and Bs, often that they partially live in themselves. It is the large corporations that have many listings that should not be allowed. There should be a cap or some regulations to stop people blocking off huge amounts of the housing market for their own personal gain.
There is a time and place for short-term rentals and they do serve a purpose in any city however, they should be closely monitored to make sure they are a) not taking away long-term housing options and b) not just another way for investors to make a buck. I think the adoption of regulation like in other cities where rentals are only allowed in places where the primary resident resides is a very smart idea. I have travelled extensively and used to use AirBnB all the time. It used to be an excellent and affordable option and a way to meet people in local places but has turned into a glorified hotel service that landlords take advantage of. Incentives for long-term housing should be prioritized.
SHORT term rental are fine in areas where there are already rentals; they are not suitable in most residential areas due to loss of community and other problems referred to in your survey. In a high rental areas- eg University District, Beltline, Downtown etc they can be a reasonable option for landlords.
There are more than enough hotels, motels, and room in nearby towns. Increase density in the inner city for local citizens only.
My main concern about STR's is that they reduce long-term rental options available to Calgarians, thereby driving up the cost of the remaining rentals owing to increased demand for less rental stock. We have students at UCalgary who are sleeping in their cars because they cannot find affordable rental options in our city. This is a problem that affects more than students.
There are more short term rentals available than long term in the city. There should be a percentile limit on the amount of STA compared to LTA

In small and moderate amounts, almost anything is ok/acceptable or even good. In large and excessive amounts, almost anything can be bad.
The costs outweigh the benefits for most Calgarians. The cost of renting in Calgary is becoming inaccessible for most people, largely due to the short-term rental market. I, personally, am affected by this as I cannot afford rent in Calgary while making almost \$50k per year. Many of my friends are in the same boat.
I live in an inner city neighbourhood that traditionally had many long term affordable rentals available (in R2 properties, etc). Owners have now learned that they can make more money by evicting their long term renters and converting their accommodation into STR's. This has squeezed many renters out of affordable housing and prompted an increase in overall rental rates here and around the city. In the last year I have seen 2 homes within 100 m convert to STR... while many Calgarians are seeking affordable housing and some are becoming homeless . Unacceptable. All possible policy measures must be introduced to deter conversion of long term rentals into permanent STR's... Profiting of while homelessness flourishes is not OK
Short term rentals are popular because they answer a need that hotels dont. It is not possible for a family of 6 to stay in a small hotel bedroom with no playroom, basement, backyard, kitchen and multiple bathrooms. Please allow short term rental to remain an option for travellers like myself.
Us vs. Us ..My question to Us is Who cheats at a Church Social? Really, who would do that? Hey, I know we are supposed to bring homemade food, but I was busy, and I brought some cheap macaroni salad, added a bit of my ingredients, and brought it in a different container. Okay, what does that have to do with the topic in hand. Nothing, because no one would brag about that or brag about subverting a community they care about, because my peers will ostracize me (and why would you hurt a group that I'm a part of?). No, we feed the community we live in first, then we take our share. Call me naive, but I think it's possible that short-term rentals are forming to change things for the better and we should embrace the fact that we are US.
Long-term rentals can be very difficult to manage. The thin margins make them much more stressful to operate, which makes every tenant interaction significantly more stressful. This is the systemic innovation short-coming that is plaguing the long-term rental market; there is no reciprocal review system. When operating an STR, I review my guest, and the guest reviews me. This mutual review system ensures that both parties are treating eachother with mutual respect and doing well by one another. I dream of a similar system for long-term rentals.
STRs are not causing any housing crisis nor are they the solution. I think the city might be trying to make a mountain out of a mole hill in its desire to control this market. Less bureaucracy and more free-market capitalism is always better for the economy. Lastly, Calgary is very unique and we definitely don't need to copy Vancouver or Toronto.
The rules should be enforced. I know STRs in Calgary that operate without a business license.
I think that STR, like AirBnB, should be allowed only when the rental space is directly attached to the host's home. This may reduce the stress on the housing/rental market in Calgary
Individuals need to be left to choose what they do with the properties that they own. If there is issues relating to the renters, police need to be equipped to handle the issues.
They should only be allowed in principle residences where the operator lives
I m not against it jut it should be regulated. I live in a building where 80% are air bnb and it's a nightmare (inconsiderate people, noise, drug pb etc.). I want to move but can't find a place to live because of the shortage of rentals.

Str's are a better fit when traveling in some cases especially for work or if between selling a home and buying another. Hotels can be un affordable, dirty and lack amenities
I have taken in several refugee guests who stated that provided hotels through the program were at capacity and/or the conditions of hotels were not fit to stay in longer than 1-2 days. They used the STR/Airbnb program to find a more affordable and comfortable option which also helped them adjust and get helpful advice to settle into the community. I strongly support primary residence STR platforms based on my personal experience. My neighbours have never complained nor have I had any problems with guests over the 6 years. I can see where there are issues with condo buildings and whole homes being a part of the housing crisis, but otherwise believe it is integral to helping people survive financially in this market.
The city of Calgary really needs to see how many rental accommodations are STR's. Perhaps it is not a big problem at all. We need to consider what tourists and travelling business people want otherwise it can affect tourism. Hotels do not offer appropriate long term accommodations.
Go back to my previous comments under 'Other'
I believe that short term rentals should just have better rules and regulations to keep everyone satisfied. If the rules are broken by selected individuals, the consequences should be applied to those individuals and not everyone else. In my case for example, I only rent my apartment on Airbnb because I have a liability insurance provided and I have a full control of who can rent my apartment. I have very strict rules that will prevent any bad renters to book my apartment. Noises, parties, smoking etc are not allowed inside my apartment and inside the building. I make sure those rules are enforced by constantly checking with the renter, look at history of that renter etc. It's the only way for me to rent my place when I'm at work.
All short term rentals should be in a legal premise and licensed.
Naturally, it's a double edged sword. If people wish to rent out their basement suite as an STR in the home in which they reside, that frankly should be between them and their God. MY concern is with the folks who buy multiple units in our condo towers, or multiple homes across the city to be nothing but an STR investment trust. That is where our housing has gone. Same in Vancouver. Don't punish mom & pop folks who want a better ROI on their basement suite than a longtime renter, go after those who own multiple properties within the city by passing regulations that require owners or their immediate family to live in the homes they own for more than 8 months of the year. Otherwise face draconian fines that would bankrupt them.
I stayed in STRs last year while I was trying to find a place to live. I was due to leave Edmonton on August 31, and I still hadn't found accommodation on August 15. Several ads I responded to increased the posted rent hours after the initial posting. I was extremely lucky to find something last minute but now it is impossible to find anything at the rent I pay now. The lack of affordable housing in Calgary is absolutely ridiculous.
I think that short-term rentals should be further regulated and have increased criteria that they must meet to host and maintain. There should also be an additional tax on income from short-term rentals as these negatively impact the housing market. I've seen many long-term rentals convert to short-term recently due to landlords simply wanting more money, resulting in housing shortage for Calgary residents.
STR are an important part of the economy. Restrictions would lead to all sorts of negative unintended consequences.
The questions answered by level of concern cannot be answered without a clear definition of ownership / residence of the STRs. An STR that is a spare room or legal secondary suite in an owner-occupied home would give different answers than a multitude of STRs owned by a corporation, with no resident owner in each home.

Short term rentals are a convenient way to get nice accommodations for a longer term visit. I have used them outside Calgary and enjoyed the STR's I have stayed at. However, I am aware of the shortage of rental accommodation at affordable rates in Calgary. If there is shown to be a direct link between STR's and lack of proper long term rentals in Calgary, I would favour the long term rental over STR's.
i think, if there are any STR's in calgary that they should be heavily regulated. i personally do not see the point of taking these houses off the market when we are already facing a housing crisis and concerning levels of inflation, to the point where many people can barely afford to feed themselves, let alone find a place to live.
There should be limitations around how much they can charge per night to rebalance the discrepancy between long term rental return and short term rental return, forcing landlords to reconsider which option they take
These rentals should be supervised but I do not believe it is the governments job to tell people what to do with property they own as long as they keep up with the laws.
It is a great alternative to Hotels and creative way to use space.
I'm choosing to have an STR vs a long term renter as we need more personal space in our home after renting out the entire basement full time for many years. In order to still have an income property an STR suite allows to control when we have a tenant and we do not. I think one way to improve housing in Calgary is to relax/encourage secondary suites in all neighborhoods and overall increase density. Higher density would perhaps over time reduce people's concerns about extra traffic, people, etc as it would be normalized.
Most of the rentals are income , retirement income and a persons private property. In Canada the government should not be creating rules that prohibit a person to use their investments properties as vacation rentals. Build more low cost housing and leave an individuals investment properties alone. If you are in economics you know that this inflation crisis is a result of too much money being thrown into the system such that many people were earning more on the government subsidies than at their regular job.. Less service or manufactured goods because of ruined supply system but everyone had money. Law of supply and demand; low supply ; high demand and costs go up. Don't screw more up by limiting seasonal holiday rentals, build more housin
My biggest concern is that STR take houses out of the market making, reducing the availability of houses and increasing the cost of houses that are still available, to the point where people aren't able to afford Jo es to actually live in.
I applaud this survey. Well balanced and asking key questions. I would say that I support some controls on STRs to address issues such as parking where it is a concern and to make sure owners are generally being responsible neighbours. Also perhaps limiting the number of STRs in one building perhaps to prevent entire buildings being bought up by larger companies for rentals.
Airbnb should not be allowed in Calgary without business licensing
I think short term rentals are a needed in a major city like Calgary and give consumers options for accommodation. Very helpful when waiting for a house to be built and they are always delayed. STR gives a nice option. It also helps keep properties better maintained.
The McGill study was funded by the hotel industry. Read the Conference Board of Canada's report, it is far more open minded and neutral.
Canada is in a housing crisis that is affecting Calgarians, Albertans and Canadians alike. Until sufficient housing can be built on a long-term sustainable level, short-term rentals should be heavily restricted. Other cities in Canada are moving in this direction by taking action such as requiring short term rentals to be licensed, restricting short term rentals to only within private residences, etc. Investor-hoarding of properties, for the purposes of short term rentals should

be heavily restricted and regulated; such properties should be highly taxed - we are in a housing affordability crisis
I agree there is a right and wrong way to run a short term rental. No host wants a bad tenant. (party or damage etc). Becoming a super host with high rating allows for filtering of guests and higher pricing. Better tenants and more income. Clear communication and guidelines make it successful for everyone. Tourists are really here to explore city. (bring external money into city) and just need a safe comfortable place to sleep. Usage /wear and tear in a short term rental is much less than hosting a long term tenant.
I believe the free market is best suited to make determinations of this nature. This is also an opportunity for Calgary to create jobs, increase tourism and increase taxation revenue from the aforementioned. Issues like affordable housing are primarily caused by poor Federal policy as it relates to inflation and the large net in migration to Alberta. Punishing business and the free market is a recipe for slowing long term growth. However, the human aspect of this issue is certainly real. Rising rents should be tackled with other incentivized policy rather than punitive policy. Incentivize the free market to assist in creating affordable housing rather than drive business (and it's related tax revenue) out of Calgary.
Please address this issue. People cannot afford to live in this city any longer and part of the issue is STRs. We need affordable housing now!
I wholeheartedly support the British Columbia model of banning STR unless it's within your primary residence (as the original business model of the STR was intended for). People purchasing property in Calgary to ONLY list it on AirBNB or other providers is a major source of the housing crisis and it needs to be addressed if we as a city hope to remain competitive in the competition for skilled workers in this country.
I lived in a small, older studio apartment in an inner city neighborhood during a period of upheaval in my life. I was curious about what was on air b&b in Calgary and saw a similar apartment, same building, listed at a price that if it rented for only Saturday nights it was renting for more than I paid per month. I cannot overstate how having a safe home was needed at that time or how sad I was to see that it wasn't available to someone else who needed a small place of their own to launch from. When people are getting priced out of their neighborhoods and giving up their pets to find a place to rent we can't afford to have rentals occupied by STRs.
I will admit that I don't know all the requirements about STR but immediate neighbours should be able have input on whether a house/condo next to them is going to used as a STR. I know that they have a place but it is finding a balance that keeps everyone's concerns addressed. A STR is different from someone having a long term rental property vs. One where people are there for only a few days. There is an economic impact where people are bringing in money to the Calgary economy and it does provide a more affordable option for families travelling. It is just so very hard right now with the rental market being so very tight and houses being used for STR.
After visiting calgary every winter and summer and staying there for more than 1-2 months in the year, I have been using short term rentals for over 7 years (except covid 2020) I have seen removing short term rentals has created an underground market in Vancouver which is not safe. Regulate it but keep it open - if not people like me will drop off coming to Calgary just like how Vancouver is not an option for our family. We plan to go towards Colorado if short term rentals are gone in Calgary
As a single senior, I have security issues as I have no idea how many in STR next door and who is residing there at any time. Yard is unkempt despite contacting 311 for the last 3 years, and messy bins in driveway often left there for weeks. Am looking to downsize and am very concerned about the resale value of my home if house next door remains dormant and very ugly. We have vagrants in neighbourhood and recently have seen loners wandering at night

