

### **Special Committee of the Whole**

November 15, 2022 4:30pm Council Chambers, Town Hall 359 Main Street

Agenda

### 1. Agenda Approval

### 2. Public Input / Question Period

PLEASE NOTE:

- Public Participation is limited to 30 minutes
- Each Person is limited to 3 minutes and may return to speak once, for 1 minute, if time permits within the total 30-minute period
- $\circ$   $\;$  Questions or comments are to be directed to the Chair  $\;$
- Comments and questions that relate to personnel, current or potential litigation issues, or planning issues for which a public hearing has already occurred, but no decision has been made by Council, will not be answered.

### 3. New Business

a. RFD 071-2022 Business Licensing, Short Term Rentals and Single Room Occupancies

### 4. Public Input / Question Period

### 5. Regular Meeting Adjourned

Department: Planning & Economic Development



SUMMARY

### Stakeholder Engagement: Business Licensing Bylaw, Short Term Rentals, Single Room Occupancies

Following direction from Council to explore a Business Licensing Program, short-term rental regulations and single room occupancies, Staff have conducted one-on-one interviews and launched a survey, both for landlords, tenants, and neighbours of rental properties in the Town. The need to explore these items is largely in response to the housing crisis as well as complaints received by the Town regarding single room occupancies, noise, nuisance parties and parking. These issues tie into several existing projects including the Policing Review, Alcohol Strategy, Compliance, Fire Inspections, Geographic Information Systems (GIS) database work and overall Community Harmony efforts.

This report provides Council with the outcomes of the community engagement work and recommendations related to Single Room Occupancies, Short Term Rentals and Business licensing (and related issues). There are no silver bullets to these issues. Council motions that got us to this point are as follows:

c. RFD 052-2021: SHORT TERM RENTALS 15-10-21 THAT COUNCIL ADOPT THE RECOMMENDATIONS FROM THE PLANNING ADVISORY COMMITTEE, FOCUSED ON IMPROVING THE HOUSING SITUATION IN THE TOWN, AND DIRECT STAFF TO WORK ON AND BRING BACK POTENTIAL AMENDMENTS TO SHORT-TERM RENTALS,

#### CARRIED

d. RFD 052-2021: SINGLE ROOM OCCUPANCIES BRING BACK POTENTIAL AMENDMENTS TO SINGLE ROOM OCCUPANCIES. 16-10-21 THAT COUNCIL ADOPT THE RECOMMENDATIONS FROM THE PLANNING ADVISORY COMMITTEE, FOCUSED ON IMPROVING THE HOUSING SITUATION IN THE TOWN, AND DIRECT STAFF TO WORK ON AND BRING BACK POTENTIAL AMENDMENTS TO SINGLE ROOM OCCUPANCIES.

#### CARRIED

b. RFD 003-2022: Business Licensing Bylaw Bylaw

CARRIED

 Title: Business Licensing By-law, Single Room Occupancies, Short Term Rentals
 Date: 2022-01-11
 Department: Planning & Economic Development



#### **DRAFT MOTION:**

That the Committee of the Whole provide a positive recommendation to Council to continue with pursuing a Business Licensing Bylaw for traditional businesses who are members of the Wolfville Business Development Corporation.

<u>Note:</u> If endorsed, Staff would work on updating this proposed by-law (see RFD 003-2022 and draft by-law attached) and bring back a separate RFD for Council to consider moving through the by-law adoption process.



 Title: Business Licensing By-law, Single Room Occupancies, Short Term Rentals
 Date: 2022-01-11
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#### 1. CAO COMMENTS

The CAO supports the recommendations of staff.

#### 2. LEGISLATIVE AUTHORITY

The *Municipal Government Act* (MGA) grants Council the authority to control land use and require permits / licensing.

#### **3. STAFF RECOMMENDATIONS**

Staff are recommending the following (see discussion section for more information):

- Staffing and Capacity Through the budget process, consider compliance staffing levels to achieve desired levels of service. Capacity discussions related to other areas of this report may also be warranted.
- **Residential Rental Business Licensing Bylaw** Not recommending the Town pursue a Residential Rental Business Licensing Bylaw at this time.

<u>Related recommendation</u>: That the Town continue with pursuing a Business Licensing Bylaw for traditional businesses (those paying commercial taxes/members of the WBDC), as outlined in Attachment 3.

<u>Related recommendation</u>: Encourage the Landlords in Town to start an association or organized group to help each other, mitigate issues, and have a common point of contact.

• Single Room Occupancies - not recommending any changes to the LUB for Single Room Occupancies at this time.

<u>Related recommendation</u>: Continue to enforce regulations for parking and property minimum standards, as well as examining the capacity of existing Compliance Officers and Building Inspectors to manage the properties in Town and considering additional staff as part of the budget process.

• Short-Term Rentals - Not recommending changes to the STR regulations at this time and are recommending to continue enforcing the LUB and continue work on the existing database of STRs in Town.

#### 4. REFERENCES AND ATTACHMENTS

- 1. Summary Report of Interviews and Surveys
- 2. What We Heard Reports:

Title: Business Licensing By-law, Single Room Occupancies, Short Term Rentals



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- a. Landlords
- b. Tenants
- c. Neighbours of Tenants
- d. Survey Responses
- 3. Draft Business Licensing Bylaw (from RFD 003-2022) for Traditional Business
- 4. Reference: <u>RFD 003-2022</u> Business Licensing Bylaw Request for Decision

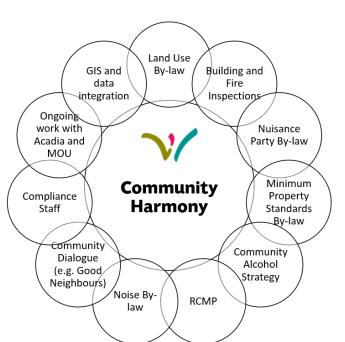
#### 5. DISCUSSION

#### Background

The Town has a number of existing tools and ongoing initiatives related to "community harmony" (see summary figure to the right). These efforts are an ongoing challenge that must be taken seriously by all stakeholders. We feel this report and associated engagement contributes to moving things forward.

There are issues brought up through this work that are outside the Town's control and our ability to influence those are limited (e.g. Acadia, drinking age, tenancy legislation).

The engagement work completed as part of formulating this report for Council can hopefully contribute to building more empathy between different demographics and lifestyles that co-exist in our neighbourhoods.



#### **Community Engagement**

The engagement summaries that have informed this report are attached. The engagement process began in May 2022, and concluded in October 2022. During this time, 38 interviews took place: 14 with landlords, 12 with homeowners, and 9 with tenants. Overall, the interviews took 39.2 hours to complete. The survey was launched in July 2022 and concluded in October 2022. 107 people responded to the survey, 69% of which were tenants. The contrast in lower participation in interviews with Staff from tenants and the high proportion of tenant survey respondents suggests that this group is looking

# REQUEST FOR DECISION 071-2022 Title: Business Licensing By-law, Single Room Occupancies, Short Term Rentals Date: 2022-01-11 Department: Planning & Economic Development



for an outlet to share their experiences and perspectives on housing issues but may have lower trust or confidence in voicing their concerns directly to Town Staff.

#### **Residential Rental Business Bylaw (RRBB)**

This issue goes back to at least 2016 and numerous reports have been brought to Council on the topic. During the January 11<sup>th</sup>, 2022, Council meeting, Council directed Staff to explore a Business Licensing Bylaw for both traditional businesses and for residential rental properties. Following this direction, Staff explored how a residential rental license could provide a tool to better regulate residential rental properties.

#### b. RFD 003-2022: Business Licensing Bylaw Bylaw

#### CARRIED

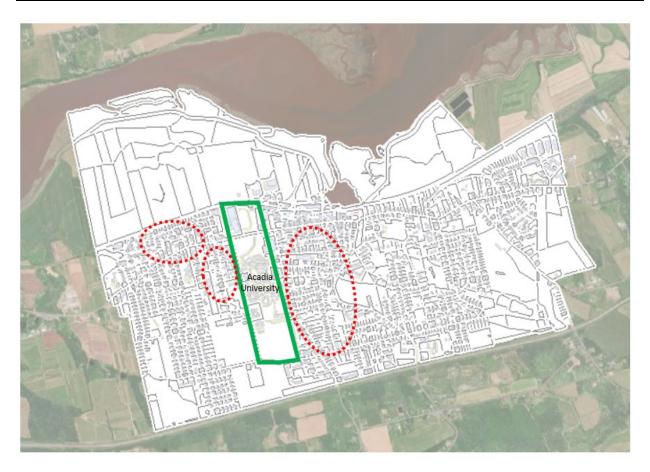
Following stakeholder engagement, Staff are not recommending the Town pursue a Residential Rental Business Licensing Bylaw (RRBB), at this time. With 1050 renter households and 930 owner occupied households (2016 StatsCan), the capacity required would be immense. The intent of the original RRBB (2017) has been placed in the current Land Use By-law and is the basis for the requirements for Single Room Occupancies. Further, in any given year, there are no more than 15-20 "problem properties" in the town from a compliance perspective. The actual properties may change but generally, they have been in the areas shown below in near-University neighbourhoods:



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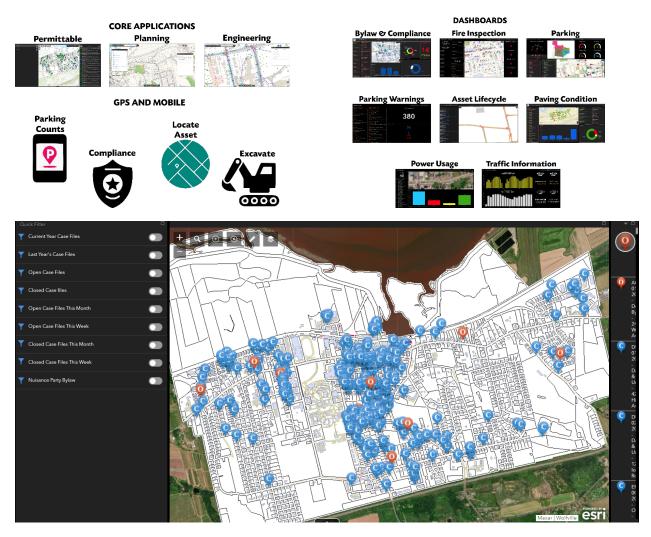
In place of the RRBB, Staff will continue to develop the Rental Property and Landlord Database and will continue efforts to streamline the data collection and entry process through existing processes such as compliance and inspection entries. The stakeholder engagement process led Staff to collect information on rental dwelling units, contributing to the Town's database of 294 rental households. This has been helpful in building a grasp on the overall picture. Staff have not had time to work extensively with our new Geographic Information Systems (GIS) Enterprise software that allows us to much better track and display data we are collecting. Dashboards for Compliance, Permitting, Fire Inspections and other areas are all being actively worked on. An example is provided below of dashboards Staff are working on and a screenshot of compliance tracking:

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In an effort to mitigate complaints directed towards some rental properties in Town, Staff through the Compliance Officers (with the RCMP) will continue to enforce the Nuisance Party Bylaw, Noise Bylaw and Property Minimum Standards Bylaw to the best of our ability given the staff resources and available hours. Coupled with this are efforts to increase Fire Inspections capacity and our ability to inspect rental units. This again is an ongoing effort that requires training of Staff and time to implement properly.

#### Related recommendations:

 Staff are recommending, however, that the Town continue with pursuing a Business Licensing Bylaw for traditional businesses. This effort has been endorsed by the Wolfville Business Development Corporation and should move forward to ensure we can tie our business registry to our website and have a better mechanism to welcome businesses to the Town. If endorsed, Staff would work on updating this (see RFD 003-

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2022) and bring back a separate RFD for Council to consider moving through the by-law adoption process.

2. Encourage the Landlords in Town to start an association or organized group to help each other and mitigate issues. This could also be helpful for Council in having a consistent contact/voice to deal with (similar to the WBDC).

#### Short Term Rentals (STRs)

The Land Use Bylaw contains the following regulations for STRs:

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#### 4.30 SHORT TERM RENTALS

Short Term Rentals shall be permitted in any zone that permits residential uses, except the Low Density Residential Restricted (R-1) zone, subject to the following conditions:

- Short-term rentals shall only be permitted where proof of primary residence is provided to the Development Officer;
- (2) No more than three rental rooms are permitted;
- (3) Notwithstanding 4.30(2), a whole unit may be rented not more than 150 days per year. A record of rental days shall be provided to the Development Officer upon request.
- (4) In the case of a rental situation, written confirmation from the Landlord shall be provided;
- (5) A Fire and Life Safety Inspection shall be conducted on the premises before any Development Permit is issued;
- (6) Proof of any required licensing from the Province, or

other regulatory bodies shall be provided to the Development Officer;

- (7) Proof of insurance shall be provided to the Development Officer;
- (8) A fee shall be provided as per the Municipal Fees Policy;
- (9) Short Term Rentals (e.g. Bed and Breakfast) shall not be subject to the size restrictions specified in section 4.16.7;
- (10) Must meet the parking requirements of Part 6.
- (11) Sections 4.30(1-3) do not apply to the Core Commercial (C-1) zone.

While these regulations state requirements for zones and fees, no STR operators have contacted Town Staff to register their STR to date (we estimate there are about 50 STRs in Town, varying in the type of stay room/stay offered). Staff have been monitoring STRs in Wolfville over the past 13 months and have noticed an increase of the number of STRs in Town during that time. Staff have attempted to share

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information on STRs with all residents through https://wolfvilleblooms.ca/shorttermrentals, have mailed out brochures with water bills, and have messaged STR operators through the www.airbnb.ca website (we were subsequently kicked-off of AirBnB). Following these actions, no STR owners or operators have contacted the Town to register their STR. Staff have enforced some STRs that were operating in the R-1 zone, and those STRs have since shut down operations.

Staff believe the Town has sufficient regulations for STRs in the LUB. Combined with the existing and upcoming provincial regulations for STRs, Staff are not recommending changes to the STR regulations at this time and are recommending the Town continue enforcing the LUB and developing the existing database of STRs in Town. Staff capacity to carry out this work, similar to the RRBB, is also limited.

As work progresses on this topic, it may be warranted to look at an increased fee for a Development Permit to operate a STR. This would involve updating the Town's <u>fees policy</u>. Currently the fee for a Short-Term Rental is \$150, with renewal required every 4 years.

#### Single Room Occupancies (SROs)

The Town's LUB also contains regulations for SROs:

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#### 4.32 SINGLE ROOM OCCUPANCY

Single Room Occupancies are a housing type where one or two people are housed in single rooms where tenants may share bathrooms and a kitchen in a dwelling unit.

Single Room Occupancies do not include Short Term Rentals or dwelling units with up to 3 rental rooms.