coming from LRT and am concerned that they may break into this deserted house. Have never been contacted by a management company and owners have been absent for around 20 years.
There is a need for STR for those in transient positions in their lives. Hotels can be expensive and often a "home" environment is preferred.
The short term rental market abuses gaps in regulations that must be closed. Such properties are acquired with residential mortgages, have residential zoning destinations assigned to them, but then are leveraged as commercial properties competing with hotels who have higher cost structures and must comply with stricter regulations. I believe that the way such properties are used conflict with the intent of a residential zoning designation, with a long term resident in the property. It's one thing to rent a room or two in one's house while the owner continues to reside there, it is a different matter to entirely remove the property from the long term residential market either as a rental or owner occupied property.
STR do have there place in Calgary in a limited form. I believe they should be licensed and there should be controls in place. The STR situation is resulting in a huge lack of rentals available for long term tenants. The homeowner can take in huge amounts of money monthly with no accountability or oversight by the city. They are running a business with no strings attached. I hope the city makes changes soon so that many more potential renters can find a long term place to call home and have stability for themselves and their family.
I have had a STR (advertised sleeps 16) across the street from my residence for 5 years, this created many problems, large parties , lack of parking, parking in front of my driveway, my driveway became the turn around point for guest, noise and garbage increased. The owner sold after our last event which has a Telecommunications Company located in the city bringing in outside/contract workers and my street became a staging area for the business, overweight vehicle with trailer containing huge rolls of cable, boom trucks and pickup trucks. The Telecommunications Company actually had the Office & Yard within 5 minutes from this location. It took 16 days and numerous 311 Call to rectify the problem.
Concerned about lack of tenant oversight.
Short term rentals should be regulated to the same standard as hotels. They should be taxed the same and ask for a zoning permission to operate a business from their home. They should also go under the same safety inspections as hotels, same health inspections as hotels and should be taxed the same at every level of government. They are no different to hotels and thus should be treated exactly the same. In Alberta we believe in the free market by not setting the exact same rules and regulations for short term rentals vs hotels we shift the market from a free one that unfairly favours short term rentals. This is unfair and unjust to businesses operators in the city.
Short term rentals take homes off the market and destroy neighborhoods
As said earlier - many of my guests previously were those who migrated recently to Calgary from Toronto or Vancouver and some from Montreal - it is critical as they can stay for 15-30 days untill they find decent housing
I have much much intel information I would be enormously grateful to share, as I have been an operator for a few years and would hopefully provide insight to the environment of which we are operating in.
They are hotels paying no taxes
The most direct impact of Stars is the continuing increased misuse and commodification of vital residential property that results in every increasing housing inequality.
The noise, theft and garbage issues in the neighbourhood are a reflection of the drug epidemic not the STR market. My guests follow instructions for disposing of garbage, recycling and compost in the appropriate bins. I have a house rule for no parties allowed at

the STR property and wouldn't want to own or manage a "party house". My opinion is that the affordability issues are linked with the high interest rates and lack of supply from the amount of people that have moved to Calgary in a relatively short period of time. Density and building more units would help. We've been linked to oil and gas for so long it's unfortunate to squash other industries that are working and helping to diversify the city for new money and job creation.
Short term rentals result in increased crime, increased drug activity and increased gang activity. They are an overall nuisance to society and should be banned. Go to a hotel/motel for a short term stay. Please and thank you.
It is not the citizen's responsibility to provide housing. People should be allowed to rent their properties how they deem fit. Government should provide housing and not pass that duty to tax payers
As I live quite close to the hospital, there is often a demand for medical students doing an elective at the hospital. It is a short walk to the facility and the student is spared the extra cost of transportation.
I don't know how anyone could attribute a loss/reduction of services or even an increase in business activity or other opportunities in a community to the presence or use of short term rentals in a neighbourhood. There are multiples of reasons why any kind of impact is made on a business or community. If short term rentals has an impact, I expect it would be negligible, and in any event, would be extremely difficult to measure or even make a correlation to the impact. STRs are not the boogeyman many people make them out to be. The opinions of individuals should be treated carefully, especially without tangible evidence to back those opinions.
With the rising costs of hotel accommodation it makes sense to have STR's available as a convenient choice for many out of town people visiting our city who are here for various reasons. STR generally provide necessities for cooking, laundry etc. in order to cutback on costs associated with eating out, parking fees, etc.
I believe that short term rentals take quality rental units off the market. With the shortage of available housing for renters in Calgary, I believe this has contributed to the significant increase in rent prices in the past couple of years.
STR should be regulated
As long as the City of Calgary is useless, I will have plenty of rentals to do whatever I want with. I don't even live in Calgary (I'm from Hong Kong), but I know it's the easiest city to buy cheap real estate and turn into short term rentals. I made videos about it on Youtube!
As someone who hosts and rents short-term rentals, an per feedback from guests; more people than ever live alone and have more space than they need, this allows them to share on their terms and for some also afford something they could not without supplementing their income; as someone travelling, having the option to make your own meals and host family/friends in your rental space makes traveling less expensive but also increases the number of trips you take.
I really like Calgary's proposed rules for licensing such as must have written, owners and condo board approval.
Since websites such as VRBO and AirBnb began, the access to rental properties be it month-to-month or year-to-year has decreased significantly. Not just in Calgary, but everywhere. All short term rentals should be registered, have business licenses, declare their income and be subject to municipal and provincial inspection as well as abide by the same rules and regulations as Hotels/Motels and BnB's. I don't want to read about people perishing in a fire such as this; https://montrealgazette.com/news/local-news/body-retrieved-from-rubble-of-old-montreal-fire-was-a-woman-police-say

Too many larger companies are now buying up property for rentals. It does not help with affordable living as they are just looking to make a profit and not contribute to the community.
I live in an apartment. Str bring strangers into our building with access to codes, garages and our shared space. Scary?
I think that STR doesn't affect the hotels business at all, there is people for all type of rentals.
Many (most?) short term rentals are being run as a business. Let them operate under the same rules as a hotel for regulations and taxes.
I think it is important to have a principal residence requirement that limits short-term rentals to home property owners from renting out their entire homes. This measure will prevent investors from acquiring multiple properties for the express purpose of renting them out on a nightly basis.
I think the positives of STR far outweigh any negatives that occur as a result. The option for renters of STRs are beneficial to them, they may not like the idea of staying in a hotel. It's far LESS expensive and healthier if they can cook their own food options. I've got a STR right across the street, it seems frequented by groups coming from out of town for weddings. Let the consumer decide where they want to stay. Don't think for a minute that different booking agencies cannot control the negatives, be they rowdy partying renters or the resulting damages from same. I'd rather leave it in theirs and the owners hands than that of some arbitrarily, half baked concoction of rules made by some politically motivated, lobbied politicians.
As an owner in a building with STRs, I feel victimized - having no control over having STRs, who is responsible for damages/inconvenience/noise.
Too many landlords are kicking tenants out for str's. Not enough long term rentals in the city and more it has sky rocketed rental prices and it's become basically unaffordable to rent a normal rental suite anymore without the prices now doubled as there are not enough long term rentals any longer
STR s should be only allowed if the landlord live s at the same property (upstairs) or has a full time tenant u/s. This scenario is much more likely to create a better behaving tenant - guest experience for anyone concerned
Horrible experience. The units in my building were mostly STR the past 2 years. I had to move because of security risks, misbehaving guests, trash in the hallways, zero responsibility from the hosts, zero benefit to the neighborhood business wise. The guests had zero respect for the area. Really sad. I hope this study goes somewhere!! Good luck and thank you so much for the survey.
I experience criminal activity in my building because of AIRBNB; identity Theft for my neighbor, theft of correspondence. If allowed AIRBNB in condo buildings with licence for the landowner it should be measure to avoid criminals given access to your floors, elevators, mailbox, facial recognition systems should be in place. When some criminals rent AIRBNB in a building you give all the residents on their hands, they can do whatever they want even if we have codes and interphones at buildings. Very dangerous.
I think enabling and empowering home owners to have STRs is reasonable, where I would draw the line is where one person owns many. Not sure where the 'line' is in terms of numbers. I have two long term rentals (single detached homes with legal main / bsmt suites) and one legal suite in my principal residence. I don't rent that out long term because my house is quite small and when I have friends and family visiting, they stay in my suite. My intention is for STR when family doesn't visit. I do feel that the overall number of STR is having an impact on long term housing availability but this can also be addressed through better zoning. I also believe STR in neighbourhoods with detached homes may have less impact on community character and..

As a renter I see how the strs are affecting my ability to find affordable housing in the central Calgary area. I work a full time job and have been in my industry for 15 years and cannot afford this city. Short term rentals are unfair as we need places for locals to live. They affect our choices for shelter, which is NEEDED. We have seen so many immigrants move to our city and locals, and all of us are suffering. Also having strs in condos is very unsafe as random people now can access your building and parkades
There needs to be a way for neighbors to complain of constant noise and parking issues from Airbnb. Currently, nothing a neighbour can do. We have witnessed people moved away because of the airbnb issues. The city needs to do a better job for that. Maybe 3 complains and airbnb needs to be shutdown then...
Short term rentals bring people of unknown character with no sense of responsibility for the homes, condos, and neighborhoods they briefly inhabit. Hotels have the staff and resources and economic incentive to manage and police their properties. Individual investors who rent properties seldom are onsite to manage and police their properties. As an older woman, I feel vulnerable when transient guests are in proximity to my home and have the opportunity to observe my comings and goings and possibly harm me. My home is in a condo building and when strange characters are in the hallways, elevators and parking garage I feel very wary. Operators of STRs have a profit motive that affects innocent residents in their long-standing homes.
STR are a great option as another hospitality option
The positive impacts on strs is highly dependent on the responsibility of the business operator (home owner) in providing premium quality rentals that attract the desirable renters to support the positive outcomes in your list, not strs in and of themselves.
It's poorly regulated, overly exploitative, and genuinely harmful to our city and country
In 1988 Calgarians opened their doors to host winter Olympic tourists, effectively being short term rentals before they were formalized. That extra income helped many people be able to afford household improvements, and allowed people to build connections worldwide. For the most part, people who travel and use STRs are looking for alternatives to the traditional hotel experience. There is enough of a market for both hotels and STRs to profit.
Whole house purchase and use for STR is different that renting a room where you live. Having a basement suite you use for family and renting it sometimes is also different.
Short term rentals need to be regulated like hotels; i.e. health and safety inspections, tax audits, security onsite, noise control, etc.
imagine how many affordable LTRs would be available in Calgary if we got rid of STRs. there are only positives to getting rid of them. people who use housing as an 'investment' are selfish and clearly dont consider housing a human right, which it is. they can invest their money elsewhere. housing should be affordable whether it be rentals or ownership. no one should own more than 1 home and no one should be making money off of people needing a place to live. also no adults should HAVE to have roommates. we make over 100k yearly as a household and cannot afford to own and our rent just increased so we are screwed for saving any more now for a downpayment, along with many other people but no one seems to care. its lovely
These places are frequented by undesirables and should not be allowed. These housing do not follow the rules and regulations set out by government.
As a long term STR user, I do believe that their cons outweigh the pros. STRs have led to commoditization of housing and seem to be pushing younger people who are the lifeblood of our city to the peripheries and I worry it makes it more compelling for them to set roots elsewhere than our beautiful city.

I think they are an important part of economy, especially tourism. I think it is government overstep to dictate what people can do with properties they own (to some degree). As long as there is no harm being caused, which I believe is 99% of the case. Issues can occur from long term rentals also. I believe 99.9% of people using short term rentals are good decent people and not out to cause any harm,
There was a time that housing was considered a basic need, a place to live and raise a family. Now, it is a business, an investment. Investor groups are buying up properties, gouging renters, inflating prices. At 71 years old I am honestly worried. Even though my pension income is reasonable and I have savings and no debts, I am basically homeless. I will never be able to afford housing here.
I wanted to also mention that we have hosted many guests that were patients for long term cancer treatments, funerals, family reunions, weddings and so much more. It's such a gathering of folks that would never, ever happen in a hotel surroundings. We really feel that a ST house is the best place for the above folks. I don't feel converting these short term to long term will solve the problem. If the city can convert unused office buildings into a long term living that would greatly help or even habitat for humanity for those that need affordable housing. Thanks so much for listening!
Just let them be.
STR bring people in that have no connection to the community. This is an increase in traffic, garbage and noise. Finding street parking is now a problem. Hosts of STR are only in it only for financial gain and have no concern for the neighbours or the community. The city did not consult the neighbours before licensing the STR. We do not know who is renting and this is a safety concern. STR serve to devalue property values and add stress to those living near the STR.
Airbnb should be banned in Calgary, excluding strictly the use for extra rooms in a dwelling which someone already lives full time.
Str are beneficial for residents. They are a competition to hotels.
I support STR.
I host and only book STR when I travel. Makes me feel more at home and get to meet lots of good people Hosting and traveling
1. It's not a STR owners responsibility to provide social or affordable housing. Feels like local government is shifting responsibilities on that. 2. City of Calgary regulations apply to all STR and not all STR are suitable for long term rentals. And owners of STR will not rent properties for long term from various reasons: different use, family visits, etc 3. Increasing administration burden on STR will increase prices and have opposite results to City intentions 4. Gov shouldn't dictate how private property owners use their property assuming that neighbour rights are respected.
I feel I shared my thoughts quite fully. I hope that the opinions of a conscientious and thoughtful 5-star Superhost will be heard and respected. I have been operating this business far longer than 2020 when the previously mentioned issue seemed to surface. Thank you for your time.
If I had concerns, it would be over property managers, who do not have any property manager certification (required here) doing arbitrage (going to LTR landlords, and asking to sublease their places out on STR). This is the real issue and what is causing parties, lack of housing, bad neighbourhoods, etc. These are the businesses that need to be reduced and regulated. They are a huge problem.
My sons friends were looking for an Air b&b to book for a Halloween party. This is awful. I feel so sorry for the neighbour living next to these houses. My girlfriend lives beside an air b&b and the place was a party house. Another friend moved from her down town condo because

the building was full of constant strangers because the condos were being listed as Air B&Bs. My son's rent is outrageous because it's hard to find long term rental properties in Calgary. I feel like our communities are being abused by rich landlords who see our communities as money. Short term rentals do nothing to help our communities. No family or neighbourly connections, no responsibilities to their community to be a good neighbour, just money
I don't think short term rentals create a housing crisis. They are a good option for owners who have made an investment in the real estate market. And they provide choice for tourism. My experience is long term renters, short term renters and owners have the same propensity to be rowdy or disruptive. Maybe different bylaw implications like fines, to curb problems. Instead of "no short term rentals".
I fully empathize with any concerns surrounding safety, my partner and I make sure to vet the people we have staying with us as best as possible. We find shared accommodations deter unpleasant guests. We also take part in STR social groups within the city that discuss openly the things/people to avoid including local companies that have scammed STR providers such as cleaning companies. There are STR opportunities that can help those with lower income as well that only require yearly fees to be members of but provide housing to people in exchange for services such as house sitting and pet sitting - of which also require users to have updated police checks. There are creative ways to save every month + I hope the city sees that value.
The STRs are often empty, which prevents others from longer-term rentals. This leads to fewer housing opportunities for the city's residents.
I think STRs are great but should have limitations (on number one owner can have, on rates that can be charged, how many in any given area, etc).
I think short term rentals have a place in Calgary and the number permitted must be sufficient to maintain their affordability scale via competitiveness . I also think it is good for hotels to feel some competitiveness on pricing. However if someone is happy to rent their basement for Air BnB they should be happy to rent it to a long term rental just as much. Air BnB is holding far too many potential rentals from younger folks, couples and people trying to save in any way during this very costly time. There should be some level of restrictions on the number of air BnBs one owner person can have under their name. And a general control on the number of sites cross the city to open up more long term rental suites. Thanks
As a renter, my landlord converted the ground floor suite (I rented the upstairs) to a STR. It significantly impacted my enjoyment of my home, as noise increased and the safety of my shared space (yard) decreased. Also, it removed well priced rental housing in bridgeland where that is hard to find. I missed having an actual neighbor. This conversion was closely linked to me moving out of the neighborhood, at which point my suite was also converted. In that neighborhood a lot of quality more affordable housing was converted to StRs, as it is perceived as profitable. But it definitely decreases rental availability
With the housing market the way it is we should do everything in our power to make sure that residents have homes before tourists have places to stay. I don't mind having a room rented out by another resident but I don't like landlords opting for short term rentals over providing more housing options.
STR's aren't meant to be a source of income, they're a way for people to rent a room or house while they're away. The nature of STR's have changed housing all over the world for the worse by limiting housing options, driving up costs of housing, and by not remaining an inexpensive option like they used to be when first launched.
Live in a building with 25% present. Causes issues with the condo board, security, and just general rule following; not to mention super loud and they treat the building like a hotel. Not to mention that's 40 units off the rental/ownership market.

There is a short term rental across the street from me. This house is a small bungalow and would be an affordable house for a young family. Instead, there are loud parties most weekends. There have been multiple instances where the police were called to the STR. I feel more unsafe about this rental than the unhoused people that reside in my alleyway behind my apartment building.
Also, overall, I am not supportive of the short term rental market. We have a housing crisis in Calgary and I believe eliminating most of the short term rental market would help
Short term rentals on residential can cause traffic and parking issue in our street, noisy, unsafe for young family has small Children, our security and safety our top priority especially we don't know these strangers coming in and out our community everyday, garbage issue, mostly the host don't have appropriate parking for their renters, absolutely not happy sharing in front of our property for their own short term renters especially we paid expensive property tax in the city. Our security and having quiet neighborhood is important.
If owners have had a non-conflictual history with Airbnb maybe there's room for them. Condos that consist of more STRs than residents should get the boot.
To be fair with hotels etc that offer STR if you choose to use your home for that purpose then you should pay business property tax rates as opposed to residential property tax rates
Short term rentals need more regulation, consider 30 day minimum stays and a business license. Rental housing is being affected and also hosts (landlords) are not paying tax on this income. Short term rentals under 30 days in Condo buildings or rental sublets need to be banned / it puts pressure on neighbours
Frankly, I don't see how they legally operate in Calgary. They are commercial businesses operating in residential zoning and skirting any level of oversight. They should have to meet all of the zoning and inspection requirements that other accommodations do.
Short term rentals should not be party havens. Airbnb do not allow parties or events. This should be maintained.
Regulations implemented should be thoughtful and intentional. They must prioritize user safety and minimize negative impacts on housing availability, while also remaining achievable and reasonable for STR owners to implement. These costs should be minimal for STR owner's as the cost is ultimately offloaded to users, which is not beneficial.
I live in an area near the University of Calgary with many homes rented out to students so they can live close to school while they study. There are also many hotels in the area and a new building offering 4 month leases designed especially for semester students, short term workers etc. There is a shortage is affordable rental housing for students and no shortage of hotel/suite space. At the very least, the City of Calgary should assess local areas and develop policies for areas/neighbourhoods to limit/prohibit short term rentals involving the entire unit with no permanent resident for that unit to areas that have no hotel or similar offerings to service the area. Short term rentals should be limited to homes used as principal residences.
I support STR in general. I do not support it used solely as a business (purchasing multiple properties for this use only), but I do support homeowners using it as an alternate income source either for extra space, or when they are away and choose to to rent their personal spaces.
anything that encourages to people to buy houses that they are not going to use as a primary residence has a negative impact on housing affordability and affordability.
Short-term rentals, as a business model, are a virus to our neighbourhoods and caustic to viable housing for people wishing to reside in our city. I live in a building where 50% of the units (according to our condo board) are AirBNB... this causes major issues for long term rentals, first time home owners, parking infractions, added utilities/wear and tear on our building and local infrastructure. I have no issue with STR being offered as part of someones primary residence, to help increase useable options for travellers... however, people investing

and taking up long term rentals and property that could be purchased for people to live in and flourish in our neighbourhoods.... ruins much for permanent Calgarians.
I am very happy with the options available when STRs are provided in Calgary. Hotels are quite limited in what amenities they can provide, especially as I need access to a full kitchen when travelling.
Housing should be free. Hotel and motel infrastructure exists and should be maintained instead of there being wasted resources on empty beds in STRs between stays when people are homeless in Calgary. Hosts profiting off of someone in an emergency situation is unethical.
As hotels have become more and more expensive I must admit that I have used STR's more often because they are simply a much better value than a hotel as you can cook your own meals and host as well. They are also typically more comfortable and flexible than a hotel. However, I am growing more and more concerned about STR's impact on the housing market and affordability. I believe there should be permits required and a maximum # of permits provided in each neighbourhood to prevent STR's from overwhelming communities with owners who use it as a main source of income (esp. from foreign investors etc.). If reducing the amount of STR's in Canada/Calgary resulted in more housing and affordable housing, then I would fully support that.
Most STR guests are like me - respectful and just needing a peaceful place to stay to be able to work or attend a conference or visit family. There are a few bad apples, but I've had a few bad apples in my long term rentals as well. I think while I found the amount of work that goes into assisting, cleaning up and communicating with short term guests too much for me, I have respect for those that run them.
Short term rentals are an essential service. They provide something that other accommodation streams cannot. Not only are they for the purpose of tourism but they give an alternative housing option for a variety of people.
Concerned with commercial landlords acquiring vast property holdings. Example: Avenue Living. A grant of \$120 million from Canadian Investment Bank allows them to purchase multiple income properties. Their mandate is to improve the properties and the lives of the tenants. They are reducing services and raising rents instead. The lack of rental controls in Alberta makes Alberta income properties an attractive investment for out of province/country speculators. The ability to raise rents to any amount is a 'bonus' for investors. The rental market in Alberta is being manipulated to a great extent by non Alberta entities, investors and speculators.
STR property owners should have to place a notice of STR business intent as well as a business sign on their property. The City could also indicate on their website where the STRs are in the neighborhood similar to the secondary suites page. We notice the STR has clients who stay much longer than 30 days so does that change the STR to a boarding house or illegal secondary suites as the owner doesn't live in the house.
We frequent the cities often and always use short term rentals. Whether it be for the summer, trade school or simply a weekend away. All of which reason I feel are important for cities and towns.
Short term rentals are contributing to the housing crisis in Calgary
Stop subsidizing housing
Government needs to put a cap on immigration which is the major reason for increase in demand of rental home prices. Rental prices has also gone up because of the increase in interest rates. Rental home prices is directly proportional to interest rates. If government wants to keep accepting refugees or new immigrants, it's their responsibility to build more affordable homes and short term rentals for them. STR helps new immigrants with

accommodation who have hard time securing long term rental agreements. Any change in STR will impact new immigrants who are coming to Canada.
Short term rentals are critical in areas that don't have proper hotel or motel accessibility and for those with children.
I firmly believe that it is up to the property owner's (landlord's) discretion how they choose to use that property. If they wanted a long term rental, they would offer one. I believe that forcing owners of STR properties to offer long term rentals, could further jeopardize the Calgary rental market. It may force landlords to sell rather than rent.
Please do not make things any harder, more restrictive, or more expensive for rental owners. If anything, you should look for ways to make things easier for them.
Short term rentals are a lifeline to landlords who remain poorly protected by government from bad tenants and related damages.
They are useful given how crazy hotel prices have gotten. Not a problem as long as they're well supervised.
Due to the increase in the price of housing and mortgage rates. STR is a good income to help landlords get through these tough times. Without it many might not be able to afford it or it wouldn't be worth keeping the property.
The problem is not short-term rentals, it is the Federal mass immigration policies creating an influx of residents that puts pressure on the housing market, local business/schools, etc. Crime rates are up because of inflation due to mass government spending and mismanagement of money. Cost of living goes up, so does crime. Short-term rentals don't have a major impact in any of the above. Creating legislative policies against short-term rentals only unfairly punishes property owners. An affordable option of a short-term rental is preferable to an outrageously priced hotel. Bylaws are already in place to address noise complaints.
Can the STR market immediately help open up long term rentals to help drive pricing down on our market
If properly managed, there should be close to no negatives of a short term rental. In my 15 yrs experience of using houses I own as both STR and Long term rental, I have had significantly less issues with STR. I do not believe the city should police how homeowners choose to rent their properties. There is such a small percentage of STR in Calgary, I really don't see why the city would even consider more regulation than you already have.
I think STRs have a place in cities and towns around the world. I have used them regularly when we've travelled as we prefer to prepare our own meals and live 'like the locals'. Usually we'll rent a basement suite or backyard suite with owners on site. Hotels are often expensive, require you to eat out at restaurants and are frequently located in busy urban areas which we don't enjoy. The issue I have is with investors who purchase multiple units or homes solely to rent out as STRs. These investors can be individuals who already own a home and have purchased a second or investment firms that see housing solely as a lucrative way to make money. There needs to be a balance and real estate should not be seen solely as a commodity.
STR's were a mistake, they killed affordability for hospitality and now claim to be solving problems they caused. Resource scarcity is a lie
People do need short term rentals, it supports tourism especially during Calgary Stampede times when hotel costs sky rocketed
N/A
I own two rental properties for long term rental. If City wants to create more affordable housing, real estate investors and city has to be on the same table to discuss why landlords are getting out of long term rentals and selling it or converting it to STRs.

The City should let the market play out on its own without the complications and regulations they want to impose for their own benefit of increased taxes, and control over entrepreneurship creativity.
STRs should be completely banned.
I feel STR need to be regulated and significantly reduced. They put pressure on our housing market, young adults and families need homes more rather a individual or business needs an additional investment property. Property for people first before profit. We managed before with hotels and have enough space for tourists and other needs as is, there is no need for STR or at least in the volume they currently exist. Every STR bought for profit is a home taken out of the hands of a family and a lost opportunity for stability and equity needs for new families/young adults
Stars should be banned in Calgary. Homes are for people to live in.Hotels are for tourists
In this housing crisis, people deserve a permanent place to live more than someone needs an Airbnb. Follow New York's leading example!
It's fine just not in my neighborhood. It pushes long term renters out, increase transientsy, decreases security, if people are here with money to shop or increase our economy they can pay for hotel. If they need medical help, posts can be put up at hospitals etc. As a landlord, it's hard to go after people for damages who leave quickly.
My parents in Calgary are soon homeless unless I support their rent with my income every month, so I live with them when not working, due to their rent recently doubling. Calgary needs to limit STR and CAP RENTAL INCREASES. STR does not improve housing through reno's. Most hosts are just shoving more people into more bedrooms in unsafe ways that are not up to code. Or renovated units become prohibitively expensive. Guests misuse amenities (violating bylaws/parking/garbage/etc) One time I stayed at an STR. The other room was an alcoholic who was breaking things because he wasn't allowed guests. I was scared and had to stay in my room. The home owner didn't live in Calgary and the cops took hours. I will not stay again in one. Follow Banff.
I volunteered as board member for our condo corporation and we had some major issues with SRTs. Parking infractions, noise, inappropriate garbage disposal. Many complaints from residents. Eventhough SRTs are not allowed according to our bylaws, our hands were tied and all we could do according to our management company was send warning letters. We felt utterly unsupported by the law/city, and were unable to get in touch with the unit owners as they lived outside the country. Similar problem with multiple units.
As a long-time owner and resident of a condo I have seen my building increasingly become like a badly-run hotel, with a huge increase in noise, garbage, and strangers frequently coming and going. Since multiple units have been turned into Airbnbs I no longer have a feeling of peace, quiet, or safety in my home. Like so many owners and/or long-term residents of multi-unit dwellings in the city, I did not agree to live in a hotel when purchasing a condo.
STR's don't really add much in the way of value to a community. They do add noise, garbage and general poor interactions with the community. Communities would be better served if those were turned into affordable housing than as a sort of profit centre...
Short term rentals allow owners to make money with zero longterm community responsibilities. Typically these owners are dismissive of any nuisance (noise, parking, rudeness) created by visitors who will never see these neighbors again (they'll be gone tomorrow, you're making a big deal about nothing, I won't rent to them again etc). It's hard to create community when there is a flow of strangers coming and going who care nothing for the neighborhood. Not to mention it removes available long term rentals from the market, creating unhoused neighbors.