Dwellings with four or more rooms used for single room occupancies are permitted in the R-2, R-3, R-4, I-2 and C-2 zones, subject to the following:

- A Fire and Life Safety Inspection shall be conducted on the premises before any Development Permit is issued;
- (2) The maximum number of single room occupancies shall correspond to the underlying zone:
  - a) R-2 max 4 bedrooms
  - b) R-3 max 6 bedrooms
  - c) R-4 max 8 bedrooms
  - d) C-2 max 6 bedrooms
- (3) fee shall be provided as per the Town's Fees Policy.
- (4) In addition to the normal parking requirements for the dwelling, one parking space shall be provided for each bedroom, in excess of three, being used for rental purposes.
- (5) Existing single room occupancies may be subject to some or all of the requirements of this section, subject to context and the development history of the property.

This engagement process underscored the importance of SROs as part of Wolfville's overall housing stock, particularly for those with lower incomes. Staff are not recommending any changes to the LUB for SROs. This housing type may be the primary "low hanging fruit" of affordable housing in the community.

To reduce the number of complaints targeted at these properties, improved and proactive compliance and education efforts are needed. In order to provide improved and proactive compliance, however, more compliance and building inspection staff may be required.

#### Related Recommendation: Parking and Property Minimum Standards Bylaw

Title:Business Licensing By-law, Single Room Occupancies, Short Term<br/>RentalsDate:2022-01-11



Staff are recommending that the Town continues to enforce regulations for parking and property minimum standards, as well as examining the capacity of existing Compliance Officers and Building Inspectors to manage the properties in Town with Bylaw Infractions and considering additional staff so that these properties can be addressed in a proactive and timely manner.

#### 6. FINANCIAL IMPLICATIONS

Department: Planning & Economic Development

If additional Staff are being considered by Council, this would be done through the annual Budget process.

#### 7. REFERENCES TO COUNCIL STRATEGIC PLAN AND TOWN REPORTS

From the 2021-2025 Council Strategic Plan, this RFD is related to the strategic directions of:

- Economic Prosperity
- Social Equity
- Community Wellness

From the 2021-2025 Council Strategic Plan, this RFD links to the Council Priority Initiatives of:

• Economic sector growth and support for businesses (retention and attraction)

The Town's Municipal Planning Strategy and Land Use By-law are also relevant (see references above).

#### 8. COMMUNICATION REQUIREMENTS

Key message: Staff have gathered information from Landlords, Tenants, and Homeowners related to Short term rentals, single room occupancies and business licensing. Opinions and perspectives were varied. Council are considering the information and related recommendations.

#### 9. ALTERNATIVES

Council may wish to pursue other directions on these topics and as such, Staff would require specific direction to do so.



### What We Heard Summary: Residential Rental Business Bylaw, Single Room Occupancies, and Short-Term Rentals

May – October 2022

With six months of community engagement on the topics of Single Room Occupancies, Short-Term Rentals and Residential Rental Business Licensing Bylaw complete, a better picture of community wants, and needs is emerging because of the insights, experiences and opinions shared. The information presented in this report, although brief, should help guide and support Council as we navigate the next steps related to these items.

The data gathered to date is fairly extensive and the intent of this report is to provide Council with a high-level overview to inspire both further questions and on-going dialogue. The intent of this What We Heard report is to share information from engagement related to the Residential Rental Business Bylaw, Single Room Occupancies, Short Term Rentals and related items that arose during engagement.

#### Background

This work began in light of the housing crisis felt both in Wolfville and throughout the province. Wolfville's rental households make up 53% of the overall 2,585 households in Town (2016). That means there are approximately 1,370 rental households in Wolfville. This engagement process led to the data collection of 258 apartments across 128 properties in Town.

Staff have created a database for rental properties in Town that includes information such as the addresses, number of units per building, number of bedrooms per unit, and contact information for the landlord and/or property manager. This database has information on 294 rental households suggesting that there remain 1,076 rental households for which Staff do not have data on or which data has not yet been entered. Staff also have a database of the properties in Town with bylaw infractions. Much of this work hinges on Staff capacity, however, our GIS enterprise software is helping us to better organize data and this is a work in progress.

This work relates to several other projects at the Town including Community Harmony, the Policing Review, and the Alcohol Strategy.



#### Goals

The goals of this engagement process are:

• To engage with Wolfville residents and landlords to collect insights, experiences, opinions, and data to provide Council with information to assist the decision-making process for Single Room Occupancies, Short Term Rentals, Compliance, and the Residential Rental Business Bylaw.

• To collect insights, experiences, opinions, and data through both online data collection and in-person, one-on-one interviews with Staff.

#### Process

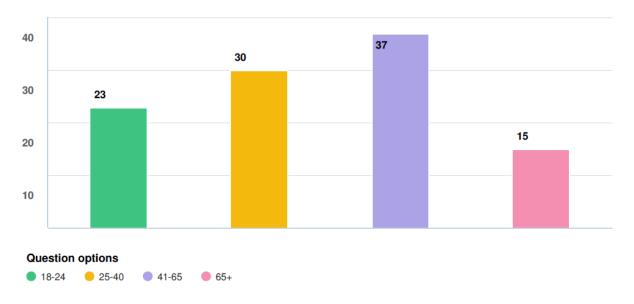
In May of 2022 one-on-one in-person or virtual interviews with landlords and Staff began. In July, Staff began one-on-one interviews with tenants and homeowners neighboring rental properties in Town. A digital survey was launched on www.wolfvilleblooms.ca/livinginwolfville in July 2022 to allow data collection from a greater number of individuals. Both the interviews and digital survey were promoted through the Town's Facebook and Instagram page.

Staff have completed 35 stakeholder interviews over 39.2 hours, and have received 107 quality responses to the digital survey. While interview respondents were not asked demographic details, the digital surveys provided an opportunity to collect demographic data in addition to narrative details.

#### Respondents

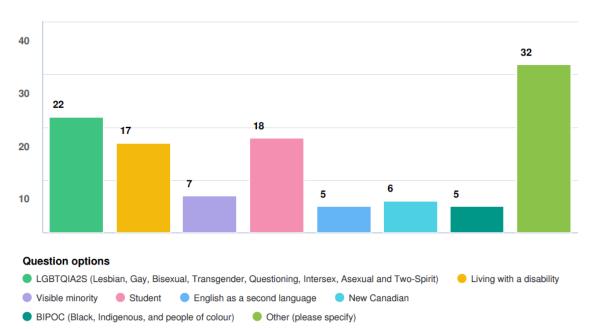
Most respondents to the survey were in the age group of 41-65, followed by 25-40. 23 of the 107 respondents were in the age group of 18-24, and 15 were 65 years or older.





What is your age range?

Respondents were asked to select any the groups they identify with. 80 people responded to this question, and 27 skipped this question. Of those who did respond, 32 (40%) indicated "other".

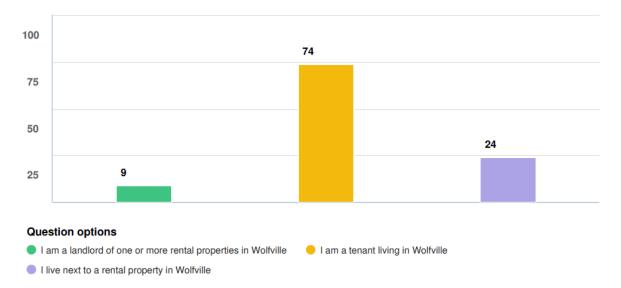


Which of the following groups do you identify with?



Those who indicated "other" were asked to provide an explanation. Some of the "other" demographic responses collected include Caucasian or white, seniors, neurodivergent, retired, currently seeking employment, pet owner, widowed single parent, long-term permanent homeowner, and retired homeowner. Interestingly, only 18 (16.8%) of respondents identified as a student. Furthermore, only 23 of the 107 respondents selected the age group 18-24 which is the age of most undergraduate university students, suggesting that there are tenants in Wolfville in many different age groups. During the interviews, only 2 of the 9 tenants interviewed were enrolled in university at the time of the interview.

All survey respondents were required to indicate if they were a tenant, landlord, or neighbour of a rental property.



#### Please describe the option that best describes you

69% of respondents were tenants, 8.4% were landlords, and 22.4% were neighbours of a rental property.



#### **Residential Business Licensing Bylaw**

Following 5-6 years of discussion, Wolfville Town Council directed Staff to explore a business licensing program for both traditional businesses as well as residential rental properties in January 2022. The overarching goal of the Residential Rental Business Bylaw is to better regulate these properties by ensuring the Town has a current inventory/database of businesses in the Town. A licensing system also acts as another enforcement tool, if required. Collectively, residential rental properties are one of the Town's largest business operations.

If the Town adopts the Residential Rental Business Bylaw, the license could only be issued if all Town bylaws are complied with (e.g. Land Use By-law, Minimum Property Standards, Nuisance Party Bylaw, Property Minimum Standards) – see the draft by-law in Attachment A). Below are the opinions of the participating landlords on the Residential Rental Business Bylaw.

#### Feedback from landlords:

In general, landlords were not in favour of a Residential Rental Business Bylaw as it was perceived as an unnecessary layer of complexity to running business in Wolfville, and many felt they would be paying a fee to help the Town deal with the management of landlords and properties with bylaw infractions, providing no benefit to their operations. It is important to note that some of the landlords who participated in the interviews are on the Town's database of properties with one or more bylaw infractions.

Some landlords cited concerns regarding the creation of additional costs to the rising costs of building material and heating fuel, while other landlords stated they would pay a fee if required to continue their business in Wolfville. Many felt as though the Town has existing tools to address Property Minimum Standards, Nuisance Parties and Parking and suggested that these tools should be adequately enforced before the introduction of a new tool. Further, some landlords suggested that Staff should continue to build the existing rental property database instead. Some reasons provided by landlords as to why a Residential Rental Business Bylaw could be beneficial include having a new tool to motivate landlords to maintain their properties with greater attention and to ensure greater safety among rental properties in Town.

#### Feedback from tenants:

Tenants were undecided as to whether a Residential Rental Business Bylaw would be beneficial to them. Some tenants viewed the Residential Rental Business Bylaw as a tool to ensure Property Minimum Standards and Nuisance Parties were under control in rental properties, and as a tool to empower them when addressing concerns regarding their rental unit or landlord behaviour to their landlord or tenancy board, while others stated that their rental situation is comfortable and the Residential Rental Business Bylaw would produce no tangible benefit to them. Most tenants expressed concern that a fee for running the Residential Rental Business Bylaw would result in rent increases for tenants, and some suggested having the Residential Rental Business Bylaw apply only to properties with bylaw infractions.



#### Feedback from homeowners:

Homeowners were generally in favour of the Residential Rental Business Bylaw, with many stating that this is something they have been advocating for. In contrast to landlords, homeowners felt as though a database or inventory in place of a Residential Rental Business Bylaw would be useless unless it was accompanied by requirements to maintain a license. Some homeowners stated that the Residential Rental Business Bylaw would only be applicable to student rentals and would be a tool to improve enforcement efforts in Town. Homeowners also discussed how the Residential Rental Business Bylaw could improve off-campus behaviour of Acadia students by providing Acadia with information on students' home addresses in Wolfville to allow Acadia staff to contact and follow up with students with bylaw infractions.

#### **Nuisance Party Bylaw**

The Nuisance Party Bylaw is a tool the Town uses to enforce nuisance parties. When interviews with landlords began, there were no questions targeted at the Nuisance Party Bylaw. During interviews, however, every landlord spoken to was keen to discuss the Nuisance Party Bylaw, leading to its inclusion in the interview and survey questions. Participants were asked whether they feel the Nuisance Party Bylaw is effective, and if not, what suggestions they have for reducing nuisance parties in Town.

#### Feedback from landlords:

In general, landlords were frustrated with the Nuisance Party Bylaw. Some landlords felt that it is reasonable to issue a Nuisance Party Order to tenants or occupants of a dwelling where a nuisance party is occurring, but unreasonable to issue an Nuisance Party Order to an off-site landlord. Some landlords stated that the Nuisance Party Bylaw may be effective for landlords who do not proactively engage with their tenants to encourage good behaviour but creates an unfair cost to landlords who do communicate behavioural expectations with tenants. Some of the landlords interviewed indicated that they include Town bylaws and behavioural requirements in their lease agreements.

Furthermore, some landlords viewed the Nuisance Party Bylaw as redundant while the Prevention of Excessive Noise Bylaw exists and suggested greater enforcement of the Prevention of Excessive Noise Bylaw could replace the need for the Nuisance Party Bylaw.

#### Feedback from tenants:



Tenants provided a range of feedback regarding the Nuisance Party Bylaw. Some tenants felt as though the Nuisance Party Bylaw would provide an adequate deterrent for nuisance parties if there was a broader knowledge of the Nuisance Party Bylaw and the associated fines. Other tenants stated that they would continue to party regardless of the fines. Few of the tenants interviewed stated that their landlords include information on Town bylaws in their lease agreements or have shared information with them during their tenancy. Similarly, tenants stated that they do not recall information sharing of the bylaws from Acadia University.

Some tenants felt that their actions are often demonized by other residents and the Town and stated that off-campus rental homes have become important common spaces for socialization, something that they indicated Acadia has gradually removed over time and something that is lacking in the Town otherwise. Additionally, some tenants felt it would be more effective to have a compliance officer and/or landlord visit their unit the day following a nuisance party so that the bylaw could be explained, and expectations set in a calm setting rather than during a party where the tenant may be intoxicated.

#### Feedback from homeowners:

Most homeowners felt that the Nuisance Party Bylaw would be an effective tool if it was enforced more regularly. Some homeowners suggested a more proactive compliance approach could provide a solution to low enforcement of the Nuisance Party Bylaw in which the Town Compliance Officer and/or RCMP cruise the Town seeking out nuisance parties rather than waiting for residents to make complaints. Some homeowners expressed confusion regarding the availability and contact information of the Town's Compliance Staff stating that it is unclear if compliance is available after 4:30pm or on the weekends.

Furthermore, homeowners stated concerns regarding the role of the RCMP, arguing that they have not been as effective as expected in managing nuisance parties, with some homeowners also stating concern regarding the working relationship between the RCMP and Town Compliance Staff. Some homeowners stated that they have noticed an improvement in noise and nuisance party reductions since the hiring of Town Compliance Officers this year.

#### Solutions to ongoing nuisance parties:

The desire for greater enforcement of Acadia's off-campus code of conduct was indicated by several participants, along with the need for long-term education focused on a cultural shift away from alcohol and drug use for students and a greater provision of on-campus common spaces for students to gather safely. Many stated that reduced restrictions around alcohol use on campus could reduce the number of parties that occur off-campus, as well as allowing bars in Town to stay open until 3AM to allow guests to leave at staggered times and tire themselves out before heading home to residential areas where currently many return around 1AM, seeking out parties.