There is a housing crisis in Calgary and STRs are contributing to this crisis. STR should not be someone's sole source of income. Housing is a human right.
People who stay at our rental experience a unique part of Calgary and discover a charming side of the city that can be difficult to access if staying in a big hotel downtown. We are in a historic neighbourhood and it benefits local businesses. However not all rentals are the same and not all airbnb owners are as present as we are. We check in with neighbours to make sure it doesn't impact them. Our government lan with our duplex was always to have one side for friends and family to use and if we couldn't rent it out in between visits we would have it sit empty anyways.
Restrictions on corporate type STRs should be considered, particularly for housing which is removed from long term rentals. Also consider restricting STR to owner occupied for majority of the year.
Often STR offer a backup solution private home owners have to move because of a life event (job loss, new job, divorce, etc) and cannot sell due current equity position in their property and alternatively long term rentals is not feasible (ie. They are losing x hundreds per month). STRs can offer provide higher rent revenue at the cost of more effort and time, a choice and right a home owner should have. I believe the benefits outweigh the current narrative some city counselors have public opinated the impacts housing accessibility and affordability. Thank you for doing this indepth research so we can guide our city council to make the most informed decision on policy as it related to STRs.
Make short term rentals have 30+ days to rent in residential neighbourhoods.
STRs are a crucial part of our current economy and the sharing society. When my family travels we almost exclusively use STRs to stay as a family and learn how people live in other cultures. They are a part of Calgary today and need to be a part of Calgary tomorrow and in the future. We live in a very nice part of the city and there is an STR 5 houses down the road from us. The largest nuisance to date has been when the city issued a film production permit that allowed people to film on the street and block off street parking while the house was being used as part of a film set, and it was a cool nuisance that yielded meaningful economic impact.
Short term rentals might be handy for travelers but drive long term rentals through the roof. It's far more important for people to have places to live than to supplement the income of people who can already afford a house. The str market is also driving up the cost of real estate in almost every market. I think it should be severely limited, even though I'm getting to the point in my life that i could start running one myself.
Limiting the number if short term rentals in each area would be helpful
We have an STR to help us afford our house. We are not interested in being traditional landlords. When our STR is empty, we use it for personal use such as family stays.
I believe that short term rentals are detrimental to residents. I personally have experienced the impact of this as a foreign investor bought out a row of properties, one of them being the one I reside in and has been converting units into air bnbs as the residents leases end. We experience disruption to our day to day life as a result of these short term rentals, including excessive noise, improper use of garbage and recycling bins, and illegal street parking. There are also increased safety risks as now the buildings entry are through a keypad that anybody who has stayed in the unit now has the code to and the code does not change.
It should not be legal for businesses to own single family homes for the purposes of short term rentals. The housing market is soaring in cost as privateninvesters and corporations can swoop in and offer tens of thousands above asking price waving all inspections. I won't even be able to afford a home. No one should have to or be able to rent a single family home. Apartments are different. Condos should be limited as well.

Short term rentals are an important option for visitors to calgary. Travelling with young kids is really difficult or too expensive in hotels & having a kitchen and a unit with Bedrooms allows people to have greater enjoyment of their holiday or visit with family. My out of town family likes to rent an STR so that they can make their own meals and share a unit to reduce costs allowing them to visit for longer periods and spend time with my kids. Being able to rent out in the suburbs where there are no hotels is very helpful. We really like to rent condos when we go to Van or Pent. & are really sad with the changes happening there that will make it impossible for us to visit our family. Costs of hotels only go up with the reduced competition
The previous question with respect to witnessing the impact of STR did not have an option of 'no' ...so i was forced to pick something. I think that will skew your results.
I support STRs when the owner lives in the same house. There should be a total ban with an exception in only these cases.
Safety is major concern for STR owners. If booking is for 5 people, we have information of only one person who booked it. We or platform like Airbnb don't know who are other people. Market is flooded with STR properties and there is no price control. Some new people don't know how to set the price and spoiling market. Better options if city or Government of Canada, start this kind of plate form and control the market price according to facilities at STR.
Much consideration needs to be given based on the new affordability crisis. My opinions and use of short term rentals has changed completely due to current pressures, even if I had found them useful 6 years ago. It is especially important to do everything possible to control housing affordability for renters in Alberta as there is no rent control. If renters in provinces with rent control are struggling and need to limit short term accommodations like Airbnb, then Alberta should definitely feel pressure to follow.
Lots of people looking for short term rentals are families with children. This is not disruptive to anyone in the area.
There is already a shortage of affordable housing in Calgary. An increase of STR would exacerbate this problem even more.
I live in a small condo in Beltline that "tolerates" STRs. Most residents are quiet, clean and respectful. One or two units the building are open for STRs. When these units are occupied, we hear loud music until early hours of the morning, have reduced parking options and worse if all, once an expensive package was stolen from outside of our condo door. This makes me feel unsafe and like I want to move despite really loving the Beltline area and the permanent residents of the building.
While not against STRs, I have seen no management of the distribution of STRs. My neighbourhood, Crescent Heights has seen a disproportionate number of new STRs as developers/owners capitalize on our proximity to downtown. The family character of our street has almost disappeared. The rate of new building with secondary or multi suites has not resulted in more housing, rather in more tourist accomodation.
STR should have to meet the same zoning and regulations that traditional hotels do - or they should be limited to how often they can be rented out (I.e. 90 days a year).
While I think it could be possible that short term rentals could have their place, this needs to be limited or capped, and in alignment with housing needs for the community. Increased STRs have the potential to limit availability of housing & in turn increase housing costs.
I realize we have a housing problem, but all illegal secondary suites need to be identified because these people are bringing in another level of income which often goes unreported and untaxed. No wonder my neighbour is doing so well financially, he's bringing in an extra 1200\$+ a month untaxed. Shouldn't we all do that then? I live in a cul-de-sac, the one unit houses like 15 people and affects people who have lived here for 30+years who can now no

longer enjoy use of their own property and park in front of their own home. I paid over a quarter of a million dollars for my home and I can't even park in front of it..
We had one pop up in our condo building to find ourselves with multiple breakins, a stolen vehicle, and other serious safety issues. Residents of condo projects do not sign up to live in a hotel, and are not compensated for the frustrations. Calgary has a housing crisis and this is not solving the issue - it's enriching negligent and self-centred individuals.
one of the challenges of living in a hotel for more than a couple weeks is the lack of kitchen, and unreliable internet. if hotel and motels were to offer good high speed internet (ie suitable for video calls), access to communal kitchen spaces - heck even a proper sink to do dishes and a microwave, and maybe even some coworking / office space, I think A LOT more people would use hotels over airbnb. We were initially planning on renting for 3~6 months before buying, but we absolutely could not find a single place that would rent to us with our dog. That meant that we had to change our plans to use a short term rental and purchase our own place ASAP instead.
I believe they have a place but not every neighbourhood makes sense. Can detract from the cohesion in a neighbourhood.
Not aware of impacts in Calgary but plenty of evidence from other major tourist cities.
The homelessness crisis is a complex issue with roots in various factors, including government policies. It's important to acknowledge the efforts of landlords who invest in properties to provide housing. Excessive regulations on these hardworking individuals might deter them from continuing to contribute to public housing. Balancing regulations to address the crisis while fostering a supportive environment for property owners could be a key approach in finding a sustainable solution.
We hope to build a garage suite, but the only reason I would consider renting it short term as opposed to longer is it would be convenient to have family from out of province stay there for longer visits. I would not complain if it were decided that short term rentals are restricted or banned in Calgary to help with the housing crisis, if it still exists when we are able to build this. If housing pressures are still significant I would just rent it out on a regular lease term.
My landlord evicted a tenant to do this is the apartment below us, "renovated" and then upped our rent. The "reno" then caused our pipes to freeze in the winter leaving us without water for weeks. The competition and over saturated bnb market makes for rush reno jobs and false facades of improvement to communities. Anyone in the business doesn't actually care about providing safe, well built spaces. It's about money, and a cheap flip. When I use these services while travelling I stay in a spare room in someone's home. A room, not a whole apartment that someone else could be living in.
Instead of restricting how homeowners use homes in order to free up space for residency, why not just release land and permits to build more homes? Or provide incentives to transform empty office buildings into dwelling space?
STRs do not employ people or contribute to the economy. They are selfish income streams. They don't have the same cleaning standards as hotels.
To make it perfectly clear, for me short term rentals does not include Post-Secondary Students looking for accommodations for 7-9 months of the year. With all the short-term rentals, there has become less available places for long-term rentals. Which in turn, increases the demand and the price of rentals. As well, the vast majority of short-term rentals do not pay tax on their income, do not have the proper insurance, the license, the inspection nor do they abide by the rules and regulations that hotels, motels and bed & breakfast's do.
STR of, say, 3 or more days should be allowed, but not 1 or 2 night stays - that's what hotels etc are for. And the number available in each community should be maxed, so that those looking for long term rentals have affordable options

Given the lack of affordable housing, particularly for students and low-income Calgarians, I think all short-term housing should be converted into long-term rentals.
I am deeply concerned regarding long-term rental availabilities, and how this may be impacting young families, single adults, and students. This is a major problem.
Calgary needs to address homelessness crisis, and provide affordable housing. Short term accomodation does the opposite. How many units should one person be allowed to have?! Eat the rich!
Short term rentals in my neighbourhood have led to more vandalism/break & enter. People staying are shady and often there is partying and fighting on the front lawn. It is making the community less safe and attracting nasty people
Absolutely NO short term rentals should be allowed during a housing crisis. Absolutely no rental housing should be commercialized via STR or in REITs. It is ridiculous that the the city if Calgary claims to support affordable housing when they allow STR decrease supply and increase rents. The ONLY time STR should be allowed is when there are NO housing issues in the area.
Limit airbnb. Provide more long term housing
at the beginning i said i occasionally used short-term rentals when travelling. what i meant was i occasionally use b&bs, so my answer to that inital question should likely be revised to 'no, i have not used short-tern rentals'
Your permanent residents can't even find a place to live, let alone afford one. Stop letting short term rentals take over! There are multiple airbnbs in my building, which could have been rented to the MANY handfuls of people I know that are at risk of homelessness. Ridiculous that you need to seek opinions on this when it is clear what is happening to us.
Canada needs wealthy Canadians to invest in businesses that create jobs. Wealthy Canadians and Canadian Corporations should not be given any advantage to influence the real estate market such that demand becomes high and prices can be controlled.
STRs should be severely limited, especially in multi-unit buildings. STRs should be restricted to single rooms in single-family detached homes.
We have a housing crisis in our city NOW. We have a homeless crisis NOW. While it's great that the Feds are chipping in to help, it doesn't solve the immediate problem. These properties take what could be long term rentals off the market.
Short term rentals need to be more actively regulated. For example, only active during certain high tourism times of the year, or only permitting a certain amount of time to be occupied by short term rental clients (3 months maximum of short term rental occupancy). Calgary is in a housing crisis and needs to provide access to as much long term, affordable housing as it can. Airbnb's have been proven to have a significant, detrimental affect on housing markets across the country and around the world because of lack of regulation.
If there are going to be short term rental properties the hosts needs to be taxed as a business and it needs to be heavily regulated. There should be an allotted number of properties allowed to become STR properties and they should have to apply for a permit. We are already in a housing crisis and people can hardly afford to live her as it is. The short term rental market as created a city where people who want to live here cannot buy a home because people who are using properties as profit have bought them up to rent them out for nightly rates. It's disturbing and not ethical, especially because they are often not even being taxed appropriately.
We had a neighbour that was an illegal short term rental for well over a year, and the people they kept bringing in were not the kind of people you wanted to be around. They were constantly doing drugs right by our door(which was directly across from their door) and I'm not talking about smoking weed. It got to the point my wife was scared to leave the house without me. They played music loudly until late, we had to call bylaw on numerous occasions. We

have a housing crisis, letting people rent places out for short term to try to make money for themselves is just making things worse. Housing shouldn't be a business, people need it to survive.
Ban all short term rentals except hotels
The lack of regulation on short-term rentals is very concerning to me. There is not enough incentive for property owners to rent long term to Calgarians in need of housing when they can Airbnb it and make a small fortune. STR are an out of home business and need to be treated as such.
I have lived across the street from a short term rental for more than three years. Prior to that it was a family home. It has been a painful experience. The home was rented to a group of roofers for over two months. We had many trucks and problems with some of the group. We have had wedding parties with multiple cars and people up in the middle of the night. The police have come on numerous occasions, there have been cars coming and going at all hours. The the family that was living in the house right next to the short term rental, finally gave up, sold the house and moved away.
My concern with short term rentals being allowed or encouraged is that there is overall a lack of affordable rental housing in Calgary, and with the rise of short term rentals, this will be an increasing challenge for renters to navigate.
there's been at least one night this summer where guests were loud on the deck after quiet time
While short-term rentals can have an economic benefit to individuals, profit from secondary homes and and short-term rentals should not outweigh the fact that thousands of people are at risk of losing their primary homes due to inflation of housing costs, while many have been experiencing chronic homeless for years. Housing is a basic need, but it is so often treated like a commodity. We should prioritize people over profit.
I believe it is time to move toward the same type of very wide scale banning of STR in Calgary as has been seen in other municipalities in Canada and other countries. This is a critical component in improving Calgary's deepening housing crisis.
I think renting a spare room or two in your primary home is perfectly fine, and it actually boosts tourism and gets international/USA people into our city. Specifically, this type of accommodation is a very important to attract millennials and Gen Z tourists. I believe entire homes or condos can be dangerous and take away rental units from the residence of Calgary.
How to think in short term if single parents we can't find rental properties, or not even to afford one anymore
What i'm against is the foreign slum lords who put 10 people in a house for outrageous prices. this makes regular rents go out for regular 4 bedroom, 4 people homes. and they don't clean or take care of the place. so it looks slummy even in nice NWdistricts. These are not AIR BNB but rather foreign investors. Therefore rents so high, others renting need to air bnb to support huge rental increases.
I think it is quite silly to have a discussion of the hypothetical benefits of short term rentals when Calgary is experiencing a housing crisis. The city allows developers to build poorly built houses, many of which become Air B&B, properties that are often owned by people who dont even live in Calgary. Although short term rentals have some hypothetical benefits, their downsides including reduced supply of actual housing, parkingand nuisance issues, and poor regulation of the short term market outweigh the benefits.
Why is it easier to find airbnbs than places to rent? We need to do what vancouver did.
Short term rentals are nothing more than a burden on those in the community they are in. The folks that do not have short term rentals subsidize the area and amenities for the short term

rentals. They never improve the areas, the actual slum up the communities they are in because the renters feel they are paying and treat the area badly.
Air b and b is not a residential use. There should be specific zoning for mixed commercial business taking place without an owner in a residence. Existing residential uses including multi family are for living not vacationing. How can you encourage people to move to supporting density when you allow business use of condo homes.
It promotes travelling and provides affordable accommodation for the students, researchers, and family vacations and events
I believe short term rentals should continue to exist, but there should be a limit of one property listing per host
Here is a cross section of the recent guests we have hosted: people moving to the city who want to try out a neighbourhood before deciding where to live, grandparents coming to visit new grandkids and want to be close in the same neighbourhood as their kids, students coming to do a semester at sait, medical students coming for an internship at foothills, international students coming for a semester at u of c, and really too many to name. the type of guest that we host is not a typically a hotel guest, people want a home away from home, a kitchen to cook meals, a separate room for kids and a more convenient locaation than a hotel can provide. we pay the same occupancy tax as hotels but without the consideration for tradeshowes and promotion
I think there should be strict by-laws regarding their use and the number of them within a certain proximity. There should also be strict enforcement of parking rules and noise limits where short-term rentals are located. An annual inspection report should also be provided by the host (at their expense) to the City to ensure they are compliant with all health and safety codes and they are compliant with local by-laws.
Supportive of STRs on owners primary residence property (Eg primary residence when away, basement or laneway suite) but very concerned about hoarding of multiple units/properties for STR increasing tightness of housing market.
Short term rentals shouldn't be allowed to the extend they are. There is no accountability with Air BnB and we need to make sure those units can house people. Rents are going up 50% and we have more homeless people than ever.
Your survey seems rather biased in favor of str. Stripping the positives of their negative impacts.
Let the free market so it's thing. This market is so small and has little to no effect on rental housing.
Short term Rentals reduce inventory causing higher prices. I live beside one and there was a fire luckily I was home and called the fire department and they put out the fire. There are safety concerns. On my street of about 40 homes 3 are short term rentals. My neighbor who has a Shirt term rental has been in Vietnam and only came home for 2 weeks last year.
I was would be interested in Calgary regulating the number and nature of short term rentals simply to alleviate the long-term rental shortage. Limits on the number of available STR per area, increased taxes on those offering the service to fund affordable housing, or minimum rental periods (eg. Must have one permanent occupier for at least 6 months/year)
I am planning to build a secondary suite to accomodate family that stays with us for 3-4 months if the year and then use for short term rental to help offset the cost. I've been a landlord before and have zero interest in renting out the property long term where tenants have all the rights. Otherwise I will let the property stay vacant in between family visits. There is a place for short term rentals and outright bans are not good for the market either. I was a landlord for 15 years but sold bc interest rates were going to double and I'd have to raise the rent by \$500 to just cover the rate increase, constantly subsidizing expenses not covered by rent. While stories of high rents continue most landlords are just trying to cover costs.

STRs are beneficial not only to owners and operators but to the entire community (locals, new residents). For this reason, and many others cited earlier, I fully support STRs in Calgary.
They should fall under the hotel act. There is no protection for people who rent from these renters.
I lived through the 80's. People whine and complain because they are self entitled and they want everything given to them. I believe in democracy
While those that host a STR can make considerable money off of it, I don't think it is an important source of income because long term rentals provide sufficient income boost. I don't think anyone NEEDS to provide short term rentals, but it makes sense to me that long term rentals can be important for paying off mortgages or having a consistent income that may be more dependable than a job.
These STR's are businesses where people might be trying to make ends meet. The politicians should get out of their own way and leave this alone. It's ridiculous to kill one piece of the economy to support another. Absolutely ridiculous that anyone would consider limiting STR's. Rather than always pointing the finger at people who are entrepreneurs start looking in the mirror and realize your own shortcomings.
Airbnb was created with the guy having an air mattress in his spare room. I think people should be able to let a room in their house for travellers if they want like couch surfing but fancier. Or their basement suite. But it should be primarily residence only one per person. And not the 'primary residence' of someone not even living in the country! (I'm pro immigration tho)
The housing shortage is due to the landlord increase in rental fees. The STR don't affect these rates. There are strict rules that keep the STR in check and any damage to properties are charged to the STRenter and the company. It's a mark against you if you have wild parties, damage or garbage.
A lot of people seem to think short term rentals are feeding the unaffordability and housing crisis. Websites like air B N B were created in cities where housing was already unaffordable. Their would no need to rent out extra rooms if mortgages were already affordable. STR's are still relatively new to the economy and have become an easy target for hatred, which I personally think is unfair.
STR are a viable option for families or groups and are often in residential communities where it is quieter and there are no hotels. Regulations should be in place to minimize the impact to housing availability such as a limit on how many properties you can rent out. I believe this should be one only. It can be a good source of income to be able to purchase or pay off your own mortgage. STR owners should be licensed, insured and inspected to protect guests and the neighborhood. The city of Calgary should enforce them in a timely manner so rules are taken seriously which would require many more staff being hired. It is not the city's job to create housing or house people but it should be their job to create rules/enforce to protect all.
STRs, like many web-based businesses, often result in undeclared income (and thus a loss of tax revenue). I recognize a role for STRs to fill a middle ground between hotels and LTRs (for example, artists doing residencies) but generally I don't support them as a replacement for hotels, since they take up a goodly number of occupancies that could be used for residents, and drive up rental prices. I'd support legislation disincentivizing casual STRs, such as stiff penalties for unlicensed operators, minimum length of stay, and so on.
It has benefits of course but as many condos downtown have realized it causes many headaches and risks to residents and that is why the condo boards are eliminating them in the bylaws. People are not willing to risk their investment in real estate to accommodate the concept of STR and that is understandable.
I understand that there is a lack of affordable housing in Calgary. These STR could be long term , at a reasonable rate. I'm making an assumption that these STR properties are in the

most part surplus properties by the owner. This seems to me unjust when so many can either not find housing, or find affordable housing. The STRs use up homes that could be shared with local residents, especially those who cannot afford to may more for rent due to having a 'lower paid' job. STRs have put pressure in many resort towns, this is a known fact. The folks that work in the service industry to support the tourism do not earn enough to stay in the town they are contributing to, and must travel elsewhere for accomodation.
There is a significant difference in my opinion btwn a) using your own residence as a short term rental, either in addition to you living there or while away for whatever reason and b) purchasing and owning multiple properties for the express purpose of using it as a short term rental income stream. The former, totally ok with, the latter I am vehemently opposed to. The housing situation is dire (cost, availability) and the average buyer will not be able to compete with people with so much extra income that they can buy multiple properties. I really feel like there should be a maximum amount of properties you can own beyond what meets your own personal accommodation needs (e.g. where you live) to stop ppl from doing this
Short term rentals sit empty while our citizens sleep on the street, unable to afford a home in our own city. There needs to be regulations and caps placed on rentals both short and long term, before greed manages to kill us the way its killed my generations hope and optimism for our future
Getting completely out of hand.
I hope city could give people like us a guide about how to start the short-term rentals business.
Housing costs are out of hand, people are unable to pay rent or mortgage as the demand for housing is much higher than supply. STR take up residential lots which are set aside for residents, not short stays. STR should be held to the same districts as hotels/motels and have to meet those district.
I am slowly being forced out of the apartment I have called home for almost 10 years because of the huge upward pressure on the rental market. STRs are one of many factors contributing to this. As long as Alberta continues to welcome so many new residents each year, what housing there is, needs to go to residents, not tourists. Housing affects residents 365 days a year, not a few days a year or a month. Thank you.
Short term rentals are destroying city neighborhoods with rowdy people who don't care about noise or anyone living full time in the area. It only benefits the person renting the house and ruins it for anyone who lives in the area. End these in the city
This is affecting rental prices across the province and across Calgary, rental is starting to become unattainable and I will be unable to move and if my rent increase again I will be evicted. We need rental control in Calgary
Short term rentals should be extremely limited. In addition there need to be more rules around number of guests, number of infractions they are allowed, and parking requirements on property.
Most STR hosts are respectable, considerate citizens yet the province turns a blind eye to the many illegal unauthorized suites that have been around for decades? Most of these suits do not meet building basic safety codes. Their owners often pay no income tax on rental income. They are not required to provide one off street parking space as is required for authorized suites. The lack of enforcement encourages more of the same. Also why do private public have to come to the rescue of governments and their immigration policy. Did they not discuss more housing will be needed when they open the borders to a million people plus?
Hotel businesses aren't being stopped from creating more comfortable and affordable accommodation to compete with Airbnb's - they should copy the product Airbnb is offering but build it themselves rather than use airbnbs that subtract from our limited housing stock. If

airbnbs are more regulated, there's still a demand for short term rentals so let the market figure it out in other ways that don't disrupt the housing supply.
STR's are ultimately a good thing for Calgary at the moment.
I am mostly concerned about professional mgmt companies and absentee landlords who fail to respond or dont seem to care about the impacts of loud guests, parties, traffic safety with their neighbors. I am also concerned about the impact of housing purchase for investment purchases and the impact on affordable housing
STR are fine but some regulation of parties would be good. Frankly hotels need the competition as their prices have gone up too.
I feel STRs only benefit the owners who are immediately receiving profits which don't go towards improving the neighborhood or surrounding areas. The nature of it being short means owners have to spend more time dealing with more people therefore are less likely/able to allocate their time towards benefiting the community. Accommodating long term tenants provides the owners AND their occupants the ability to do such. Obviously this workload steers many owners towards hiring property management businesses who again are not going to have the interests of the neighborhood or community in mind. STRs also don't provide enough time for the occupant to be a valuable community member as that's not why they're there.
1.From my little experience in the STR business, I can tell you that visitors in Calgary love to travel on a budget. the main reason of any visitor coming in to your STR is not to come sleep over in your space or watch your TV. The flexibility, comfort and experience may not be gotten from an Hotel/Motel within the same price/budget. 2.Mortgage rates are extremely high at the moment, most people need an extra source of income to cushion the effect of this high interest rates. 3.I would choose an STR over a long-term rental because it gives me an opportunity to make sure my unit is in good shape at all times.
Short term rentals should not take a priority over long term residents. I am in the process of moving away from Calgary, my home for 23 years, because renting long term is no longer feasible because of the STR market.
Ideally this practice would be banned and private housing restricted to long term rentals or occuppy-by-owner. The hotel industry is superior in every way and doesn't constrict the housing market.
It is very difficult for low income families to find any affordable rental options in Calgary. We need much more affordable housing as soon as possible.
Short term rentals only benefit the wealthy and those who can afford multiple income properties; often these are run by larger companies that purchase many units.
Parking issues. Unknown people coming and going in my neighbourhood. :(Lack of community. Short-term rentals in my neighbourhood are actually owned by big business-people who live in Europe. They do not bring profits back into Calgary.
Tax the heck out of short term rentals. Levy heavy penalties for those who attempt to circumvent the STR tax. Make these homeowners get business insurance, as they are essentially running a hotel. Take the tax money and invest in affordable housing for those who need it. Simple. Vancouver should have done this ages ago, but now have tons of homeless camped outside or in cars, hopefully Calgary can do this before it becomes even more of a major issue here.
The government needs to stop looking for more reasons to exist and grow
I think you should reach out to condo boards as there doesn't seem to be a good way to handle these. Our building has too many STRs and no way to truly manage them. Also, we have no guidance around what we can legally restrict or do and bylaws are vague on the topic. This is becoming a problem.

Please allow Airbnb's only if the host lives in the Airbnb. The one next door to me is a very disruptive, noisy party house. We can't leave our windows open for the smoke and noise (it has a no indoor smoking rule).
I'd like STRs at least more heavily regulated for noise, parties, crime, and problems.
It's a home based business like many other home based businesses. Let's leave them alone and add is.
Short term rentals increase the price of long term rentals and the prices of Homes. This is ruining the housing market.
Landlords should have to being tax on their short term rentals. Not all of us have the luxury of owing extra property!!!!!!
STRs are being used more and more commonly instead of leasing the rental as a long term rental. it has increased the housing shortage in Calgary and drove up the cost of other long term rentals
It's reducing housing options for city residents and driving rent up. While a small part of current housing issues, it does contribute to the problem.
The city doesn't need to create another bylaw that interferes with the free market. If you ban STR's like BC has done it limits the options available to homeowners that don't want to sell their properties. It is up to the homeowner to do whatever they want with their property, if they are lucky enough to have a desirable location for an STR, good for them! Create public policy's that creates more housing vs. Relying on existing houses and their owners to prop up the broken system that exists!
Air B&B s and STRs are great options for consumers
Raises rent prices & ruins the local economy
I've seen it change the character of a neighborhood and reduce safety is parking garage and front entrances, etc. Not to mention all the tax evasion and lack of insurance effecting neighboring condos. If they are worried about economics of the neighborhood, having long term renters is much more beneficial to the community and shops in the area
It is now impossible to afford to buy a house, and our rent for a 3 bedroom house is now \$3100. It's getting impossible to live here and part of the issue is the lack of housing for those who reside here full time. Investors coming in to buy and setting up management companies defeats the purpose of families benefiting from the income of renting out a spare room for money/meeting people, and contributes to our very serious housing crisis. Out of two adults who work in our house, one's ENTIRE income goes to paying for rent and that doesn't begin to cover our now \$500+ electricity bills. It's too much, and I've lived here 40 years (my whole life).
Housing is a human neex. It should not be a place to make a quick buck. Our neighbourhoods are getting gentrified to look the same and low income housing to make room for row houses. If people need accomodations, get a hotel. A sub-contractor app itsn't helping anyone.
STRs need to be heavily regulated to prevent people from owning and renting out multiple properties and contributing to the ongoing housing crisis in Calgary.
STRs are a great option for people with disabilities travelling and families. Calgary has few options of this type, and STRs play an important role in promoting tourism and accommodation options in the city.
There seems to be a stigma that comes with STR. However, being an owner as well as a traveller, when setup properly, it's a wonderful business that helps provide supplementary income to those that need it in these economic times, as well as a level of comfort hotels cannot provide for travellers. From my experience, in the big picture, the positives of STR greatly outweigh any potential negatives.