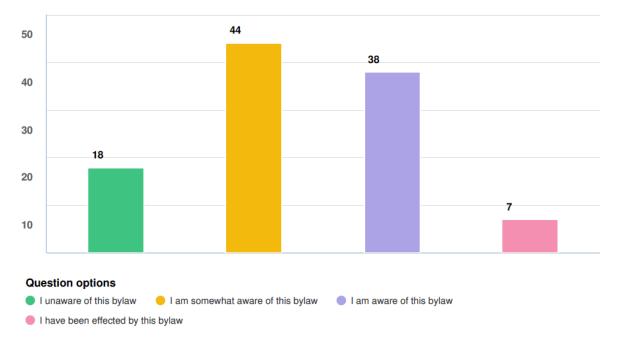
Suggestions around improving and nurturing relationships between the Town, Acadia, ASU, tenants, students, homeowners and RCMP were also frequently mentioned. Many participants expressed feeling



demonized by one or more groups, some despite efforts to build relationships across groups. Some ideas for relationship building include providing opportunities for meaningful engagement of youth in Town decision making and directly inviting all community members to Town-hosted community events such as barbecues.

Further suggestions include access to more "dry" third places in Town such as coffee shops that are open late, focusing the Town's brand less on wine and alcohol, and encouraging through land use planning a greater mix of housing types throughout all neighbourhood zones to allow a diversity of residents on any given street rather than concentrating groups with specific incomes, for example, in one area. Finally, a cultural shift away from an "experiential" model to an academic model at Acadia was recommended, along with consideration for how the Town supports Acadia, whether through events promotion or academic achievement recognition.

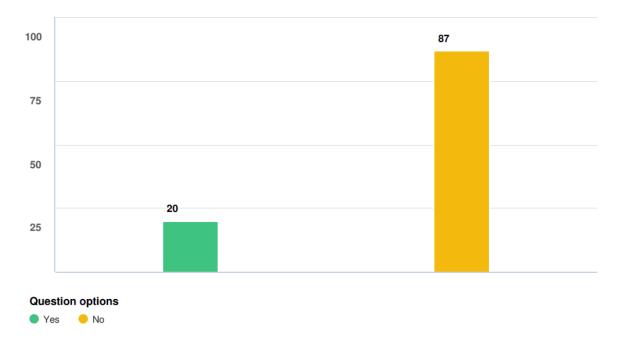
Survey responses show that most respondents are at least somewhat aware of the Nuisance Party Bylaw:





Only 18.7% of survey respondents find the Nuisance Party Bylaw effective at deterring nuisance parties:





Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?

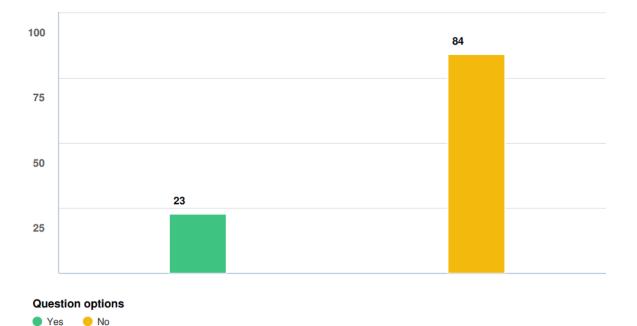
#### **Single Room Occupancies**

The current planning documents, which include regulations for single room occupancies and short-term rentals were adopted in December, 2020. Due to the recent adoption of these bylaws, Staff sought to gauge the level of knowledge of these regulations in the community and understand how the regulations are playing out in practice. Staff have posted information on Single Room Occupancies and Short Term Rental regulations on two separate Wolfville Blooms pages: <a href="https://wolfvilleblooms.ca/landlordtenant">https://wolfvilleblooms.ca/landlordtenant</a> and <a href="https://wolfvilleblooms.ca/shorttermrentals">https://wolfvilleblooms.ca/shorttermrentals</a> to help spread awareness of these regulations and have mailed out pamphlets to all property owners in Town as

well. In light of some misinformation regarding Single Room Occupancies being shared among community members in Town, Staff took this engagement process as an opportunity to clarify the regulations and obtain feedback on the concerns regarding Single Room Occupancies in Town.

Survey results show a low understanding of the regulations for Single Room Occupancies:





Are you aware of the Town's regulations on Single Room Occupancies?

#### Feedback from landlords:

Most of the landlords interviewed stated that Single Room Occupancies or rental units with more than 3 bedrooms are more likely to see noise, nuisance parties, and property maintenance issues than 1-to-2-bedroom rentals. Some landlords who own Single Room Occupancies or rental homes with 5 or more bedrooms stated that they would consider dividing their buildings into 1-2 bedroom apartments if the process to do so was streamlined, citing a lengthy planning process as a deterrent. Some landlords stated that land use bylaw regulations on the number of dwelling units per lot creates a barrier to subdividing these dwellings as well. Some landlords felt as though Single Room Occupancies should not be allowed in Town in any zone, while others argued that they are a key component to the overall housing stock in Wolfville.

#### Feedback from tenants:

Many tenants stated that regardless of their personal preferences for housing types, that Single Room Occupancies are an important part of the rental housing stock, and often one of the most affordable housing options available. Some tenants feel as though Single Room Occupancies, which are usually located in former single-family homes, have reduced the opportunity for families to buy homes in Wolfville and feel that they should not be permitted. Many tenants stated that Single Room Occupancies become "party houses" because they offer larger spaces for gathering, something that is otherwise lacking in the Town. Similar to landlords, some tenants stated that they typically notice



poorer building and property maintenance at Single Room Occupancies than they do in rental units with fewer bedrooms.

#### Feedback from homeowners:

Most homeowners stated that Single Room Occupancies should not be permitted in Town. Many homeowners argued that the Low Density Residential – Restricted (R-1) zoning exacerbates the issues of Single Room Occupancies because it forces diverse housing types to be concentrated in the R-2, R-3 and R-4 zones, while R-1 zones consist of a single housing type and low noise, nuisance party and property minimum standards complaints. Some homeowners also stated that a shortage of on-campus housing results in more students seeking off-campus housing.

Furthermore, homeowners stated that Single Room Occupancies often result in parking issues where occupants are parking on lawns and cars line residential streets due to the disproportionate number of tenants with vehicles to the number of parking spaces available.

#### 4.32 SINGLE ROOM OCCUPANCY

Single Room Occupancies are a housing type where one or two people are housed in single rooms where tenants may share bathrooms and a kitchen in a dwelling unit.

Single Room Occupancies do not include Short Term Rentals or dwelling units with up to 3 rental rooms.

Dwellings with four or more rooms used for single room occupancies are permitted in the R-2, R-3, R-4, I-2 and C-2 zones, subject to the following:

- A Fire and Life Safety Inspection shall be conducted on the premises before any Development Permit is issued;
- (2) The maximum number of single room occupancies shall correspond to the underlying zone:
  - a) R-2 max 4 bedrooms
  - b) R-3 max 6 bedrooms
  - c) R-4 max 8 bedrooms
  - d) C-2 max 6 bedrooms
- (3) fee shall be provided as per the Town's Fees Policy.
- (4) In addition to the normal parking requirements for the dwelling, one parking space shall be provided for each bedroom, in excess of three, being used for rental purposes.
- (5) Existing single room occupancies may be subject to some or all of the requirements of this section, subject to context and the development history of the property.



#### **Short-Term Rentals**

Short Term Rentals are regulated under the Town's Land Use Bylaw. In many jurisdictions across Canada, Short Term Rentals have contributed to the shortage of long-term rental housing options available. To understand if the current regulations are sufficient, Staff asked participants if they have any concerns about Short Term Rentals in Wolfville, whether they should be permitted in the R-1 zone with conditions, or if they could provide a solution to challenges with summer sublet leases.

#### Feedback from landlords:

Most landlords did not feel that converting their rentals to Short Term Rentals in the summer would provide a solution to challenges with subleases with most indicating the lack of time to manage a Short Term Rental as the main reason why this would not be a feasible solution for them. Some landlords stated that there is a need for more Short Term Rentals in Wolfville, particularly in the summer months, and believe that allowing Short Term Rentals during the summer could provide a solution to this issue. One landlord stated that they had previously run a Short Term Rental from their home in Wolfville which supplemented their income, ultimately allowing them to live in Wolfville.

#### Feedback from tenants:

Many student tenants are seeking lease agreements for the academic year (October to May) and returning home for the summer. Allowing Short Term Rentals in situations where an October to May lease is preferred, could provide a solution to finding sublets for these tenants, some of whom stated that securing a subletter can be challenging, and young tenants do not always have the experience to select a reliable subletter. Tenants who thought summer Short Term Rentals could be a solution questioned where they would store their belongings, and would want to be certain that they could return to their rental in September.

Some tenants do not wish to see more Short Term Rentals in Town, with some stating they have noticed a reduction in long-term rentals due to Short Term Rentals, with some who have needed to move out after being notified that their long-term rental was being converted into a Short Term Rental. Concern for noise from Short Term Rentals was raised by tenants, with one stating they neighbour a Short Term Rental where noise and parking issues occur regularly.

#### Feedback from homeowners:

Homeowners expressed concern for rising home prices due to Short Term Rental investors purchasing homes and cutting into the available housing stock, noise disturbances, and increased traffic and

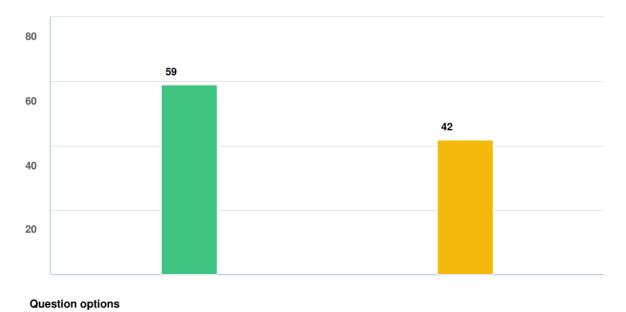


parking. Similar to concerns for Single Room Occupancies, some homeowners felt as though Short Term Rentals are reducing the number of single-family homes available for new families to move into and are taking away the opportunity for those who want to live and work in Wolfville to do so, specifically at retail and food and beverage service establishments. Some homeowners felt it is unfair that Short Term Rental operators are profiting from their rentals while traditional inns, hotels and bed and breakfasts are required to pay fees, licensing and inspection costs to operate.

#### **Survey findings**

🔵 yes 🛛 😑 no

58% of survey respondents stated that they are concerned that Short Term Rentals are or may impact the availability of long-term rentals in Wolfville.



### Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville?



#### 4.30 SHORT TERM RENTALS

Short Term Rentals shall be permitted in any zone that permits residential uses, except the Low Density Residential Restricted (R-1) zone, subject to the following conditions:

- Short-term rentals shall only be permitted where proof of primary residence is provided to the Development Officer;
- (2) No more than three rental rooms are permitted;
- (3) Notwithstanding 4.30(2), a whole unit may be rented not more than 150 days per year. A record of rental days shall be provided to the Development Officer upon request.
- (4) In the case of a rental situation, written confirmation from the Landlord shall be provided;
- (5) A Fire and Life Safety Inspection shall be conducted on the premises before any Development Permit is issued;
- (6) Proof of any required licensing from the Province, or

other regulatory bodies shall be provided to the Development Officer;

- (7) Proof of insurance shall be provided to the Development Officer;
- (8) A fee shall be provided as per the Municipal Fees Policy;
- (9) Short Term Rentals (e.g. Bed and Breakfast) shall not be subject to the size restrictions specified in section 4.16.7;
- (10) Must meet the parking requirements of Part 6.
- (11) Sections 4.30(1-3) do not apply to the Core Commercial (C-1) zone.

#### **Parking and Property Minimum Standards Bylaw**

Staff are aware of parking complaints in Town such as cars parked on lawns, a high number of vehicles per dwelling unit, and a high number of vehicles parking along residential streets. Staff are also aware of complaints regarding property maintenance including waste issues, lawn care and interior furniture and other belongings being left on lawns and front verandahs. Town Staff asked respondents if they had any suggestions for how the town better handle the parking situation and property minimum standards infractions.



#### Parking:

Some respondents suggested a new, paved parking lot is required in the Downtown Core area, others suggested removing parking spaces and to reduce parking requirements to reduce the likelihood that community members will use their car for in-town trips and to discontinue nurturing a car-dominant culture. Many respondents stated that Acadia needs to play a bigger role in the provision of parking and to allow overnight use of all Acadia parking lots. Some respondents suggested limiting parking to one side of the street in areas where street parking has become an issue such as along Hillside Avenue, and some stated that permit parking for specific streets would help to cut down on the number of cars parking outside of dwellings where the driver does not live.

Furthermore, some respondents suggested that landlords could clearly mark designated parking spaces for their tenants so that tenants knew that their parking space would be available for them when they return home, and that the Town's Compliance Officers continue to enforce regulations for parking, particularly in instances where cars are parked on lawns.

#### Property Minimum Standards Bylaw:

Many homeowners expressed frustration with the enforcement process of the Property Minimum Standards Bylaw, some stating they have made several complaints for specific properties; however, the issues tend to persist with no long-term solution and some stated that it is unclear if the Town, RCMP or Valley Waste-Resource Management deals with specific Property Minimum Standards infractions. A lack of clarity on who is responsible for specific items such as garbage leads to confusion and frustration, and many participants suggested that a more proactive approach from the Town's Compliance Officers would provide a solution to these issues, rather than relying on complaints to act.



What We Heard: Landlords November 7, 2022

### Part 1. What We Heard Report: Landlords

#### **Responses from Landlord Interviews**

Staff held one-on-one interviews with landlords who own and operate rental properties in the Town of Wolfville from May 2022 to August 2022. During this time, Staff reached out to 16 landlords, 14 of which agreed to engage in an interview. All interviews followed the same set of questions and encouraged a conversation style approach. The interviews took 17 hours to complete. A survey for landlords, tenants, and neighbours of rental properties was also posted to <u>www.wolfvilleblooms.ca/livinginwolfville</u> to gather input from more community members from July 28<sup>th</sup> to October 17th. 107 users responded to the survey, including 9 landlords. The survey questions and responses are included in Attachment F.

This draft report is intended to showcase the responses provided by landlords and will include quotes to validate observations. A summary report of key themes from all three respondent groups has also been drafted that will be sent to all Town Council to review prior to November 2022 Committee of the Whole.

#### **Residential Rental Business Bylaw:**

Following 5-6 years of discussion, Wolfville Town Council directed Staff to explore a business licensing program for both traditional businesses as well as residential rental properties in January 2022. The overarching goal of the residential rental business bylaw (RRBB) is to better regulate these properties by ensuring the Town has a current inventory/database of businesses in the Town. A licensing system also acts as another enforcement tool, if required. Collectively, residential rental properties are one of the Town's largest business operations.