I think it adds value, options and opportunity. I do not think people should be forced to turn into long term rentals as they would just stop providing the service. It is not the city's place to force changes. This should be governed by the market and regulated by the city in the least intrusive way possible.
I really love the option for when family comes to town, a private space is nice. But whether or not it's someone's permanent residence doesn't matter to me. They also aren't really cheap... I'm not too concerned about their impact on large hotel corporations or anything, because their prices are crazy high too.
People should be able to rent their property in the best way for them. There is more protection for renters than landlords which makes being a landlord undesirable in Calgary.
Short term rental when someone rents out a room or two in their own primary residence is quite different than commercial enterprise short term rentals. I have no issue with people who rent out rooms in their primary residence.
I personally live in a neighborhood dominated by single family homes however have dealt with STRs indirectly with my work at a condo management firm. In my professional role, I have seen a lot of issues with STRs and people who are impacted by loud parties or a loss of community in their apartment style condo.
I see the need for STRs, I know many that prefer STRs than hotels due to various reasons. However, I live in a building that just recently banned STRs and the difference has improved dramatically. Less deaths (ODs), less break-ins, less noise and fire alarms pulled at 4am. The unregulated nature of STRs and those owners that still try to hide it in banned buildings are the main issues with it. As rent becomes a serious issue for many, regulations need to come down to limit the residential properties for being used for commercial purposes, as not all hotels are booked in Calgary.
STRs decrease the amount of available long term housing. Rent has increased to the point where families are moving out of Calgary even when they want to stay. Housing prices have increased substantially and many families can no longer afford to purchase their own home. Quebec changed the STR rules and 30,000 units came back on to the long term housing market. I don't agree with having a large number of STR. I am referring to STR in the city of Calgary and not in remote areas where there are no hotel options.
I like the option of allowing STR's in a portion of the home you occupy, e.g. suite or spare room. However if you own properties solely for the purpose of renting it out on a short term basis that becomes a business and should be subject to zoning and taxation as a business. STR's are harming the nature of neighborhoods and create a constant flow of strangers coming through your building or neighborhood.
I think that a short term rental should only be in a primary property for a host, rather than an alternative to renting it out long term to an individual or individuals. To hoard a property exclusively for short term rental purposes puts pressure on the already scarce rental market, and is entirely selfish.
The only winners are the rich owners of the STR and those with money to travel frequently who now have more choice for accommodations. Those looking for long term housing have less choices because those properties are more lucrative for the rich owner than a tenant paying monthly rent. The rich get richer and the poor lowly renter pays increased rent to make up for the owners losses. Short term rentals need to be heavily regulated and more affordable housing needs to be built.
I think there should be a limit on how many short term rentals each person or company can own/manage and the property taxes should be higher if it is not their principle residence. The extra money from those taxes should be invested into permanent affordable housing.
I would like to see the City of Calgary cap the number of STRs operated by owner/host and limit the number of STR units per lot. For example, we have a new neighbour that has 14

listings in Calgary and Lethbridge. Six of those are in Calgary. Despite posting business license numbers on the AirBnb listings, none of those listings in Calgary have a BL, according to the city. The property next to us is an older duplex. The owners listed both the upstairs and downstairs as separate listings (the city is currently investigating whether the basement suite is illegal). The owners are also renovating the other side of the duplex, and my main concern is that we could soon be living next to what is effectively a four-unit hotel.
The government especially this clown of a mayor and city council needs to keep their nose out of peoples personal property and business. It is that individuals property, they have paid for it and they are welcome to do with it what they like.
Instead of public art and new arenas, and raising property taxes to pay for your stupidity, figure out housing you [removed] morons.
Just leave it alone. City of Calgary should just let the market decide the best way forward.
I would like to see increased property taxes on STRs to help reduce viability, and get more houses back on the market
Living next door to an airbnb has been a nightmare. Random people coming and going. They dispose of their litter and cigarettes on my property, trespass, park blocking my driveway, hold loud parties late at night during the week, while the property owner does not do anything to prevent this from happening. The City does not respond quickly enough to the disruption. STRs are only good if the guests are responsible and respectful, but more so if the property owner adheres to strict and strongly enforced by-laws e.g. increasing fines each time a complaint is made.
If I wanted to live across the street from a motel I would have bought a house across the street from a motel. As it is, the Air bnb owner benefits from the neighborhood being quiet and safe, by inviting in large quantities of people who make noise, throw trash around and take all the parking spots. THERE IS NO BENEFIT FOR THE NEIGHBORHOOD FROM THE AIR BNB.
I shouldn't have to enter the survey or use the information link to find out how you describe STR. It should be on your main survey page right up front!! Should not have to search for it since this is the goal of the survey.
Short term rentals should be illegal or heavily regulated (requiring a license to operate), and I speak as someone who travels for work and has used them often. The impact they are having on the housing crisis cannot be ignored. All of these units are off the market for residents who actually need a home because they are being used as pseudo hotels. I am leaving Calgary and moving to Vancouver simply because I could not find a home in Calgary. I searched for months (as a high earning person) before giving up. Calgary is in a crisis and this issue needs to be dealt with.
Hotels are the perfect short term rental. They're already built and have tens or hundreds of units per property and are purpose built for this. Homes should be homes, not profit makers that limit the already stretched rental market. While I can agree there are specific circumstances that can warrant STR (like staying in the area for healthcare and wanting a kitchen to cook less expensively at) the overall STR scheme has harmed the broader population by lowering the amount of available LTR property.
Vacation rentals - for more than a week airbnb's are a nice way to vacation, especially for families. Hotels are not conducive for extended stays. If landlords are forced to shut down this type rental - it will definitely impact tourism. Also, doubtful it will increase rentals as I think a lot of landlords would sell. Thereby reductions rental properties.
If not Airbnb hosts making extra money for their time and their investment, it's just more money going to hotel chain coffers. Airbnb hosts are also WAY MORE PROTECTED than landlords are - tenants get away with so much bad behaviour and as a landlord you have little to no recourse to recoup it. If the province were to protect landlords better, perhaps more

people would be inclined to be long-term landlords. I think it also needs to be made clear that an Airbnb host is NOT responsible for anyone else's inability to afford housing. If you were to go after mortgage lending rules, and force banks to accept proof of rent payments as qualifications for affording a mortgage, more people could afford homes and move "up" leaving more for rent
Whole house rentals should be banned along with owning multiple STRs beyond what's reasonable like the legislation they just passed in B.C. SFH should be for full time renters especially with the on going housing crisis. Having apartment buildings full of airBNBs also does us no good we should have limits on how much of any given apartment building can be STR something like 10% of units in any given building. Our main focus has to be housing the people that live and work here and not allowing outside investors to come and turn our wonderful city into the bloated overpriced money laundering markets of Van and TO we have to act immediately to prevent this from going any further. Calgary being affordable for a large city is one of its few ben
I'd just like to add that while the cost of the rental is usually affordable, the cleaning fees added on are extreme so where I used to use sites like airbnb or vrbo and would love to continue to support local property owners, it's now gotten out of hand cost wise and I end up staying at a hotel now 99% of the time.
Short term rentals *were* fine before large companies and rich people realized they can buy up several properties and make ludicrous amounts of money while destroying the housing market
My rent had already gone up \$400, landlords don't need more money via STR. They would throw us all out on the streets if it would make them money.
STRs are becoming detrimental to so many communities. We've seen lots of property being bought up purely to be listed on AirBnB and similar services, and it's adding to the housing crisis we're facing. It's already becoming impossible to find an affordable rental, or even to get an affordable mortgage. It doesn't help that we're bringing in more immigrants than we actually have the infrastructure to sustain; in this situation, nobody is benefitting.
Short term rental is causing long-term impact on rental market and due to that, the pricing of housing has gone massively due to that.
The short term rental market will continue to exist whether the city or residents support it. Bring the short term rental market above ground and provide appropriate supports for users and hosts, as well as condo by-laws etc.
People making good money off STR's don't put the houses on the market which leads to increased housing prices because of less inventory.
The house I am currently living in has a basement suite that used to be an Airbnb. I live in the upper floor suite and if the basement was still an Airbnb I would not want to live there as it would be very noisy (it is an older house) and I would have worries about safety and privacy.
we have str's in our building and having the constant rentals of various units and various renters in and out in a building that is mainly owners living in the building and trying to form a community and close knit respectable environment is very disrupted by renters who do not want to follow condo bylaws or want to respect or belong to the building or neighborhood community because they are short term, and do not want to spend the time to read the bylaws because they are leaving in a month. They have broken elevators, tiles, garage doors, destroyed our waste areas, caused disruptions and noise, had various visitors which leads to increased safety concerns, and our entire building and community (university district) is very opposed to str's
We are in a place where many Calgarians are struggling to keep a roof above their families head, people are struggling to find home rentals that are safe and meet basic needs and yet we have so many vacant residences that are being used as short term rentals. It's hard to

watch perfectly good homes sit vacant for a majority of a month just so it can be rented out for a weekend everynow and then. On my street we have 2 short term rental units and we have and an increase in parking issues, confrontations, safety concerns and drug activity. All these negative issues started with in 3 weeks of the houses going from regular long term home rentals to Short term rentals. It may be a coincidence but the timing is highly suspect to me.
I have filed about 40 bylaw complaints and nothing has been done. I have filed numerous police complaints regarding noise. The STR owners tell their customers to use by my backyard without my permission. Customers and owners of the STR yell at me for telling them to leave my property. They overfill my garbage bins, they park on my property. Owners threaten neighbors to allow them to break bylaws. Owners use the income to support their drug addiction. Dog friendly STR means there are always animals at large in my yard.
There are several STRs in my building, and we have been dealing with package theft, garbage in the shared areas, noise, ... which resulted in tenants moving out. As a result, these units are being sold and often converted into new STRs.
STRs by people living in the property but away on vacation is very different from STRs that are businesses. I support STRs for short periods of time, but not businesses operating as STRs.
the short term rental market is good in theory, but because so many units are priced so low, or low for the amount you get vs a hotel, horrible people tend to go in to them. They're not at all regulated like a hotel, which brings theft, and an overall feeling of being unsafe in your own building, most commonly downtown. We just got rid of two Airbnb's in my building, and the entire building is happy about it. There was escort services, porn, drug dealing, and break ins happening, as well as some organized crime, and people grabbing at you, the parkade regularly had cars broken in to, and myself, and many others in my building had late night knocks from people that were clearly not in their right mind, also hallway brawls more than once.
We have a housing crisis on our hands. Owners may turn a better profit with STR, BUT this prevents long term residents from finding affordable homes, especially in the inner city.
I strongly believe that short term rentals are largely contributing to the housing crisis we currently have. Not only are there not enough long term rental units for families there are no longer affordable options for calgarians.
The convenience store across the street from my apartment brings all kinds of randoms and transients to our neighbourhood, causes increased traffic congestion and less parking for residents, as well as several delivery trucks (Amazon, ups, fedex, etc) because they accept packages for people - and no one is complaining about wanting convenience stores removed from neighbourhoods. It causes more of the "problems" listed than the Airbnb in our building ever has. Banning Airbnb just supports hotel profits, does nothing to help with AFFORDABLE HOUSING issue.
I think compared to some other provinces I've lived in, STRs are a lesser problem here because of how strong the landlords are. It's easier to evict people in Alberta so landlords are more comfortable renting out places long term instead of short term. Also there is a higher demand for STRs in other cities I lived in and traveled to (in other provinces), I think, because there are higher levels of travel and tourism. This has been my personal observation.
There's already a housing shortage and an affordability crisis, and the STR market seems to be making this worse. Sure, we need medical patients and their families to be housed, and some less-expensive options for tourism are good to have, but the fact is, these rentals are keeping regular Calgarians from being able to purchase condos or townhomes, because investors are driving up the prices and the demand.
There should be a limit on the number of short term rentals in any given area. On our single block in Crescent Heights, I've counted at least 7 Airbnb rentals. Our street is in transition,

with all the old bungalows being torn down and large duplex or row houses being developed in their place, all of which have secondary suites. These developments get approved because they add density, and the secondary suites have the appearance of adding affordable units to the housing mix. The reality is that the secondary suites all end up on airbnb and our community sees none of the benefits of these units. They do nothing to build community, they don't help with the affordable housing crisis that our city is currently experiencing.
Let's ensure we take a rational approach to this issue. The fear mongering and propaganda on both sides (but in particular the "against STR" side) is highly antidotal and full of NIMBY thinking.
Short term rentals are usually far more affordable than hotels and other conventional short stay accommodations. M So many people cannot afford \$200+ a night for a hotel. We need more sustainable and affordable short term and long term housing in our city.
I think there should be regulations to prevent businesses from buying homes for conversion to STR's . Not sure how this regulation would be achieved.
I enjoy both using STRs when I travel and also having them in my neighbourhood, but I am concerned they are taking away much needed housing options for people who live here.
Short term rentals need serious restrictions. Rules regarding STR should follow the BC's steps. We also need rent caps so generations other than just boomers can not just survive but thrive in this city. It increasingly becomes more difficult every year to live in this city. Change needs to happen for the greater good for the e majority of Calgarians. You should not be allowed to buy a second property until every calgarian has an affordable safe space to call home.
I live near the University of Calgary and the short term rentals reduce the number of units available for student housing. There are many hotels/motels in the area so there is no shortage of short term accommodation in my neighbourhood. I would like to see zoning changes that prohibit short term rentals (except for actual bed and breakfast style accommodation where the host is resident and present) in Calgary neighbourhoods. There are some interesting options built near me that are set up to have 4 month leases for students, families with patients in hospitals etc. The building is designed for this and includes all the appropriate amenities. This is a much better solution than imposing hotel-like accommodations on established neighbourhoods
I have no issue with STR if the host also resides in the residence (renting the basement or a room). But I do not think it should be allowed if the host does not live onsite as it contributes to the housing problem and communities should not be turned into hotels. Hotels exist for a reason.
Air BNB and similar used to be a convenient way to experience a different city for a short period of time. Now, greedy landlords monopolize the housing market and drive up costs for all rentals, not just vacation properties. They are also unregulated, meaning if you intend to stay there for a longer period of time they can change the price on you without (much) notice, and it's entirely arbitrary. Additional hidden fees are also an issue. But, in the context of this survey, I would not want my neighborhood to turn into a short-term rental hotspot. This type of service was intended for vacation properties, expanded to professionals with temporary placements, and has now spiralled into chaos.
the government should not have a say in what people do with their property
The biggest concern I have is that these STRs take long term rentals or housing purchases off the market. I'm worried for my adult kids being able to find rental or purchase a home in the future
With the rise of 'tent-city's' popping up in alarming rate's accross the entire country i think it's irate to consider allowing people (which it more then likely it a coporation or company buying