If the Town adopts the RRBB, the license could only be issued if all Town by-laws are complied with (e.g. Land Use By-law, Minimum Property Standards, Nuisance Party Bylaw, Property Minimum Standards) – see the draft by-law in Attachment A). Below are the opinions of the participating landlords on the RRBB.

#### Potential Benefits of a Residential Rental Business Licensing Bylaw

While landlords noted few benefits of a RRBB, it was suggested that the bylaw could motivate some owners of illegal or poorly maintained properties to make repairs or changes to their rental properties



What We Heard: Landlords November 7, 2022 to comply with Town regulations. Furtherm

to comply with Town regulations. Furthermore, it was suggested that the RRBB could provide a tool to allow the Town's Compliance Officer into specific properties where the landlord and/or property manager is absent and not responsive to complaints or to Orders from the Town.

"Being able to use the RRBB if there is a problem property would be helpful, like if we had a compliance issue it would allow Compliance Officers to enter the building, it would allow the Town to focus on problem properties".

Most landlords struggled to identify benefits of a RRBB for themselves, however a few indicated that while they see no benefit for themselves, they also see no drawbacks to the license. Some suggested that any measure that could increase tenant safety is a good idea.

"There are no negatives to a RRBB. If you have nothing to hide, there's nothing to lose."

#### "Any measure that improves safety and quality is a good idea".

Many landlords viewed the idea of a landlord database or registry as preferable to a license, as a database would provide the Town with contact information for property owners and managers and would allow the Town's Compliance Officer to contact them and hold them accountable for events specific to each property. A registry could also assist with fire and life safety inspections and provide the Town with a more accurate understanding of the rental situation in Town.

As part of this process, Staff have begun compiling landlord and rental property information into a spreadsheet from landlords who provided these details following the interviews. While all landlords interviewed indicated they would provide the requested information, only 10 of the 14 landlords provided this information after Staff followed up with requests. The 10 landlords who did provide this information are responsible for a total of 253 apartments across 128 properties.

#### Cons of Residential Rental Business Licensing Bylaw:

Most landlords spoken to did not believe that the license would benefit them. The two main reasons indicated were:

1) The Town should enforce existing bylaws more rigorously before introducing a new bylaw.

2) A license would unfairly create an expense for all landlords to help address the few poorly managed rentals.

Many landlords stated that the Town should enforce existing tools such as the Noise Bylaw, Nuisance Party Bylaw and Property Minimum Standards before creating another bylaw to address similar issues.

"There's no benefit. The town should enforce the bylaws we already have, the noise bylaw, minimum standards, waste and enforce them for renters and owners. A business license for



#### What We Heard: Landlords November 7, 2022

residential landlords is not a good move as it will be another cost passed on to tenants. There's no point in making life more expensive for everybody just to deal with a few bad apples".

While some landlords stated that the existing bylaws are not enforced adequately, others stated that the Town enforces bylaws too often and in inappropriate circumstances. Landlords provided details about tenants being issued Summary Offense Tickets for listening to music and playing video games during the daytime. Landlords told Staff that these tenants ended up moving out of Wolfville, claiming that the tenants felt unwelcome and villainized by the Town. Compliance Staff have not been able to confirm whether these cases are accurate, and have stated that typically in these cases, if the noise was loud enough, the officer would give a warning. The same landlord who provided this information, also asked whether the Town tracks who is making complaints in addition to where the complaints are directed at:

"We log complaints to each property, but are we logging where they come from? I know of one person who made 32 complaints in a single month, another who made 20 or so complaints to RCMP or Town. Usually, they are very minor things they complain about, and they make false accusations about thefts. Some residents are being very unreasonable... I know of 2 students, one who was playing a video game, the other listening to music while doing yoga, who were fined for nuisance, I don't know if it was by RCMP or Town, but both students left town shortly after because they felt alienated and told by the officer that the Mayor wants the Town to ticket them. Instead of pushing people away, we need to bring them together. Soon it will be students versus the Mayor. I want to be the canary in the coal mine. We are pushing students out of Wolfville. Is this what Council wants? Acadia is the heartbeat of this town."

Many landlords stated that they take good care of their rental properties and tenants and believe they would be paying a licensing fee to support the Town's efforts to address a few rental properties belonging to someone else and therefore creating more work and expenses for cooperative landlords. Furthermore, landlords questioned whether the "bad" landlords would ultimately register for the license and raised questions regarding who would be required to register and how this would be monitored:

"Good landlords would pay because they do what they're told, but the bad ones wouldn't, so how do we make this fair? What about a professor who goes on sabbatical and wants to rent out their home for a year? Do they have to register"?

"We'd likely run into complexity regarding what should be registered under the RRBB, like what about people renting out just one bedroom in their house versus a full house rental? There is too much bureaucracy for this to pan out the way it's intended".



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While there are many landlords and property managers in Town that are responsive to Town Orders or complaints, 3 of the 14 landlords interviewed own 1 of 20 properties identified by the Compliance Officer as those receiving the greatest amount of complaints related to property minimum standards, nuisance parties and parking. 1 landlord owns 2 of these properties, and another is the owner of 1 of the top 3 properties in Town where complaints are frequently made.

Some landlords stated that there is already a housing crisis province-wide and questioned whether the license would create barriers for those seeking to provide housing. Some landlords expressed feeling villainized by the Town and community members and believe a license may cause some landlords to sell or to begin investing in areas without a RRBB:

"There's no benefit to the bylaw... Landlords are providing housing, not doing something bad for the Town. Landlords also want to help to make the community clean and quiet, they want that too".

"There is so much division in the Town between Mayor and Council and landlords, the Town needs to find a way to support landlords and stop villainizing them. I've already sold one of my homes and intend to sell the rest because I don't want to do business in Wolfville anymore".

#### Feedback on the RRBB Fee:

The license would likely have a fee attached to it. Landlords were asked for input on what the fee should cost, and what the revenue from the fee might be used for. While no dollar amount was suggested, landlords provided varying responses, with some stating that a fee would not be a hindrance to doing business in Wolfville, while others felt they were being squeezed by rising costs of building materials, appliances, and the current rent cap, and felt that any additional cost would be a burden.

"The fee would be a hindrance. The cost and shipping delays for building materials and appliances is up 20-30%, the 2% rent cap and 100% heat fuel cost increase have created major issues for landlords. If there was a fee, it could be used for more compliance or policing but it would be a hindrance to landlords."

A fee that could generate revenue to tackle issues like parking was viewed favorably by some, while others reiterated that they felt the fee would help pay for someone else's poor rental management and suggested that the Town has adequate bylaws to address issues such as noise and parking and should first increase compliance with these bylaws and continue building a rental property database before considering a license.

"If the fee helps to get things like parking and noise issues dealt with, it's all good. I'm happy to pay whatever the cost is. Parking is a huge issue."



What We Heard: Landlords November 7, 2022 Some suggested that funds generated through the license fee could be used to provide more compliance during major events such as Acadia's Home Coming or Apple Blossom Festival. Others questioned how the Town would ensure all residential rental property owners are paying the fee to make the RRBB fair for those paying.

#### Noise Bylaw and Nuisance Party Bylaw:

While there were no questions targeted at the Nuisance Party Bylaw (NPB), every landlord spoken to was keen to discuss this topic. In general, landlords were frustrated with the NPB, stating that it is unreasonable to be held responsible and punished for someone else's behaviour. Many indicated that the Town has sufficient bylaws in place to address noise issues and that the Town should first increase the use of the Noise Bylaw before creating another similar bylaw, and many questioned the legal integrity of the NPB.

"The nuisance party bylaw is only good for scaring the bad landlords, but it hurts the good ones. Fine landlords for tenant's bad behaviour. Really?... It may work as a bluff but will not stand in court if challenged. Just fine misbehaving individuals under existing bylaws. Public drinking, mischief, vandalism? Arrest and charge as necessary. Name and shame them. Urinating on someone's yard? Landlords or the Town can take a video and post on social media, you [homeowners] can install motion sensing cameras, lights, irrigation to keep people away".

"My opinion on the Nuisance party law is that it's unfair to have the landlord fined as well, because the landlord does not live in the same building as the tenants and probably the landlord lives quite far away from the tenants, and so it is out of the control of the landlord, and it is unfair to make the landlord responsible for something that they cannot control".

One landlord mentioned that they like the escalation feature of the NPB, and that it does give both tenants and landlords time to make behavioural changes to avoid a ticket, though they argue the landlord should never be ticketed for tenant behaviour.

"People are motivated by money, so punish bad behaviours financially. I like the idea of the escalation of the nuisance part bylaw because it gives the landlord time to act, but fining the landlords isn't smart".

#### **Single Room Occupancies:**

The current planning documents, which include regulations for single room occupancies (SROs) and short-term rentals (STRs), were adopted in December, 2020. Due to the recent adoption of these bylaws, Staff sought to gauge the level of knowledge landlords have of these regulations, to understand what level of education may be required. Staff have posted information for SRO and STR regulations on two separate Wolfville Blooms pages: <a href="https://wolfvilleblooms.ca/landlordtenant">https://wolfvilleblooms.ca/landlordtenant</a> and



What We Heard: Landlords November 7, 2022

<u>https://wolfvilleblooms.ca/shorttermrentals</u> to help spread awareness of these regulations. Pamphlets have also been mailed out everyone who owns a property in Town.

During interviews, 7 of the 14 landlords stated they were not aware of the regulations for SROs, with 3 stating they were at least somewhat aware. 7 landlords were also unaware of the regulations for STRs at the time of the interview, with 3 at least somewhat aware. STRs are discussed in the following section.

While a decision is not currently on the table, one landlord cautioned against any potential decision to shutting down SROs:

"Shutting down SROs is a move in the wrong direction. Given the past 2 years stress on the housing crisis, this is an unfair move across the board."

Many noise, nuisance party and parking complaints received by the Town are made for large family homes that have been converted into rental properties with several bedrooms, rather than for purposebuilt rentals. While not all of these dwelling units are SROs, Staff asked landlords their opinions on these large by-the-bedroom rental homes, and if they think converting them into more, smaller apartments could resolve some of the issues associated with these dwelling types. It was indicated by some landlords that subdividing SROs into smaller units could reduce the likelihood of parties, but would not address the parking issues:

"Parties happen at houses with large common rooms. We need to get rid of the 5-6 bed houses and convert them to bachelor, 1 and 2 bedroom houses. Houses with 4 or more beds are usually trouble properties. We also need to limit parking to 3 cars per house and explore a permit system near Acadia on Prospect Street. Converting a 7-bedroom house into 2 4-bedroom units won't help much".

Another landlord indicated that they encounter the fewest issues at rentals with 1 to 2 bedrooms, and see an increase in issues as the bedroom count increases:

"SRO's shouldn't be allowed. The more bedrooms you have, the more problems you get. 1 or 2 bedroom units are the best. When you get into three or more beds, that's where 90% of the problems arise".

Other landlords remarked on the demand for housing types and what Town-provided incentives might encourage landlords to convert multiple bedroom rentals into smaller units:

"People don't want large, 8 bedroom homes anymore. Most of the demand is for 1-2 bedroom units. A timeline incentive is enough for people to do this, make it a short, streamlined process that is intuitive. The Town needs to fix its website. You need to make it easy for people to subdivide their homes".

Town-provided incentives were not appropriate measures to all landlords, however, with one landlord stating that changes to rental properties should be paid in full by the landlord:



## What We Heard: Landlords November 7, 2022

"Don't provide subsidies. The town shouldn't play the game, it should be the referee. The LUB needs to permit more dwelling units per acre or lot so homes can be divided up. We only rent out under one lease for the full house and require the tenants all know each other. Our largest unit is 5 bedrooms and isn't a problem. Breaking down large units into smaller ones is fine as long as it is fully paid by the landlord. Otherwise, it subsidizes slum landlords at the expense of responsible landlords and tax-paying citizens".

It was suggested by some that zoning and land use regulations restricting the number of units per lot is the only barrier to providing more rental units per lot, and one landlord indicated that SROs are a valuable piece of the rental housing stock in Wolfville and not something the Town should strive to reduce the availability of:

"Shutting down SROs is a move in the wrong direction. Given the past 2 years' stress on the housing crisis, this is an unfair move across the board".

#### **Short Term Rentals**

Landlords were also asked for opinions on STRs and whether they would like to be able to rent out student rentals as STRs during summer months. Some landlords stated that there is a need for more STRs in the summer months, citing low vacancies at existing inns, bed and breakfasts and hotels, and that using student rentals for STRs in the summer could alleviate some issues that tend to arise when subletters move into their rentals:

"STRs are a possible solution to subletting because sublets often cause problems, the subletters make messes and party a lot. On Airbnb you can rate guests so there is a vetting process for who stays in your house so it is less likely that you'll have a rowdy or disrespectful guest".

One landlord had previously used Airbnb during the summer months as their tenants only wanted to sign September to April leases:

"I used to run 3 STRs from May to August, until the pandemic, and then I found out they were not permitted, and I think the bylaws are regressive. My STRs helped with student leases that end in April rather than doing a sublease. My STRs were busy, I only had 10 empty nights across all 3 STRs over the 4 months. I hear from tenants that students don't want yearlong leases, they want September to April. There's a shortage of STRs here and we need more of them because of the wine industry".

### Another landlord stated that running a STR out of their home helped subsidized their mortgage and be able to live in Wolfville:

"I used to do Airbnb at the home that I live in to subsidize my mortgage. I had good communication with the neighbours if there were any issues, I had renters all through the year,



What We Heard: Landlords November 7, 2022

even in February, so the STR was very successful. It's now my primary home and using it as an STR made it possible for me to live in Wolfville".

None of the landlords stated concern that STRs could negatively impact long-term housing availability, and most of the landlords stated they were not interested in pursuing STRs at their rental properties.

#### **Compliance and Residential Rental Database**

Throughout this process, Staff have been collecting information related to compliance. One gap in compliance efforts is the lack of a database for rental properties in town. By asking landlords for information on their rental properties, personal and/or property management contact information, Staff are able to create a database of landlord and rental property information. Many landlords indicated that the database currently being created through the interview process replaces the need for a RRBB.

Other gaps identified by landlords include the regulations that prohibit the RCMP from telling landlords which of their properties they have attended to, something the Town's compliance officer is enabled to do through the Nuisance Party Bylaw.

"The RCMP never discloses what address they visited if they are called. Is the compliance officer allowed to inform people of this"?

As stated previously, only 10 of the 14 landlords interviewed provided information for the database at the time of the writing of this report. The information requested includes the civic address of all rental properties in Town, the number of units per building, and the number of bedrooms per unit. Staff also requested the phone number and email address of the property owner or manager and asked for the landlord to indicate whether they would prefer to be contacted as soon as a complaint is made, the following day, or the next business day. This information has been recorded into the database to allow a streamlined approach for the Town's compliance officers to follow.

#### Solutions to Ongoing Noise and Property Minimum Standards Issues:

There are some properties in Town to which complaints are made relatively consistently. This consistency may suggest that the occupants are not aware and/or do not care to comply with the Town's existing Noise Bylaw, Nuisance Party Bylaw and/or the Property Minimum Standards requirements. It may also suggest that the landlord or property manager is not taking adequate steps to vet tenants and encourage behaviour that aligns with the above bylaws. In light of these persistent issues, Staff asked landlords if they have ideas to help improve compliance with Town bylaws and create greater harmony in residential neighbourhoods.



What We Heard: Landlords November 7, 2022 Some of the major themes arising from this discussion include Acadia University's role in students offcampus behaviour and provision of events and activities, the Provincial drinking age and closure times of bars in Town, and the inclusion and revision of Town bylaws in lease agreements.

#### Acadia:

Many landlords suggested that Acadia could hold more events for students both on and off campus to reduce the number of parties and noise issues occuring within residential neighbourhoods. Some landlords referenced the success of the CFL game in providing a contained event:

"Acadia pushes students off campus. The CFL game showed that it's possible to have events for students. There needs to be education for young people around making good decisions regarding drugs and alcohol".

The desire for education around safe consumption of substances was also discussed with some landlords stating that regular and continuous education could result in a cultural shift around drug and alcohol use. The role of the Town providing more opportunities to engage with and welcome students and young people to Wolfville was also discussed:

"Suppression doesn't work. They're [young people] going to make risky decisions, at least make it safer for them. My tenants told me they feel ostracized for partying and drinking. A lot of students come to Acadia because their parents did, and their parents partied".

"Drinking issues won't change if there are more events because people like to go to events to get drunk. Acadia needs to do regular workshop type events to help change the culture around drinking. It can't just be a one-time event but a consistent, long-term effort. Town should hold events early in September and early May. The Town needs to stop villainizing them [young people], and get to know their names".

"Acadia should hire a couple full time staff in addition to RAs to do education, awareness, and support for students because they are going to drink and do drugs".

While many suggested there is low involvement from Acadia in relation to off-campus behaviour, one landlord described how staff at Acadia had addressed a noise complaint made to students off-campus previously:

"I had a complaint at [address] and the tenants got a warning and then they talked to Olivia Lynch at Acadia who works in student affairs or conduct. The students were warned and ticketed by RCMP, then Olivia was made aware and had them come to her office to have a talk with them, make sure they were OK, and see how she could support them".

It was also suggested that Acadia could provide a greater number and range of activities and events for students, with many landlords recalling times when there were more on-campus events, and landlords stating that a lack of activities combined with a dry campus leads to high levels of substance use in off-campus areas.



### What We Heard: Landlords November 7, 2022

"Acadia needs to provide activities and parties on Campus. Years ago they would do the Super sub, there were concerts, they had wet/dry events".

"Acadia needs to be part of this discussion. They need to permit alcohol consumption on campus and provide safe spaces for students, otherwise they are drinking in our community in less safe spaces. There is a lot of drug use. I had a tenant have a stroke due to cocaine use".

#### Drinking Age

## Landlords also discussed how lowering the Provincial drinking age to 18 could alleviate off-campus alcohol use as more first-year students would be permitted into bars.

"The town needs to stop trying to enforce and give people something to do instead. Lower the drinking age, let the Anvil and Joes stay open until 3AM, encourage events at Acadia that are wet/dry".

## In addition, many landlords suggested that local bars could be open later to allow customers to leave at staggered times, and when they are tired and ready to head home to sleep.

"The Anvil should be open late to help reduce the number of house parties".

*"Keep the Anvil open until 3 or 4AM. That should have been done before the security cameras were put up".* 

#### **Including Bylaws in Lease Agreements**

Many landlords acknowledged that they often rent to tenants who are living on their own for the first time and therefore their tenants may require more education as they adjust to a new lifestyle. Some ways landlords approach this situation in a proactive manner is by having parents co-sign a lease with tenants so their parents can be contacted in the event of an issue. Many also include relevant Town Bylaws in their lease agreements and review these bylaws with tenants prior to signing the lease.

"I use a standard form of lease with statutory conditions including a section on good behaviour which I really push. If I know there's a big event coming up, I put a notice out to tenants ahead of time, like for Apple Blossom festival to remind tenants to be on good behaviour... If people break the bad behaviour rule, they get a 15-day eviction notice".

"I write up my own "Schedule B" and it includes the Nuisance Party Bylaw and fine amounts. I have my tenants read and sign it. I've never had a call regarding the Nuisance Party Bylaw but I've had other tenants in the building complain of noise from some of the other tenants in the building. I gave those tenants a warning, and told them if there's no improvement, you'll get an eviction notice".

Other suggestions include permitting more, smaller units per lot to potentially reduce noise issues, creating an Open Data source to encourage compliance with Property Minimum Standards in a timely



What We Heard: Landlords November 7, 2022 fashion, and hiring a Town property manager to carry out work where Property Minimum Standards issues are not resolved within a certain timeframe and billing the property owner.

### **Rental Housing Demand**

Landlords were asked if they have noticed a change in the demand for rental housing over the past few years. Overwhelmingly, landlords stated that the demand for rental housing in Wolfville is unprecedented. Landlords reported frequent inquiries for rental vacancies from low-income workers, seniors, students, families, pet owners, and being flooded with requests when a rental vacancy is posted to Facebook or Kijiji:

*"I've never seen such high demand. I had 300 responses to an ad for a bachelor in 12 hours, it didn't used to be like that".* 

"There is a high level of demand, my units are always rented out by October for the following June and I'm always getting calls from people looking for a place".

"There's very high demand. Probably twice as much as normal. People have been working from home or studying from home over the pandemic and that made a change. Normally it would take about 3 months to fill all 23 of our units, now it takes a couple of weeks.

# One landlord described how they encounter people who have accepted jobs in Wolfville, but are unable to find a place to live"

"I know someone who recently accepted a job at [local restaurant] but they couldn't find a place to live. Rents are higher now too due to increased cost of materials and everything".

# Many landlords stated that because of such high demand, they are no longer finding it necessary to post advertisements for vacancies:

*"I can't remember the last time I advertised for a rental. They get filled up automatically, the demand is very high". I* 

"I haven't advertised a rental in a few years. Typically April rentals are filled by October and by word of mouth".

"I'm seeing a much higher request for rentals from students who don't yet have a place to live. Demand is way higher now than when I first started out. The goal used to be rent in fall for May, now the inquiries never stop".

Landlords were asked if there is greater demand for certain types of housing. Some landlords stated that Acadia students are having a hard time finding housing, and while some are seeking 5-6 bedroom



What We Heard: Landlords November 7, 2022 rentals, most are interested in 1-2 bedroom apartments. Other landlords stated the greatest need is for family housing with 3-4 bedrooms.

"I only offer rentals to students and the demand is unprecedented. Most demand is for 1-2 beds, even for students"

"The biggest need I'm seeing, is for family housing with 3-4 bedrooms".

While the high demand may allow for landlords to be more selective of their tenants, one landlord stated this can leave those with children or pets at a disadvantage:

"The demand allows landlords to pick their tenants more carefully, so people with kids and dogs are getting picked last".

### Other:

During these conversations, it became apparent that many Landlords feel that the Town and some community members have a negative attitude or negative feelings towards them. Some suggested that the increase in complaints to their rental properties could be due to the COVID-19 pandemic and the number of community members spending more time at home observing their community. It was suggested that the Town needs to make more efforts to bring the community together, rather than pushing some groups away. Some landlords suggested that the Town should find ways to support landlords to ensure they feel valued in the Town and don't sell their properties and invest elsewhere.

While landlords were not asked directly about a Landlord Association, the idea was raised by several landlords. Many landlords stated that attempts have been made to start an association, though there currently is no one available to coordinate and chair meetings. Many landlords stated that an association would be a tool for landlords to share best practices, such as including and reviewing Town bylaws with tenants when going over lease agreements, and to provide updates to Town Council when needed.



### Part 2. What We Heard Report: Tenants

#### **Tenant Interview Responses**

Tenants were also invited to participate in 1-on-1 interviews with Town Staff in order to provide a wellrounded perspective of some of the issues being brought to Council's attention that are related to some rental properties. Five posts were made on social media (Facebook and Instagram) with details on how to participate in the interviews. 14 tenants contacted Staff to participate in an interview, however only 9 responded to follow ups. A digital survey was launched shortly after the social media posts were created, and 74 of the 107 (69%) respondents to the survey were tenants.

Tenants were asked a similar set of questions as landlords and homeowners with slight variation. Survey questions and responses are located in Attachment F. The tenants who participated in the surveys include university students, working professionals and seniors. Together they have been renting in Wolfville for a collective 40 years.

### 1. Residential Rental Business Licensing Bylaw:

In contrast to responses from landlords, many tenants interviewed felt that a RRBB would be beneficial, though most cautioned that a fee should not associated with it as it could result in an additional cost for tenants. Some of the reasons provided as to why the RRBB would be beneficial include having an extra tool for compliance efforts related to nuisance parties, noise and property minimum standards, as well as assisting Acadia University in knowing where off-campus students are living:

"It would be a great move forward to have this adopted for compliance purposes. It would help the university too because they claim they don't know where the rentals are. If adopted, it should help with property minimum standards adherence and compliance".

"It would be beneficial for compliance to be able to identify owners of short-term rentals and long-term as well".

The main concern expressed by tenants regarding the RRBB was the potential for the licensing fee to be filtered down as a cost for renters.

"A con would be the cost of the registry filtering down to tenants".

"I'd be concerned of the fee going to tenants because rent is already high".

One tenant suggested a tiered approach to the fee, so that landlords who own properties that do not receive complaints could pay less, while those with frequent complaints would pay more:



"A fee is no big deal because landlords make a tonne of money. There's a small number of properties that generate most of the problems so it would be problematic to charge good landlords to help with issues with the bad ones. You could build something into the bylaw so that people who abide by the bylaws pay less and those who don't pay higher".

Some tenant expressed feeling disempowered to stand up to landlords given the current strain on the rental housing supply. One tenant mentioned that the RRBB could be a tool to help hold landlords accountable for the maintenance of their rental properties, and could empower tenants to stand up to their landlords if needed:

"It would help hold landlords accountable for the state of their rental units and behaviours, that could help renters stand up to their landlords outside of the Tenancy Act. It would be empowering".

Finally, one tenant felt as though the RRBB would not result in any benefit for them, and could result in an additional expense for tenants:

"That wouldn't be necessary... it wouldn't change anything for my rental situation. If there's a fee it would be sent down to tenants which just creates more expenses for us".

# 2. Feedback on Nuisance Party Bylaw, Noise Bylaw and Property Minimum Standards Bylaw:

Tenants were asked to share their level of awareness of the NPB, Noise Bylaw and Property Minimum Standards Bylaw and if they believe they are effective tools for achieving community harmony. All but one tenant was at least somewhat aware of one more of these Bylaws, with the NPB being the most commonly known of the three. Tenants provided contrasting opinions to this question, with some stating that more ticketing for nuisance parties is required, with other stating that parties will continue regardless of the fines, and some suggesting that major parties could be avoided if there was a dedicated space available in Town or on campus for such events.

#### Nuisance Party Bylaw:

Some tenants stated that while they have heard about the NPB, few stated that their landlords include information on Town bylaws in their lease agreements. Some tenants also stated that they are not aware of any efforts from Acadia to educate students on Town bylaws.

"I've heard about these bylaws, but my landlord hasn't communicated any of them to me. I've never lived in the "party areas" and as an Acadia alumni, I've also never had or heard of Acadia communicate Town bylaws to students. I feel like Acadia is somewhat responsible for off-campus partying because they don't allow partying on campus".



Those who stated that their landlords include the bylaws and strict rules for parties in their lease agreements said they find doing so effective and are not likely to host parties, unless given permission from their landlord. One tenant describes how open communication regarding parties and expectations can help build a respectful relationship:

"Our landlord asks for a heads up if there will be a party and asks us to shut it down by a specific time if we do have one. Having that open communication was helpful and encouraged a respectful relationship... Students are used to being scolded, so having that preexisting relationship can be very helpful".

Some tenants suggested the landlord and/or compliance officer visiting houses the morning following a nuisance party may be more effective than during the night of, when occupants are often using substances

"Having the landlord come talk to you the next day would be effective but have both [compliance officer and landlord] show up because the tenant might lie saying it wasn't that bad. Any complaint should go to the landlord straight away".

"If compliance officers showed up to a party, the guests would leave and go elsewhere. If the landlord shows up... it would more effective to have a warning from the landlord the next day than the compliance officer. Usually the officer shows up when people are drinking and they are less likely to care".

"It's more effective to have the landlord hold a conversation more so than being ticketed first. A landlord chat makes a good first warning... Other people would ignore the warning because they want to have a good time, especially in the SROs. If it's one fine per house, the tenants and friends might just split the fine especially during homecoming type events".

# Many tenants expressed that they believe those who want to have large parties will continue to do so, however, regardless of the fines they may be issued:

"Overall, I think the Bylaws can be helpful but many people will violate them and pay the fine so they can have a good time".

"It [NPB] would make the tenants more fearful although I know from experience that if tenants want to party, they will do it anyway knowing there is a fine".

"I'm pretty aware of the Noise and Nuisance Party Bylaw because during COVID I saw a lot of friends getting ticketed for having parties... they were collecting tickets and hanging them on the wall... It was a trend in wolfville to collect those tickets during COVID. Even with the Nuisance Party Bylaw, people will do what they want anyway regardless of tickets. Many students are wealthy enough to continually get tickets no problem".



One tenant stated that for the NPB to be effective, tickets must be issued rather than warnings and/or education, stating that tenants are aware of how to behave appropriately and must face consequences for bad behaviour:

"I've made a complaint under the Nuisance Party Bylaw and the bylaw officer said our first approach is education, so they showed up at the huge party... people were defecating in my backyard... The RCMP should have been called. The bylaw officer said they talked to tenants and tried to educate them. Tenants know the bylaws exist; it is in their lease, but they use this as an excuse. It's not about education, it's about consequence. Nuisance bylaw is only as effective as enforcement is. Enforcement does not exist in my opinion in Wolfville unless for building applications".

One tenant stated that while the NPB may be effective for regular nuisances parties, controlling parties on major event nights such as Homecoming will continue to be a challenge due to the number of parties, guests, and the absence of a dedicated space for such events:

"Bylaws are effective to an extent to help discourage regular partying but in cases of big events like homecoming they are not effective because there is so much going on and large groups gathering. During big events if there was a space like other schools have where gatherings could occur it might deter people from hanging out in the residential areas – but at Acadia they have nowhere to go. Especially because of drinking age, I don't think Acadia would make a place where everyone can go and have drinks and party".

In terms of solutions, tenants suggested that a better understanding of the role and interplay of Town Compliance Staff and the RCMP is required, and that all community members (Town, Acadia, RCMP, residents and students) need to work together. Some tenants stated that partiers learn what they can get away with if they are not met with stringent regulations and consequences upon their first offense and therefore repeatedly host nuisance parties.