to purchase and remove the availability for a local, to potentially rent it out to a tourist; thats an extrememly short sighted idea.
STR rentals have become devastating to locals who can no longer afford rent due to the decrease in available housing. This has increased homelessness, crime, and community spirit. STRs should be banned in a city like Calgary where there are many, many, many motel and hotel options and very, very, very few long term rental options.
There is a place for STRs. But the place is not in existing communities. There should be guidelines in place to protect residents and ensure that permanent housing supply does not go below a certain rate if they are permitted. STR hosts should be contractually obligated to shift to long term housing when needed.
Many of the concerns can be dealt with through appropriate and required licensing. We have been hosts of a cottage in BC. The issues arise when licences are not restricted to one or two and when remote checkin is allowed. Don't allow remote checkin. Make a property manager with 24/7 contact mandatory. Enforce already existing bylaws on parking and noise. This allows responsible hosts to continue and valuable contribution to the economy while it weeds out irresponsible ones.
It is directly correlated to the housing crisis in Calgary. Maybe we should make sure all our citizens who LIVE here have access to safe accommodations before visitors do. Why can't they use hotels (the visitors)
Making a substantial distinction between short term rentals and long term rentals is ridiculous. The city belongs in the place where peoples activities adversely affect other people - such as creating legislation such as a noise bylaw, and then employing officers to enforce it. There may be a higher propensity for some types of violations in short term rentals - and the exclusive involvement of the city regarding that ought to be reviewing the bylaws - perhaps ramping up penalties more quickly for repeated violations. The renter and rentee are responsible for squaring their relationship such that minimal (reasonable by existing laws) disruption is made to the area - regardless of whether it is a 'short term rental' or a regular one.
I think with proper regulation this can be a net benefit, but it needs to be managed as an extension to residential/small business and not mass change of residences that convert entirely to STR. There should be limits on the number of STR owned by one person (directly or indirectly via one of more companies), limits on STR density in a neighborhood, etc. There should be proper registration and licensing for STR, and if bylaw gets involved with an STR too often it should be possible to suspend/revoke their license.
Current structure benefits hosts/property owners, while passing many externalities onto the surrounding neighbourhood/pressure on housing market. Typically they subtract from neighbourhoods, look at major tourism centres across the world. Locals move out and businesses cater to tourists, as opposed to revitalization. With minimal slack in the housing market, the impacts of a portion of units going towards tourists vs full-time residents is quite large. Since landlords typically make more money off tourists vs long-term tenants, they are incentivized to continue to remove their units from the housing market.
Short term rentals provide a necessary service not only for tourists but for individuals between housing.
I think STR are a good thing, but only if that kind of offer is restricted to a certain amount of days eaxh year, e.g. can only do a STR for a maximum of 30/60/90 days each year. Otherwise many people will choose the more lucrative way of STR vs. long term rental. I don't think Stars help at all with the current housing crises as they are normally more expensive than a long therm rental. I would actually prefer to have a legal basement suite in my house which I could rent out long term if I want to, but some of the rules making the legalization very difficult, so STR would be an alternative to create a bit of an income in a legal way.

We should encourage medium-term rentals (ex. a month or several months) as that helps meet housing needs (e.g. students etc) and would result in more positive impacts to the neighborhoods
It's absolutely absurd to me that STR owners/companies are buying up properties and literally driving residents out of the city. Why does the comfort of visitors and rich people matter more than Calgarians basic need for shelter? It is greedy and messed up. Also the idea that STRs provide job opportunities is a joke — they're probably paying the cleaners minimum wage. How does that help Calgarians? It doesn't.
Pls inspect those illegal STR in the city to creat a fair and healthy competition for hosts who are complied and pay taxes
Please do not let all three levels of government's inability to address the housing crisis when it was required years ago dictate what I do with my property.
STRs in my building sparked a wave of 'break in's', noise complaints and issues with garbage/ mess in and around the building. As we have a traditional key to enter the building, it also feels like a HUGE safety risk in general!
Hello! I think STRs are great when they are within an already shared space (e.g. basement suites or renting out single rooms in homes), but I do think that renting out an entire home for a stay is wrong as these homes should be available to people who need to live.
banning or increased regulations against short term rentals is like a kick in the nuts to capitalism and entrepreneurship
I think short-term rental is absolutely lovely if done properly. Given the housing crisis I do not think it's appropriate to freely allow people to have short-term rental properties that they do not reside in. If people want to short-term rent an extra bedroom in their home, a basement/secondary unit, I think that's appropriate. However there should be incentives for people to rent unoccupied properties for long-term and not short-term. There should be additional barriers for people to rent vacant units as short-term rental units.
If short term rentals continue there needs to be a better system for reporting problems eg prostitution was happening in one across hall in my condo. People are very naive to types of activities in some STR with no owners on site eg drug dealing, prostitution, parties etc
See previous answer. I don't agree that municipal, provincial or federal government has the right to tell property owners how they can utilize their property. Property owners are paying taxes, paying utilities, paying insurance, paying maintenance and upkeep on their properties. I agree there must be standards and rules but no property owner wants their property abused. The long term rental in our neighbour hood are often neglected, have absentee landlords who don't care. If Calgary needs more long term rental properties, consultation with landlords as to why they prefer short term would be helpful ie: renters have more protection than landlords, missed payments, no way to evict if damage done, no ability to check on your property
Thanks for doing this study so hopefully the [removed] heads at City Hall can do something more to protect against housing shortages.
We need to focus on affordable housing and being able to house everyone. Once we have that we can have additional short term rental units. Without being able to house everyone it's kind of [removed] to have this option. Regardless of the convenience
If they were regulated and in the spirit of the unneeded housing we support. Eg in line with B&B regulations or people sharing portion of their home.
I think short term rentals are helpful to those who are hosts and tourists however the displacement and price inflation of housing because of STR is detrimental to our housing market and pushes younger Canadians out of the housing market.
I think there should not be short-term rentals in Calgary because there is a lack of affordable housing. House the people who live here and who are part of our communities.

It is somewhat outrageous that the very politicians who decried condominium boards/owners choosing to limit STR (5 years ago approximately) are now the same people trying to limit same through policy. Typical of the short term thinking of these people simply pandering to their voter base.
Short-term rentals like airbnbs and vrbos are a huge problem. They're not spare houses owned by someone who's renting out their SPARE HOUSE (!!) to a guest this sector has been taken over by private equity owners who have reduced the ammount of rental units. Not to mention the safety element. Calgary should have a thriving hospitality and entertainment sector with a diverse range of hotels and accomadations owned and operated by reputable companies who follow codes of ethics and have a stake in improving the community. An overreliance on 'disruptor' culture just enables the [removed] of our city. We want affordable rent, companies that pay their taxes (!!!) and can be held responsible when something goes wrong.
I can see benefits to this type of rental but the way it has been managed and turned into another way for wealthy development companies to increase their wealth and push people out of the housing market, instead of an option for community folks to support one another and supplant their income, is unsustainable.
I do feel that short term rentals take away from long term housing and need to be addressed somehow.
The City should not require people who have a suit or rent out a room on AirBnb, etc to purchase business licenses, etc. I find this current City Counsel overreaching, in my opinion. Let people have an added income for their personal home without the City getting a cash grab from them. Personally, I do not see why this survey this survey has to bring up refugees, etc. This is a problem, but "typical" families who rent an extra room, etc will not be renting to refugees. It is when the "leadership" of our City will use their personal residence to rent out rooms or their income properties to refugees that will be leading by example. Let people live, be, and without political control.
I believe they are a needed service, but with too much proliferation they can cause a reduction in available longer-term housing that we very much need in Calgary.
STR's are not an evil thing despite many demonizing them. But when housing availability is low and there is a considerable shortage of long-term rental availability. There needs to be levers to decrease the amount of STRs on the market (not approving new licenses and grandfather currently existing) unless they are someone's primary residence - people should be able to rent out their houses when they are not using the space, but in times of housing need we need to find ways to incentivize LTRs
Likely already answered this but I support airbnb where the host is living in the property, such that there is full interaction with the guests. This is a good use of extra bedrooms etc where you don't want to share the kitchen, meaning not suitable for long term stays. I believe this was the original intent of airbnb and I was quite upset at how it changed to use empty apartments.
Having multiple homes as rentals such as Airbnb causes a strain on the availability for permanent residents to find affordable housing. The price of renting a home keeps growing and the number of "empty" houses in the city is too high
Devalues neighborhoods. Cars everywhere.
STR takes away available rental stock for Calgarians needing places to live. This is shown again and again throughout other cities. When the availability of AirBnB/VRBO and the like increase, the places for rent to the citizens decrease. BAN AirBnB/VRBO and the like.
STR's being used as a source of income is abhorrent. The idea of people profiting off of a basic need (hand over fist for the most part) and heinous. I'm not against STR's entirely but

the way they have taken over the market and skyrocketed rent for regular Calgarians should not be permitted.
Short term rentals are benefiting the property owner but not any of the surrounding communities. Nobody wants to live next to an Airbnb because the people are coming and going all the time, often at all hours of the day or night. When people are on holidays, they may stay up late, talking or partying. They don't pay attention to neighbours or social conventions because they don't care: they won't be there for long.
STR only serve to provide income for the owner/operator and decrease housing opportunities for those who wish to live in may community. With the constant changing of occupants this has become a safety and noise issue. As the tenants are only here for a short time they do not care the mess or disruption they cause.
I believe house owners should be allowed to rent their own dwelling short term. However, for other rental properties there should be a solid reason for short term rental. Currently I can understand as we are losing money on our property by trying to offer affordable rent and the idea of recouping that as a short term rental is pretty ideal. But above all. We need to house our citizens and landlording should not be a business
I think there needs to be better regulation around STRs. There are good examples in British Columbia and the island of Oahu as to ways they have come up with to better regulate them. I feel STRs as they are now are to blame for our housing shortage in Calgary and across the country.
Air bnb owners often do not claim their income and therefore do not pay taxes. Air bnb revenue goes to a foreign corporation and individuals rather than our local economy. Short term rentals should not be allowed in Calgary.
If someone has multiple units then it's more a business and should be following business. Rules
Raising taxes for residents will trickle down to renters (short or long term) and inherently not helpful in creating affordable housing for calgarians
They are unmanned hotels and should not be allowed in residential neighborhoods. They are a commercial activity
The city of Calgary does not need to restrict people from owning short term rentals. It is not the way to fix the long term rental problem. Stay out of people's legal investment options. Restricting them does little to increase availability in the long term rental market and just elonaites tourist choice. I don't want to stay in a hotel in many places I go. Quit trying to regulate this market (other than enforce existing noise rules).
From a tourism perspective, I believe STR's offer a great alternative to the traditional hotel/B&B model but there are also drawbacks. I also see competition increasing which is affecting the profit of the property owner so believe the number of STR's will somewhat self-regulate. Those located in the city hot spots will fare better but does put different pressures on those neighborhoods. From a housing perspective, yes, agree it does somewhat affect what is available in the long term rental market but does offer those in transition ie newcomers, relocations an excellent alternative till they find permanent housing.
There are already short term rentals available- they are called hotels. With the rental market being so tight, it's criminal to allow these when those who live and work in the city cannot find accommodations.
STR should be treated as any other small business and not persecuted to try and solve the lack of affordable housing or the issue of taking in immigrants and knowing full well that there is nowhere for them to live
Government of all levels must get their collective feet off the necks of entrepreneurial, whether STR owners, regular landlords, builders and developers, etc. Solid busienesses which offer goods and services to consumers are a boon to communities, not a drag. While by

no means anti-immigration, our current housing crisis has more to do with too many immigrants arriving too quickly and without means to provide for themselves, and too often bringing their conflicts with them, causing social and yes, even financial unrest. Fix that and there won't be the housing or healthcare issues we're experiencing, certainly not on this scale. Support business by lowering taxes and regulations - incentivize, don't penalize.
I believe that these properties ought to be more highly taxed than proper residential rentals.
There should be a limit on the number of them in each neighbourhood
It's one of the contributing factors to rising rents and housing prices.
An STR on my street turned their 4 brdm house into a 10 brdm! There are windowless rooms, prostitution and drug use in the front yard. Assaults in the alley, and thefts from surrounding yards. These are awful and need to go.
Short term rentals are great for travelling - I have used them many times during trips to other cities/countries. They are a good alternative to hotels. However, I've also seen the negative effect they have on the housing market. I personally don't know if/when I'll be able to buy a home because there's such a lack of inventory in Calgary and prices are too high. I've known people who live next to or nearby short term rentals who have had to deal with partying, noise, garbage, police coming to the premises, etc. So as a consumer, I see the benefits, but as a resident I see huge drawbacks. Keeping STR hosts accountable and limiting how many properties one can have could help.
In these difficult economic times responsibly run small businesses, who want to support not only themselves but the surrounding economy, tourism, and provide business accommodations, should be encouraged. I have heard talk about the impact of STR's on the housing market but I do not believe the volume of STR's is detrimental in Calgary. Most condo boards do not allow STR's so it was a significant challenge to find the right building to start my Airbnb. Many buildings in the surrounding area had vacancies (2023) but did not allow the usage. I don't think there is a danger of Airbnb's taking over. Regulations and safety measures are a good idea. I also think the city needs to diversify strategies for the housing crisis - a complex issue
I have used str on a number of occasions when traveling as an alternative to hotels. Less so recently. Legal short term rentals should face the same scrutiny as a hotel or other place to stay. Neighbors and guests should understand the bar that the business must meet. I understand there's updated regs coming into effect in 2024
We have a housing crisis, Council should already be taking action on reducing STR to increase number of accommodations available.
am concerned more with absent owner str. It means having to use bylaw at cost to city to deal with antisocial behaviour
ban them
I believe STRs are valuable as a piece of the mix to support the industry along with traditional accommodations but they need better regulations, oversight, and management to ensure they are a beneficial component rather than a nuisance or danger
For a long time the City of Calgary took a laxadical stand on short term rentals. No regulations whatsoever! Short term rentals only make sense if the owner also lives on site. Vancouver, has gone to this model. Without an owner on site, a house in your neighbourhood is basically a hotel and who signed up for that? This has all sorts of ramifications for the neighbourhood. We have a short term rental on our street. We've lost a neighbour. There is little accountability by the landlord. He built a three car(!) garage that shaded an elderly neighbour's formerly sunny yard and now rents out the garage for storage (!) During the whole process the City of Calgary was very unconcerned and unresponsive to our inquiries.