"The intention [of the NPB] is good and there seems to be a significant improvement since the hiring of the 2 compliance officers, but there is still a major issue with the RCMP... You can have all the bylaws you want but if there's no compliance there's no point... This year it is vital the RCMP speak to students and issue tickets because last year Linden had a huge party and there were no tickets given so now, they [partiers] know they can get away with it".

"The bylaws are a good starting point but there should be more RCMP involvement with the problem properties".



Furthermore, some tenants discussed feeling unsafe in certain areas of Town where parties occur frequently and where people are intoxicated and wandering around outdoors, and sharing this feeling with others in the Town:

"It can be scary and intimidating in certain areas, we saw people rocking a car on Linden Ave. Twice, while walking alone, we saw students trying to lift up a car on the street, we told RCMP we didn't feel safe, but RCMP didn't do much. There are students who also don't want to be subject to this kind of behaviour too. Young families also feel unsafe".

In general, tenants expressed that to establish a respectful relationship early on, landlords should provide clear guidelines and expectations for noise, parties and behaviour, and that to improve adherence to the NPB, the landlord and compliance officer could visit the party host the morning when the host is sober and guests have dispersed.

#### Property Minimum standards:

Parking on lawns, furniture on verandahs and lawns, lawn care and waste are common complaints related to the Property Minimum Standards Bylaw (MSB). In many cases, the properties where Property Minimum Standards are violated repeatedly are rental properties. Some tenants described frustration with their landlord's compliance with the MSB, such as lease agreements stating the landlord will perform lawn care, and failing to do so in a timely matter:

"We've had issues with lawn mowing. Our landlord was supposed to take care of mowing the lawn but never did it. My roommate and I had to track down our landlords to do it".

One tenant, who called in a complaint to the Town's Compliance Officer regarding parking on lawns described the process of having the issue dealt with frustrating and confusing:

"I've phoned in complaints for a bylaw officer to visit my neighbours who had a dozen cars parked on the lawns. The compliance officer said to call the RCMP but it is actually under the minimum standards this happened about 3-4 years ago".

### 3. Single Room Occupancies

Tenants were asked how important they believe SROs are and to describe what type of rental housing they are most interested in living in. This question sparked some contrasting opinions with some tenants stating they are a very important housing option, and others stating that they have destroyed the opportunity for young families to buy homes in Wolfville:

" They're very important. As a student, the more people you live with, the less you have to pay, so a lot of people want to live with 5 roommates rather than 2 so they can save money on rent".



"SROs have destroyed the opportunity for young families to buy homes in wolfville".

Some issues tenants described with SROs include the number of bathrooms per dwelling unit, which can become an issue during house parties as guests require use of the bathroom:

"Often there's only one bathroom and people pee outdoors".

Some tenants described issues they have experienced while living in SROs including poor building maintenance, issues with snow removal, and a feeling of being less safe if all of the tenants did not already know each other prior to moving in, which often results when tenants are struggling to find more preferable options:

"Often SROs are the last places available to rent or a group of students want to all live together, it can feel unsafe to live with a bunch of people you don't know".

Similarly to comments from landlords, a tenant describes how building maintenance and nuisances are improved in rentals with 1-2 bedrooms rather than 3 or more bedrooms:

"I've lived in one house with 3 apartments, 3 beds each, and the house maintenance was poor. People move into these apartments though because there is nowhere else for people to go. They are often the more affordable option. Where I live there are 4 units, 3 are bachelors and 1 is a 2 bedroom and they are very affordable and quiet compared to SROs. SROs are less safe because there are so many occupants and that can cause issues with keeping up with maintenance including snow removal".

Other tenants explained that while SROs used to provide more affordable rental options, landlords are now renting out single bedrooms for \$1000. One tenant stated they paid \$420 for a bedroom in a a 6-bedroom SRO in 2020 and explained that the same bedroom now rents for \$1100. Overall, most tenants stated that they are not currently seeking to live in SROs but stated that this dwelling type is important as it can provider lower cost options to students and can provide a positive and desirable living situation for students and younger tenants. Some senior tenants stated that other lower-cost rental options need to be available in Wolfville aside from SROs, as these dwelling types are not as desirable to seniors as 1-and 2-bedroom apartments:

*"I'm looking for something that would allow me to stay in wolfville. A single person on a fixed pension is not able to live in Wolfville away from student housing".* 

### 4. Solutions to Ongoing Noise in Residential Neighbourhoods:

Tenants were asked if they had any ideas for solutions that could help improve community harmony in Wolfville. Many tenants felt that while there are plenty of activities for people of all ages in Wolfville,



while some remarked upon the limited activities available for students on campus outside of athletics. The major themes arising from this discussion include the lack of common spaces on campus, the focus on the wine industry, mixed neighbourhoods and later closing times at local bars and cafes.

#### Lack of common spaces on campus

Tenants expressed frustration with the lack of common spaces available on campus for parties and major events. Some tenants recalled initiatives at other universities, and one suggest that SROs have become the only common place left:

"Acadia has a long history of removing common spaces on campus, so there is nothing to do on campus. The SROs become this place".

"Acadia policy does not cater to what students want these days. It's far more restrictive on campus than off so problems are in the community"

"Ottawau blocks off a part of the street to allow students to gather during homecoming so they don't spill out into residential areas. That provides a more controlled environment. I think there's enough stuff to do in Wolfville and I like going to trivia and karaoke on campus but the Axe closes around 1 so keeping it open might help".

#### Wine-focused tourism

Wolfville and the region's wine industry bring a lot of visitors to the area. Some tenants stated that there is little to do in Wolfville aside from drink, and suggested that having spaces that are not alcohol-focused such as coffee shops open late would provide a needed space for people to socialize without substances:

"Wolfville encourages with its tourism a higher use of alcohol than other towns and that contributes to the problem. Everything is about wine and drinking so that's what you get and it's easy to see why there is excessive drinking here among guests and students. The rec dept is doing great work with the concerts and bike rides, yoga in concept, but more people are going to choose drinking related activities before rec. We need more coffee shop hangouts in the evening".

"The town has very little outside of wine bars and bars. We are a place where people come to drink".

#### One tenant suggested that more meaningful involvement of young people at the Town could be helpful:

"We need to get young people to be on an advisory board around community harmony. Find new ways to get young people involved with the Town and community".



#### **Mixed neighbourhoods**

Some tenants described how living in neighbourhoods with mixed incomes and housing types results in community of various demographics, which can help create a respectful neighbourhood and allows different demographics to get to know one another and form respectful relationships:

"On my street, there is a mix of single family, duplexes, apartment, affordable housing and senior housing. This mix creates a quiet, respectful atmosphere".

"It would be nice to have housing types that are for seniors and young families, for people who want to live in a peaceful atmosphere".

Others stated that it would be difficult to achieve community harmony given the attitudes many community members share of students, though Town-hosted events for all groups could form part of the solution:

*"It will be difficult to tackle because students get a bad rap from residents. Some residents think poorly of students and make a lot of complaints... A big BBQ with the town could be effective".* 

#### Later closing hours at bars

Similar to landlords, some tenants felt that later closing hours at bars could reduce the frequency of parties in residential areas:

"With COVID, bars closed very early and that made a huge difference because people wanted to go to house parties and go earlier. In the summer, people stay at bars later, and things are open later. The bars open until 1 is good, but 3 would be better. People would be tired".

"Most popular events at Acadia are at the bar on campus and they end early so if they stayed open later it might be better".

# Furthermore, tenants identified the lack of code of conduct for Acadia students off-campus as a barrier to harmony:

"Acadia doesn't have a code of conduct for off campus behaviour, they can do anything off campus with no consequence. Acadia doesn't acknowledge the problem and nothing ever changes. I've lived here since 2004 and it has been the same the whole time. No consequence. The town continues to spend money but the problem is never solved".



### 5. Short Term Rentals

Staff have been collecting information on STRs in Wolfville since August 2021. Given the impact that STRs have had on the housing market in other jurisdictions, Staff want to know if impacts of STRs are being felt locally. Tenants were asked whether they have any concerns regarding STRs in Wolfville and if they think allowing STRs in student rentals during the summer months would be helpful if they were looking for September to April leases.

Some tenants stated that they have noticed an increase in STRs in Wolfville and noted that many places that used to provide long-term rentals are now exclusively providing STRs and are concerned that STRs are removing long-term housing supply from those in need. Others stated that some student rentals already become STRs during the summer months:

"I know several landlords who have changed their leasing to a 9-month lease for students and are Airbnbing over summer so tenants don't need to sublet, and the landlord can make a lot of money over the summer. That creates a shortage only in the student rental market. My old house is being converted to an Airbnb exclusively, the owners live in [outside of Wolfville]. That took a single-family home off the market, driving up scarcity of single-family houses".

Some tenants expressed concern for noise and disturbances from STRs, while one tenant shared their negative experience dealing with neighbouring a STR in Wolfville:

"Other than the housing crisis and the fact that they remove long-term rentals from people who want to invest in the town they live in, they also create a parking issue. I live next to an Airbnb that causes parking issues because people park in my parking spot. There are often dogs that stay at the Airbnb and guests don't clean up after them. It shows a lack of care for the long-term residents who are paying rent on the same property of an Airbnb. There is a dog staying there for 2 weeks that has been barking all night every night".

A common concern tenants shared for converting student rentals to Airbnb during the summer was where students would store their belongings during this time. Other tenants stated that some landlords are not managing long-term renters well, and question how they would manage short-term guests:

"Yes I'm worried that STRs will reduce the availability of long-term housing and rentals. I'm worried if an Airbnb opened near me that it would cause a lot of disruptions from noise, partying, people coming and going all the time and bringing their vehicles. Subletting in the summer would be a nightmare and would drive me out of wolfville immediately. If the landlord can't manage students who are there every day, how can they manage guests who are there for one weekend? A better model is the micro boutique which is run as a hotel during summer. Roselawn Cottages is another good idea".

"My only concern would be furniture and belongings and where the tenants would have to put it or store it. It would be great not to have to pay rent over summer. Airbnb sublets would be a



great option especially if the tenant could be guaranteed they could return again the following September".

Some tenants stated they believe visitors are typically seeking STRs that are better maintained than student rentals but cautioned that the amount of money generated through STR operations could result in the conversion of more long-term rentals into STRs:

"I Imagine people who rent Airbnbs for a weekend are looking for a nicer unit whereas student housing is not as appealing or what vacationers are looking for. I do think it could affect the people looking for yearlong rentals though. Landlords could make a lot more money with Airbnb so there is concern that it could impact long term renters".

"I know many single-family homes are now working as Airbnb".

One tenant explained that not all student rentals are subleased over the summer and stated that many remain unoccupied during these months, which can be attributed in part to challenges in finding a suitable subletter:

"Subletting Airbnbs would be great because a lot of the sublet rooms are actually empty all summer".

"It's a good idea to let landlords do Airbnb over summer. Subleases can be challenging because it's students and sometimes they don't know what makes a good tenant. In my apartment, there are 4 renters, we were supposed to have 3 subletters, but only 2 actually worked out".

# Some tenants expressed frustration over the apparent ease with which STRs operate in Town compared to traditional inns and bed and breakfasts:

"I'm frustrated about the imbalance of people who own a real B&B and who register, pay commercial taxes, and next door there is an Airbnb with no extra fees, inspections, safety inspections, and so on. It's often middle- and upper-income people who are doing this who know there is a loophole they are taking advantage of. STRs should be regulated in Wolfville and we need to support the local businesses first".

"I used to work in tourism and knew of two inns that were going to convert to Airbnb because Airbnb was competing with traditional inns".

### 6. Demand for Housing

Tenants were asked to describe their sense of demand for housing in Wolfville, whether they find it challenging to find a rental unit and to explain any barriers they have encountered to finding housing.



Every tenant interviewed remarked on the increased rental prices per unit or bedroom, with some noting rent increases of more than double in just a few years:

*"I used to rent a bedroom in a 6-bedroom house for \$420 in 2019. The same bedroom is now \$1100".* 

Tenants also discussed the rent cap and looming rent increases they are anticipating. One tenant describes that despite having what should be a good pension, the need to cut back on expenses and leave their current rental, but being faced with few desirable options available, claiming that single people on fixed incomes cannot afford to live in Wolfville:

"I love my apartment, but can't afford to stay in it and there's nothing affordable for me to move into. I have a 2 bedroom plus den or office. Right now my rent is \$1,515 and it will go up to \$2,500 when I move out. When I moved in there was nothing else available though there were cheaper units and now when the cheaper units become available, they are increasing rent by \$500-\$600 and now those smaller units are more expensive than my current unit so I can't move. I won't be able to stay in the Town of Wolfville. I would love to find a 2 bed away from students that is affordable. My rent is half of my pension cheque. It will be more than half in a year or so. I've given up my Acadia fitness membership because I can't afford it or the parking. It's unfair to have to give up fitness. A single person on a fixed pension is not able to live in wolfville away from student housing".

# Another tenant described the rent increases anticipated for their unit, and how high rents will reduce young people's ability to purchase homes:

"I can afford my current place but if the 2% cap is lifted, my apartment will go up \$8000 a year. If I move out, the rent goes up \$700 a month. The barriers are affordability. There's nothing in Wolfville not even in Windsor. Young people aren't going to be able to afford to buy housing so more apartments will be needed".

# One tenant described advertisements created by people seeking rental housing at their church, reflecting the number of inquiries landlords stated they receive from young families seeking housing:

"There are often ads at our church for young families, mature students with kids, searching for housing in Wolfville. It's very difficult to find anything, and the rents are very high. How do retail workers afford to live in Wolfville? We worry what our rent will be increased once the rent cap is lifted, and that will also affect many others in Town."

# Another tenant described how some landlords refuse to rent to specific groups of people, creating barriers to housing:

"Overtime it's getting harder to find a place. My male friends have a hard time finding rentals because landlords won't rent to a house with all guys".



Many tenants interviewed are looking to move but struggling to find a suitable rental that they can afford, with current and former Acadia students remarking on the need to secure a rental at least 7 months in advance, an issue that has only increased in recent years as rental vacancies decrease:

"I'm concerned about the rent cap lifting in April. I've been trying to move for 2 years but I feel trapped in my current place by the limited options and high rent prices".

"If you don't find a rental in Wolfville for May 2023 by October 2022, you're out of luck. There used to be enough places that you'd still be able to find something, but now it's very unlikely".

"It's really hard to find a place after October for September of the next year."

Some tenants noted that they would prefer to live in lower elevation areas of Town for ease of mobility, and in some cases outside of student-dominant neighbourhoods; preferences which create further barriers to finding suitable housing:

Location can be an issue, not everyone wants to walk up the hills, or wants to be neighbours with student housing.