I feel short term rentals add to the fabric of the city. Many people traveling to Banff cannot afford the accommodations in Canmore or Banff. It would greatly reduce the amount of tourists that could travel to the city from all over the world.
Stop making luxury units, stop prioritizing investment for those who already have money, focus on walkable/ less car focus communities, reconciliation, environment, natural restoration, anti trust, and affordability for Calgarians of all backgrounds. All genders, races, sexual orientations, abilities, etc.
I live in a purely residential urban neighbourhood. the business opportunities for the increased traffic and people flow do nothing to offset the noise and disruption that these party-ers bring to the neighbourhood. Nothing good is added and my quality of sleep and quiet enjoyment is detrimentally impacted.
Calgary is experiencing a massive shortage of long term rentals. Many dwellings of all sizes have been removed from the long term rental market and are being used for short term rentals. I would like to see Alberta/Calgary implement the same laws as BC related to short term rentals.
I have enjoyed using short term rentals. My concern is having guests who first, may use the unit for parties, second that the host, or manager may not be available 24/7 for issues that may arise. That accountability helps keep everything running smoothly.
Short term rentals should be inspected by the city to ensure the rental complies with safety regulations such as fire exits just as they do with secondary suites.
Fundamentally, STR's erode the fabric of our communities and remove the existence of additional longer term community members who care about the community. STR's should not exist, but if they do, should be required to operate on an even keel with other STR options (e.g. hotels) including need for a business licence, business focused municipal taxes and be limited to areas that are zoned for such activity. Penalties for stepping outside these requirements should be harsh (serious fines) and recurring disturbances (e.g. parties, drugs, prostitution) existing at these STR's should be grounds for removal of licences to operate.
I was on a condo board in a condo located near the 39 st SW LRT station between 2008 and 2016. At least 2 (and possibly 4) of 28 units in our building were in a STR pool. We found that there were negatives arising from such use: increased numbers of strangers in the building, diminished perception of security, lack of familiarity by STR users with condo rules, increased parking infractions, less respect for building property, less residents prepared to volunteer on the board and participate. Use of these units by 2013 flood victims tended to be over the 30 day minimum stay, so were true leases. Enforcement of condo bylaws prohibiting commercial use would have been expensive and uncertain, so was not an option during my tenure on the board.
Concerned about entire buildings being turned over to short term rentals, which puts strain on my condo. Would be more comfortable with more regulation
Let market forces play out. Of course there will be problems, but it will be far worse if the government gets involved. Our current municipal government is corrupt and cowardly and does not have the integrity or competence needed to be useful.
Every selection of "prefer not to answer" was used because the question was leading and/or biased
Individuals should not be permitted to run mini-hotels in condominium buildings. These are homes, not businesses.
Regulate and enforce STR rules to maximize benefits and minimize costs.
I know of neighbourhoods that have had significant decline in community feeling due to amount of STR (not mine but discussed with trustworthy people) I am concerned about availability of reasonable rental accommodation for Calgary residents

Maybe later for sure I am very interested in this overall as I have been renting rooms so very long But I have to get back to work and get my food deliveries done
I live in Sunnyside and have an Air BnB directly beside me. It has two units being rented and the owner of the property wants to build a garage with a suite to rent a third unit. This is extremely disruptive. Cars coming and going, garbage everywhere, parties all the time. It has completely ruined our neighbourhood. People "sell" Sunnyside on our beautiful neighbourhood which is then destroyed by the "party houses" like this one. This ruins my enjoyment of my property at the expense of a selfish Air BnB owner. The only people who make money on STRs is absent property owners who buy cheaper/older properties to rent short term. If Calgary is going to allow these, the City must highly regulate them or lower the neighbouring taxes.
Decreasing short term rentals will maybe maybe help with the housing crisis but it is mote of a political move and an optic move as in we must do something. It will make a tiny change perhaps. We need to think about government building houses, reducing expenses to building and reducing the time it take to build. However we also need to take into account how we want this city to look and feel and just not build everywhere because we are under the gun. AND we need to take into account the environment.
short term rental creates an alternative accommodation for travels and opportunities for source of income for home owners, it should be encouraged not suppressed
The main issue with short-term rentals in Calgary is that there is currently such a low vacancy rate, with many people struggling to find permanent or long-term housing. The use of residential dwellings for short-term rental purposes as opposed to longer term rentals is exacerbating the housing crisis in this city.
STR has changed recently and seems to be based on investors focusing on making money rather than a single person offering accommodation. Also, we live in Marda Loop which has been densified to provide more housing however we have seen more STRs coming in and snapping up properties rather than being available for individuals, couples and families as originally intended.
str is a concerned to me living in a condo and beside my unit is a STR. The occupants are constantly changing, lack of privacy, increase risk of security issues and theft, I bought my unit recently on 25 yr mortgage. Living next to an STR puts my mental health at risk (anxiety, paranoia, depression, etc) due to constant changes of occupants and risks of irresponsible, disrespectful, and deviant occupants in an STR.
Our next door neighbour moved and turned the house into an air bnb. Now there are different vehicles parked in front of the house weekly. It must be advertised as pet friendly because there have been a number of dogs barking at my dog over the past few months. We haven't had any noise issues, but it really takes away the community feeling having one of these next door. It seems like a net negative for a neighborhood and a self serving use of real estate assets. Also, there are commercial businesses that must compete with these small time operators, who don't pay commercial taxes, or have any of the expenses of a traditional hotel. As you probably got from this, I'm not a fan.
I support short-term rentals in my neighbourhood if restricted to a small percentage of properties and only allowed along major roadways where traffic impact to residential streets is minimal and long-term home ownership is less desirable.
STRs are fine, as long as the hosts do a good job of vetting the guests. We have a STR on our street and have had numerous rowdy parties, public urination and overall unruly behavior. The host should have done a better job of ensuring the guests are responsible. The city should fine or revoke the license of STR hosts after numerous complaints/infractions.

Do STR owners pay residential or commercial property tax? Maybe there should be a levy/tax on short term rentals at a few dollars per night. If there is an accommodation tax for hotels, there should be for STRs as well.
This survey is too broad brushed to be really useful. I would be supportive of strewn in my neighborhood IF it is the secondary use to a residence in a a backyard or suite. If it is not a secondary use, then these should be directed to mixed use or commercial areas.
I am sandwiched in between two of these fake hotels. One is owned by 'investors' who live out of province. and is not owner-occupied. It is an absolute nightmare and has basically ruined my peace and enjoyment of my OWN HOME. Parties, noise, people constantly shouting and playing loud music in the filthy outdoor hot tub (outdoor 'amenities' like hot tubs and pools that encourage partying and noise should be completely BANNED from STRs), rotting garbage attracting coyotes, skunks and magpies, up to 4 extra cars competing with tax-paying residents for parking spots, drunken idiots coming into MY HOME 'by mistake', sidewalks never shoveled, property unmaintained, the list of problems goes on and on.
I own several condos in Calgary, and none of my buildings allow short-term rentals. We are very concerned about strangers having access to our building, and then passing on the fob or key to unknown people who then also have access. This happened (against the rules) in one of our buildings, and we ended up with unhoused people staying in our mechanical room, doing drugs and making a terrible mess.
We have active renter eviction and change to AirBnB. City alderman not responding. Had rental by a "pimp"(or whatever they are called now), set up girls and had Johns up and down all night. STR OK in owner occupied residences. Owner on site - like B+B
Thank you doing this survey. My answers are based on recent exposure to living in close proximity of STRs. As a renter, I moved to [removed for identifying information] in April 2023 as my suite owner wanted to re-posses their suite. Due to this, I moved in with a roommate to Sunyside, but only after diligent (and daily) searching and having to pay a fee to place an application. After moving in, we have logged several complaints for noise and smoking infractions from known STR tenants in our building. It is known there is a significant amount of STRs in this building [removed for identifying information] where a concern is that suites may not be accessible to citizens who need a place to live.
I feel guilty that I am against STRs, having used them myself. We previously rented a home in Crescent Heights that was near a STR, and ultimately left because of it. It is genuinely unpleasant to live near what is effectively a small hotel, with increases in noise and no relationship to the residents, who could care less that they're making noise in the backyard at 1 AM on a weekday. We ultimately moved to a less desirable neighbourhood in part because STRs are less likely there. I feel badly for people who are looking to rent and unable to find homes, when previous rentals are now put on AirBnB.
STR's provide a far more genuine experience in travel. People that use them love the fact that they are staying in a local neighbourhood and are more likely to visit a local coffee shop than the Starbucks in the lobby of a major hotel chain. All of the money that we earn remains in Calgary. We employ local photographers, local House, cleaners and local handyman. I guarantee none of the profits from the Hilton remain anywhere near Calgary. We have had the pleasure of hosting many guests from all over the world and locally. We currently have a medical traveller with us, and the previous guest was an insurance claim. As a professional host, I take great steps to ensure that we do not increase noise or disruptions for our neighbours
The issue is not the small time player that maybe has 1 or two listings on air BNB, they are the corporations or investors that buy multiple properties for the sole purpose of using them as str. I live in my property for most of the year, I do plan on eventually posting it as available

when I am out of town on long trips and this does not affect the availability of housing as it is my primary residence, I'm not taking away anything from anyone.
STR's must be licensed and income tax should be paid as passive income. The standards of rentals are not maintained. It takes away chances for LTR
I believe they are important, but one of the biggest issues is garbage buildup in the neighbourhood. I live [removed for identifying information], and there is a townhouse air BNB that has piles of garbage all over the street and alley very often. I also live across the street from a large home that is an Airbnb and it's fine other than some noise and police incidents. I think it should be mandatory that hosts live in the same city as their rental or have a manager close by.
I think there's a big difference between an entire home/apartment being removed from 'circulation' as a permanent housing option to serve as a STR vs. a single/guest room in someone's full time residence being used as a STR. I support guest room STRs. They can be a good revenue option for people who do not want a permanent housemate, and provide a unique experience for travellers, who have a local host to ask for recommendations, and perhaps to notice if they don't return (good for solo travellers). I do not support entire homes/apartments being removed from the permanent housing market to serve as STR. Unlike a guest room in a home that is already occupied, these units could be permanent housing for Calgarians.
Landlords or owners not being responsible for their property and what happens on it. Noise complaints, garbage and general disorder by short term, rental users, who are just here for the summer to party, not being addressed for the surrounding neighborhood.
As a past host, I'd like to make a comment that I don't believe short term rentals should be allowed in any residence but the primary residence of the host. The idea of the Airbnb platform when it first started was amazing, to stay with a local and get to ask questions and get inside tips while staying in an interesting space. The idea of people buying multiple units and using them as STRs while never meeting a guest or giving a local Recommendation is besides the point of the whole experience. This is not a hotel. People who want a hotel experience have many options, they don't need to be using Airbnb and ruining it for everyone else. The whole idea of sharing your local Community with someone is gone at this point. It's a shame.
We live by Bowness Park, which is a popular area for tourists and athletes because of the park and Winsport. A house across the street from us was rebuilt with a [suite] and the owners use the property for short-term rentals. The new house has helped to revitalize our street, and the short term rental is very convenient for hosting people visiting family nearby, for people wanting to stay within walking distance to Bowness Park, and for athletes who are training or competing at Winsport.
While we do not have a STR in Calgary, we have one in Fernie. It has created many opportunities for us which we use to support local businesses. It is also rewarding for us to connect with our guests, and provide insight and recommendations to events, businesses and other positive experiences. Additionally, I have hosted Airbnb experiences in Calgary focussing on art, history and adventure. This created incredible experiences for locals and people visiting Calgary. Thanks for the opportunity to participate in this survey.
I am most concerned about the impact on housing availability due to short-term rentals specifically where people own multiple properties and rent them out.
If you are serious about solving the housing crisis - eliminate STRs. They make a select few people money by ruining the enjoyment of neighbouring properties and destroying the safety and serenity created by the people who live in Calgary, and work hard to create beautiful communities.

If they're not my neighbours, then why are they in my neighbourhood? I'm concerned about the lack of responsibility for the inhabited space during their visit and the lack of accountability for any disruptions that these passersby may cause.

Whenever I travel, i prefer to stay at STR because of more space, cooking facilities to accommodate dietary restrictions, good locations, and competitive rates. Visitors to Calgary should have the same options as well. Mandating the closure of STR is shortsighted and will not address the housing crisis. As with any business, poorly run STRs should be addressed, but the responsible owners should not be uniformly punished.

STR should not be a business model. If it removes just 1 home from the pool being rented or purchased, it's impact has been too great on our community.

There needs to be restrictions on STR in Calgary. Not enough affordable LTR to meet demands. Many people are displaced or houseless due to little regulations as majority of STR are not affordable, as well as not allowing pets.