Some are accepting poor or less favourable conditions because they are faced with limited alternatives, an issue that has increased notably in recent years:

"We have had a really bad pest problem with mice that the landlords ignored, so we had to call the pest control company ourselves and the landlord got angry with us that we did that. We also had a really bad mould problem. My roommate had to throw out all of her clothes because they were ruined by mould... The landlord bought one dehumidifier, but made us buy another one. Rather than deal with it properly, they told us we have to leave to windows open at all times, even in winter. **We also pay the energy and heating bills so that means we have to live in these conditions and also pay to run the dehumidifier and heating while the windows are open"**.

"Demand has absolutely changed. 4-5 years ago it was easy to get housing and it's gotten worse over time. **I struggled to find the place I live in and I don't even like it but I don't know where else I could possibly go.** People who are on a strict budget are forced into 5-bedroom apartments with people they don't even know. The population has grown and so has inflation".

"People are settling for what's available".

'It is much more difficult, orders of magnitude more difficult, to find a rental today than it was in 2004. In 2004 I contacted McKay real-estate looking for a single-family home to rent, and within 2 months I had signed a lease for a unit we liked that we could afford and that met our needs. Today, I see emails often through [work] of [staff] seeking housing. There are no family homes, no 2-3 bedrooms suitable for a [professional] and family. I'm subletting a room from someone I know and I think otherwise it would be impossible. Today it would be very hard to find something that would tick the boxes of our 2004 rental".



### 7. Parking

The high rate of car ownership and dense population in the core neighbourhood area of Wolfville results in issues with parking due in part to the low provision of parking spots relative to the number of owned cars. Often cars in these areas are seen parked on lawns and lining streets. Tenants were asked if they have ideas for improving the parking situation such as a parking permit system, paid parking in specific areas, or improved active and public transportation access.

Some of the contributing factors identified by tenants as to why car ownership is so high in Wolfville is the car dominant culture in the more rural region, the distance required to get to more shops and services in New Minas, the need for international students to access cultural foods at larger grocery stores in New Minas, and the frequency in which people travel to Halifax and the airport. Some tenants stated that bus service offered by Maritime Bus is not efficient enough for most people and stated that bicycles can be difficult to find and afford, resulting in low bicycle use and ownership.

Some reasons identified for why cars are parked along residential streets are that some landlords require tenants to pay an extra fee to use the driveway and overnight closures of some Acadia parking lots.

Solutions to high car ownership and parking issues identified by tenants include reducing the number of parking spots in Town so that people may decide to not bring their car to town, creating a parking pass system so that only residents of a street may park on the street, including a Kings Transit UPass with tuition, offering a microtransit service or improved Kings Transit service between Wolfville and New Minas, and ensuring landlords designate distinct parking spaces on their driveways so that only tenants can park in their designated space. Other suggestions include a paid parking lot in Town that is available 24 hours a day.

"Landlords should designate parking spaces for their tenants. Often people park at rentals where they don't even live if they don't have parking themselves. Landlords need to be clearer with tenants on where they can/can't park".

While some encouraged greater enforcement of parking bylaws and the reduction of parking spaces available, others stated the need for more parking:

"Either we need to limit parking and enforce the bylaws to only allow parking on designated surfaces, or do resident parking by zone, current bylaws for parking are not enforced".

"The Town needs more parking. The restaurants struggle to have parking for guests, a lot of people don't like to walk... Paid parking won't solve it, there just needs to be more parking".

### 8. What Other Information Should the Town be Collecting?



Staff have been collecting information such as the addresses, apartment numbers and the number of beds per unit of rental housing as well as landlord and property management contact information in order to understand our housing stock, and to assist with compliance efforts if necessary. Staff asked tenants if there is anything else the Town should be striving to understand regarding rental housing.

One tenant stated that a fire and life safety inspection cheat sheet for tenants and landlords would be helpful so that both tenants and landlords understand when inspections occur and where, and to provide information on what tenants might look out for in their rentals to ensure they are safely housed. Another tenant shared this sentiment, stating that while they are satisfied with their current housing situation, they felt unsafe in their previous rental and uncertain about how to address their concerns:

"I'm lucky with my current landlords, but last year I know the unit wasn't up to code and the landlord was not responsive to any complaints we made. I didn't know how to make a complaint to the Town and didn't know that's something that I could even do. It would be helpful for Acadia to hand out information on what to do in a situation like that because a lot of students are living in places that are not safe or not well maintained".

Another tenant stated that the Town should advocate to the Provincial government to ban renovictions permanently:

"Make sure than landlords cannot do renovictions. Pressure the Provincial government to ensure that".

Some tenants stated that there is a need for more rental units in Wolfville and demanded that the East End development project include rentals:

"We need more rentals in wolfville. In east end development we need more rentals ASAP. Any new development should require rental units, and we need to know who the proper managers are".



### Part 3. What We Heard Report: Homeowners

Homeowners who neighbour one or more rental properties in Wolfville were invited to participate in 1on-1 interviews and respond to the digital survey. Homeowners were included as it has come to the Town's attention that the presence of some rental properties and issues with their tenants and/or property managers/landlords have been contributing to noise, vandalism and dissatisfaction with the condition and appearance of some rental properties. Staff created 5 social media advertisements asking for up to 15 homeowners to participate in one-on-one interviews with Staff. 11 homeowners agreed to a one-on-one interview. Homeowners were asked a similar set of questions as the landlords and tenants.

Some homeowners, notably those in the Good Neighbours group, have been actively sharing their experiences living among rental properties with Staff and Council. The interviews provided an opportunity to hear a wider range of feedback on some of the issues frequently mentioned by the group.

Participating homeowners were asked to provide a brief description of their living situation including how long they have been a homeowner in Wolfville and what changes they have noticed over time. Six of the homeowners have owned a home in Wolfville for more than 30 years, two between 10 and 15 years, and three for less than 5 years. Together, the homeowners have lived in Wolfville for approximately 306 years. Most of the homeowners interviewed stated that they have noticed an increase in the number of rental units in their neighbourhoods, which are largely comprised of singlefamily homes, many of which have been converted to rental units.

### 1. Should there be a Residential Rental Business Bylaw in Wolfville?

Most homeowners were in favour of a RRBB in Wolfville. The reasons mentioned by homeowners as to why a RRBB would be beneficial include:

- The creation of a database of rental properties so Town compliance staff can more easily contact landlords and property managers to address behavioural issues as well as property maintenance issues,
- To provide a tool for Acadia University to address off-campus behaviour,
- To provide a means for landlords to return a portion of their revenue through a licensing fee to community improvement though hiring of more compliance staff.
- To provide a tool to withhold a license from a landlord who is not complying with Town bylaws.

"The license is long overdue. The town doesn't know how many rentals there are, how many cars there are per rental. The town gets contact info for everyone from taxes. If you have a rental property, you should register it and describe it, and this information should be public on



[Wolfvilleblooms.ca]. You should be able to see who the manager or landlord is. It could be a tool for residents to let landlords know there are issues at their properties".

Some homeowners stated that more frequent and more thorough inspections of rental properties are needed as they shared stories about tenants living in inadequate conditions:

"Annual inspections of registered properties is a good idea. My niece used to rent in Wolfville and every time she showered the water leaked into living room and landlord wouldn't do anything about it. There needs to be a way for an independent inspector to come in, take note of problems, and track them".

"A business license for rentals is something I've been advocating for a couple of years. I'm concerned students around me are living in decrepit properties. There are landlords and property managers not keeping rentals to livable standards".

One homeowner suggests using the RRBB as a tool to hold landlords accountable for the condition of their properties:

"If the town could withhold the license it would be impactful. We talk about fining students but never landlords. There is currently garbage all over Summer Street, on lawns and there's furniture on lawns that shouldn't be. It's the tenants responsibility but also the landlords and everyone blames the students, not landlords. The license is a good idea."

While most homeowners support the idea of a RRBB, some highlighted areas where creating and enforcing a RRBB could create logistical challenges:

"I fully support the idea but there's a gray area if the landlord lives on the actual premises, that kind of situation may not require a license".

A few homeowners doubted that a RRBB would provide a solution to the issues they are noticing in their neighbourhoods unless there were specific requirements to maintaining a license. One homeowner who is also a landlord argued that their tenants do not cause any disturbances, and therefore a license would be a nuisance. Furthermore, some homeowners stated that the majority of landlords in Town do a good job at maintaining their properties and encouraging good behaviour from their tenants, therefore the license that would affect all landlords would only be providing solutions to a small proportion of rental properties.

"If the business bylaw is simply a registry it means nothing but if it means you have to do certain things to maintain your status and if you don't you will be removed it might work. There are many good landlords in town, but there are also bad landlords such as my neighbour and the registry would do nothing about that."

"Neither of my properties have students and I think the license would be a nuisance. There are a lot of out-of-town landlords where we can't contact them, and we need to find a solution to deal with these properties. Most landlords in town have a pretty good handle on their properties. Less



than 10% of the properties in town cause a problem, but 90% would be paying the fee to help with those 10%.

Furthermore, it was questioned whether a RRBB would apply to homeowners who rent out a bedroom or accessory dwelling unit in their primary residence:

"There's a gray area... if the landlord lives on the actual premises, that kind of situation may not require a license. Same goes for Airbnb, if they live there the chances are higher that it will be run well".

### 2. Are you aware of bylaws such as the Nuisance Party Bylaw, Noise Bylaw, Property Minimum Standards Bylaw and do you think they are effective for creating community harmony?

Most homeowners were aware of one or more of these bylaws, though some expressed confusion around the distinction between the Noise Bylaw and the Nuisance Party Bylaw and what type of event would trigger one over the other. In terms of the perceived effectiveness of these bylaws, most homeowners stated that they feel as though they could be effective, however inadequate enforcement of them renders them ineffective. It was noted that education and communication from landlords to tenants is needed to ensure people are aware of the expectations of them in terms of behaviour and property maintenance, and that there are repercussions for violating these bylaws:

"The first step should be better education. My daughter rented a place on Main Street and the landlord made the rules very clear and explained that there were repercussions for bad behavior and made it clear in writing."

"They could be effective if they were enforced. I'm not advocating for a police state. I believe people are good and want to get along but people need to be reminded of what the rules are beyond a slap on the wrist. Landlords and property managers need to be fully aware of the property minimum standards and that they will be enforced".

#### One homeowner indicated that they print out the Town bylaws and distribute them to tenants.

Some homeowners stated they did not believe the existing tools are strong enough and that enforcing the bylaws needs to be streamlined to improve their effectiveness:

"The bylaws aren't being enforced adequately, and even if they were they are not strong enough tools. There is garbage everywhere and minimum standards is too cumbersome, it needs to be streamlined, it can take 2 weeks for a couch to be moved off someone's property. We've called Safeguard to collect garbage at properties over and over, why is it our job to do this? Kaden and Sean need to be available every weekend, not just some".



Some homeowners were unaware that they could contact the Town's compliance officers to make a complaint regarding noise or parties, especially during nighttime and weekends when Town Hall is closed. Instead, some homeowners have called the RCMP to make complaints:

"When I call the police, I'm not sure if they are enforcing the bylaw or something else. My experience is that I call the police, not the Town because the Town appears to be closed when these things are happening, at night. If I was supposed to call the town I didn't know that, therefore I've never made explicit use of the bylaw".

The relationship between the Town's compliance staff and RCMP was discussed, with some homeowners remarking upon the lack of cooperation between the two teams, suggesting a more streamlined approach to responding to noise and nuisance complaints is needed. Many homeowners did however state that they have noticed an improvement in compliance efforts following the hiring of two Town compliance officers in 2022:

"They're useful if they're enforced but the RCMP seems to laugh at the compliance officers. RCMP wants to focus on criminal stuff and not on prevention".

"I'm pleased with the Town compliance officers and I can see that they are aiming to enforce compliance. There were a number of parties shut down on Bay Street, but it will take some time to see how effective this is over time, same as the CCTV. I appreciate the presence of RCMP and compliance officers. Enforcement sends a message over time."

Some suggestions to improve noise and nuisance party issues in residential neighbourhoods identified by homeowners include banning modified mufflers in Town and requiring any gatherings to occur indoors after 11pm to reduce the number of parties occurring on decks, lawns, and other outdoor areas. Further suggestions include identifying the properties that repeatedly receive noise, nuisance and property minimum standards complaints, identifying and contacting the landlords and/or property managers and working to resolve the issues at these sites first. Staff have identified 20 properties where complaints are most frequently made, have noted which types of complaints they receive and who the landlords are. What Staff will do with this information is yet to be determined by Council.

### 3. Are you aware of the Land Use regulations for Single Room Occupancies?

This question was created in response to some misleading information being shared among the Good Neighbours group, and to provide clarification specifically related to SROs. Staff have attempted to share information on SROs and other Town bylaws through <u>www.wolfvilleblooms.ca/landlordtenant</u>, brochures that have been mailed out to all residents, and through this interview process.

Many of the SROs in Wolfville are considered Existing Uses, meaning that when they were created, they complied with the Land Use Bylaw in place at that time. Staff have been compiling a list of properties that are suspected to be SROs in Wolfville, and these properties will be verified through Fire and Life



Safety Inspections at the date of their scheduled inspection. SROs have become a topic of interest among homeowners because they contain a greater amount of bedrooms for rent than other types of housing, resulting in more tenants per dwelling unit. In some cases, SROs are located in large, older homes where landlords fail to maintain the property to a standard expected of others in the neighbourhoods.

The interviews provided an opportunity to further clarify the regulations and to obtain feedback on SROs. Some homeowners attribute the increase of SROs to the restrictions that the Low Density Residential – Restricted (R-1) zoning places on a significant proportion of the Town. Some homeowners stated that the R-1 zoning should be changed to allow a greater range of dwelling types in the R-1 zone so that rental housing is less concentrated in the core neighbourhood area:

"R-1 should go so we can spread people out, rather than concentrate everyone in r-2 and r-3".

"The zoning is flawed. There are a lot of properties that snuck under the radar and are using and abusing the regulations. R-2 residents are suffering now and feel like second class citizens. In R-1 zones there are single family homes and no one can do anything there or have rental properties, so they get nice and quiet neighbourhoods and don't have to deal with noise".

#### More on-campus housing was identified as another solution to providing more student rentals:

"Acadia is losing revenue by pushing students into town. There should be more on campus housing like apartments instead of dorm rooms. The SROs aren't the problem, there is a broader lack of imagination about what the town and university relationship is".

Frustration with allowing existing SROs to continue their use was a common theme among homeowners, with some stating that SROs should have to comply with the current LUB after a certain time period. Others argued they should not be grandfathered in at all:

*"I'm aware of the bylaws and I'm frustrated with them. Allowing SROs is legalizing bad behaviour. There should be a period of time for people to get into compliance".* 

*"I'm aware of the zoning and grandfathering process, but I don't always agree with grandfathering in. More buildings should be brought into regulation, especially after sale."* 

# Greater action from Acadia University was identified as an important role in providing rental housing for students to ensure there is adequate housing available for other demographics in Town as well:

"It's also the university's issue and they need to house more people on campus. The university pushes the problem into Town and residents rather than deal with it themselves. All this does is create more rental properties in residential areas. I'd rather see more single-family homes in



town. The entire core is full of rentals but we need more housing for young families, professionals and seniors, people who want to stay here and create a life for themselves here".

Beyond noise issues, some homeowners stated that parking has become an issue particularly at rental homes that may be SROs due to the high number of occupants relative to the few parking spaces available:

"The two houses that cause issues near me I believe are SROs and bedrooms are rented out by the room. One doesn't provide enough parking so people always park on the street."

# 4. Should more units per lot be permitted in residential zones to allow a greater number of units so that all single-family homes are not rented out by the bedroom?

Many SROs are located within single family homes that are older and much larger than what the average family today is looking to purchase. These housing types can be very expensive to purchase and maintain, and as a result they have become a more attractive option for landlords who are seeking to rent them out by the bedroom. In discussions with landlords, it was frequently mentioned that units with the fewest behavioural issues are those with 1-2 bedrooms. Homeowners were asked if they believe that permitting more dwelling units per lot to allow the conversion of these homes into smaller apartments could result in fewer noise and nuisance issues in their neighbourhood.

Most homeowners did not feel that permitting more units per dwelling would improve their situation. Some identified new multi-unit housing as the solution, citing specifically the development of multi-unit buildings at 215 Gaspereau Avenue as a solution to providing more rental housing. Many homeowners stated that they would prefer to see the single-family homes in their neighbourhoods kept as singlefamily homes so that young families could move to Wolfville.

"More units per lot in the R-2 zone is not a solution, new housing and new multi-unit housing is the solution. Travis' Gaspereau Avenue units are the solution. If these SROs are converted, that diminishes the ability for families to move in. If they are converted, we get even more cars and parking issues."

"You need to have some families who own homes downtown to have a good mix. The bungalow next to me is a great single-family home but it is now 5 apartments. People want to live in walkable towns, once people are several blocks outside of the core, they drive everywhere. Let it be walkable not just for students but for everyone."

"Let SROs be. If you cut larger homes up into smaller apartments, you will get rid of more singlefamily homes and create more problems."

One homeowner stated that converting large homes into multiple units may result in improvements:



"There was an attempt to make Westwood Ave R-3 so you could have more units per lot, I think that would make the situation worse. Our neighbour wanted to change the apartment into 3 apartments or so, I think the tenants might respect the house more if it was split into smaller apartments. In a larger, older home there is usually a gathering space and that creates a problem."

## Another homeowner identified rezoning R-1 lands to R-2 or R-3 as a solution to increasing density throughout Town:

"It would be good to amend zoning to allow more units per lot. Where I lives everything is higher density with students, my house is in C-3 where it used to be R1A. If we could make the R-1s into R-2 or R-3 it would help increase density in R-1 zones. You could have the landlord live in the house as well."

Once again, homeowners discussed the role they believe Acadia University should be playing in the rental housing situation in Wolfville given the high proportion of renters that are Acadia students. One homeowner stated that Acadia should either cap the number of incoming students or build more residences for them:

"The elephant in the room is the university. If they have insufficient housing for students, they need to cap the students coming in or build more residences. Acadia is doing an abysmal job of taking care of their students and severely lacks leadership. The Town and Gown Committee is clearly toothless if this problem is still ongoing.

### 5. What solutions do you have that might improve harmony in wolfville?

The Town has explored solutions to build community harmony in Wolfville including the "Good Neighbours Make Great Neighbourhoods" signage that was posted in the core neighbourhood area in 2021, the recent installation of security cameras in the core neighbourhood and are now exploring the RRBB. Homeowners were asked if they had ideas for solutions that have not yet been identified.

Some homeowners stressed that they enjoy living near students and aim to build respectful relationships with them. Many homeowners stated that they have held community events such as barbecues so that the homeowners and tenants can meet and begin to build a relationship. To build upon these efforts, the need for improved relationships between the Town, Acadia, Acadia Students Union, the RCMP, landlords, tenants and homeowners was also stated as an important step towards progress.

"The messaging needs to be that residents are the friends of tenants, that they want to help support them. The Mayor and Peter Ricketts are not aware of what goes on on a Saturday night. We need to promote positive relationships among all stakeholders. If the residents and tenants can resolve issues, we don't need compliance. 25 years ago we invited students and the Acadia



Students Union over for a bite to eat and talked about how they can improve relationships among students and homeowners".

One homeowner stated that Acadia University prioritizes the student experience over the academic experience, arguing that this results in an environment where students are less aligned with academic endeavors and more with athletics and social events. This homeowner recommended that the Town consider how it supports the university, whether through academic scholarships or through experiential events such as the CFL game.

"The university has to be encouraged to shift away from an "experiential model" into an "academic model."Students come here because they want to "live their best lives" and that creates a freedom problem. But if students come here because they are passionate about learning, they will do things on campus related to their areas of study. The CFL game made it feel like Acadia is running a sports franchise rather than an academic franchise. The town needs to consider how it supports the university, does it support sports and experiential things or does it support academics? That is a cultural shift that needs to happen".

## Other homeowners felt as though more events like the CFL are needed so that people in Wolfville have a contained area where the behaviour creating frustration in residential areas is permitted:

"There needs to be more on-campus events. The CFL game was so successful in containing an event and this type of thing needs to happen more. Acadia needs more on campus residences, and they need to have facilities on campus for students to party rather than forcing them into the Town. Acadia has to step up in many ways to make sure there are things to do for students. There are plenty of things to do for children and older folks at the parks and those kinds of places, but there is a gap for students outside of pubs and drinking".

### Similarly, some homeowners stated that allowing alcohol and parties on campus could provide a solution:

"The biggest thing is the university needs to allow alcohol on campus. Banning alcohol pushes students out into the streets. They need to create a place where students can gather and drink but where they can stay on campus".

"It would be nice to create an event space for students. Students like to party a lot and if they had a venue created for them that they could use during Cheaton Cup or Homecoming, similar to like the CFL tailgate party, that would help take people out of the residential areas and put them into a more contained area. It could be done on the university premises."

Echoing both tenants and landlords, homeowners also indicated the need for the Town to advocate to the Province for a drinking age of 18, and an on and off-campus code of conduct for Acadia Students as a tool to encourage respectful behaviour in residential areas.



"The drinking age is a challenge because so many first-year students are 18, putting the university and bars in a tight spot trying to accommodate students. They need to permit alcohol on campus. The Town needs to campaign to the Nova Scotia Government to reduce the drinking age to 18 because 18 year olds drink but have no safe places to do so. The Town, university and Provincial Government need to collaborate on drinking age to generate a greater level of safety"

"I'd love to see much closer communication between the Town and University so that together we could build a code of conduct for both on and off campus. If Acadia students were subject to a code of conduct regardless of where they are, with the understanding that if their actions were serious enough, they could be kicked out, that could be effective."

### Furthermore it was suggested that there could be a required course for all students at Acadia where Town bylaws and information on how to be a good neighbour could be shared:

"There could be an Acadia required class on behaviours and bylaws so students can't say they didn't know about the bylaws. You could bring in compliance, some landlords, good neighbours and students to share information".

# Finally, one homeowner stated that the R-1 zoning should be rezoned or amended to permit more units per dwelling so that all rental properties are not concentrated into one area of Town:

"The zoning is a problem because it concentrates all the rental properties into my neighburhood adjacent to Acadia. If the rentals were spread out, you could have mixed neighbourhoods which go a long way for keeping things civilized. R-1 people are horrified of rental properties going up in their neighbourhoods, but protecting some people in town from rentals is just making things worse for the neighbourhoods where there are rentals. I have no problem living near rentals as long as they are managed well."

### 6. Short Term Rentals

Homeowners were asked whether they had any concerns regarding STRs in Wolfville, and if they think STRs should be permitted in the R-1 zone if the STR was limited to a bedroom or accessory dwelling unit in or on the homeowners primary residence.

Similar to tenants, some homeowners stated that because STR websites like Airbnb contain strict guidelines for behaviour and include a rating system, that they have few concerns about STRs in terms of noise or nuisance parties. Other homeowners stated that STRs have contributed to the rising cost of housing, housing scarcity, and have further contributed to the parking issue:

"STRs are horrible. They are likely responsible for the inflation of housing prices. People gobble up houses to rent out rather than live in them. People make more money per week than per month. It's bad policy. Therefore, people can't find cheap housing. STRs are also related to the traffic and parking problems because people are constantly moving around. The towns should support businesses that want to set up proper bed and breakfasts. We just shouldn't be



squeezing margins out of housing. Housing is a human right and they have reduced housing stock".

"The problem is families can't move in if houses are Airbnbs and there should be a limit on how many are permitted".

"The house behind me is being used as Airbnb for the summer. It's owned by a guy in Halifax. Most guests have been fine but sometimes it gets loud. Airbnbs have to be controlled. The Town needs to know the location and owners of Airbnb in town".

Many homeowners felt that STRs could be permitted in the R-1 zone with conditions that limit them to bedrooms or accessory dwelling units. One homeowner is currently housing a friend who was unable to continue living in their rental as their landlords turned it into a STR:

"R1 gets away with too much compared to other R zones. On principle I don't think SROa should be allowed in R-1 in any circumstance, if people want to rent, they can do long-term rentals. I have someone living with me who was renting a place that is now turned into an Airbnb and now she can't live there. I'm concerned about Airbnb's impact on long term housing supply as many of them are in family homes and reducing the availability for families to move here."

"If they are regulated, they should be in R1".

# One homeowner stated that while STRs may remove long-term housing from the rental market, that student rentals also contribute to this issue:

"I have no issues with Airbnb and they should be available in R-1. A homeowner who rents a property while they're away is fine. STRs may impact those looking for rental properties, but so do student rentals. Student rentals end up displacing other long-term renters because they can pay higher rents. If Airbnb isn't problematic to quality of life, I would rather have that as a neighbour than a student rental."

"R1 should be protected but it's coming to an end. In Halifax ADUs are permitted in R1 to be rented out. R2 people feel jealous of R1 and all of the protection they get. R1 should allow a greater variety of use while still being controlled. STR in R-1 should be allowed if it's for a bedroom rental."

#### "STR can be allowed in R1 zone if homeowner is living there and renting out bedroom."

#### One homeowner stated that STRs should not be permitted in the R-1 zone under any circumstance:

"R-1 shouldn't be allowed even if just a bedroom because if we water down the rules we will see more issues like we do in r2 and r3".



Other comments provided by homeowners related to STR include the need to ensure that there is enough housing in Wolfville so that those who work in food, drink and retail business in Town can afford to live here. A concern that STRs could bring violence to Town was mentioned, as well as the impacts of unregulated STRs on traditional inns and bed and breakfasts:

"The Town needs to make sure there are places for people who work in Wolfville to live in Wolfville. Some Airbnbs elsewhere turn into brothels and bring violence to town."

"Airbnb undermines existing B&Bs, a friend of mine has had to shut his down on Main Street because of Airbnb. I know people in R-1 who are running Airbnb in their homes.

### 7. Solutions to Parking Issues

An issue frequently raised by the Good Neighbours group is parking. Residents of the core neighbourhood area specifically have been noticing a greater number of cars per dwelling unit and as a result, more cars parked on lawns and lining the streets. Homeowners were asked if they have any ideas for how parking issues could be resolved.

Some homeowners suggested finding new ways to encourage people to make fewer short trips by car and opting for a micro transit or active transportation mode instead. One homeowner suggested that Acadia University could provide an option for students to register their cars when they register for tuition and be provided with an on-campus parking space. Another suggested that Acadia could explore ways to discourage students from bringing their vehicles to Wolfville. One suggestion provided for discouraging car use was a reduction in tuition costs for not bringing a car to Wolfville.

"The university should provide more parking. The gym parking lot should have permit parking for students. If you bring a car to university, you should be assigned a space and that's where you leave it. That way you have a reserved parking space and know you aren't going to lose it".

"The university should help because all students have cars. We have 10 students next door, and they can only park 4 cars in the driveway. We live across the street from Acadia and if Acadia made parking available to students it could help... Parking on lawns is easy to control, just send compliance around, but students need to have a place to park."

### One homeowner stated that the Town supports the businesses more than is necessary and as a result provides too much parking, which encourages more vehicle use:

"The business model of Wolfville is wrong. The Town thinks its responsibility is to make local businesses money and bring tourists here, park here, use the splash pad, ride the harvest moon trail. This goes against all of the sustainability talk from Council. We have tourism which is great but Willow Park has been turned into a parking lot for the wine bus. Council puts businesses over



residents who live in Wolfville... Fireworks and things that the Town puts on to attract out-oftown residents results in people using up Wolfville amenities and the only people benefiting are businesses, not residents, though their property taxes pay for these events. Free parking shouldn't be used as a way to draw people here to go for lunch. Instead, set up as many barriers to free parking as possible, ticket people and the Town benefits."

Some homeowners stated that parking on both sides of Hillside Avenue creates a hazard for drivers as the remainder of the road is limited:

"Hillside has parking on both sides of streets and emergency vehicles can't get through."

One tenant stated that when parking on Fairfield Street was limited to one side there were noticeable improvements. Some homeowners have also noticed an improvement in parking issues since the hiring of Town Compliance Officers:

"Prospect Street seems to be better managed these days with compliance, and there is a nice driveway being built on Hillside."

# 8. What else should the Town be looking to understand regarding community harmony?

To ensure all concerns were addressed during interviews, homeowners were asked if there is anything else the Town should be looking to understand regarding community harmony. This question also provided homeowners with an opportunity to share any thoughts that were not addressed earlier.

Some tenants took this time to express dissatisfaction with the condition and treatment of the core neighbourhood area of Wolfville. Some homeowners claimed that the taxes and real estate prices are high in this area, but that Town investment is being directed elsewhere.

"The core is beautiful, that's why the prices and taxes are so high, so let's make it worthwhile to pay this much and preserve the town. Fairfield, etc is a shocking disgrace. There's too much of an "us and them" and not enough community, but you can't legislate community. Through education for landlords, renters, and community members, we all need to work harder at getting along but it all boils down to lack of leadership at Acadia. They don't have enough housing for students, and they aren't doing enough for students on campus."

In addition, one homeowner suggested that if the core neighbourhood area is to become more densely populated over time, that the Town should invest in a level of street beautification and maintenance seen on downtown Main Street:



"If the new planning document is about turning this neighbourhood into the downtown core, the Town has a role in tidying up the street, doing beautification like they do on Main Street. If the Town views it as a densification project, they need to put up more garbage cans, do more street cleaning and sidewalk maintenance. The current situation does not convey that the Town views residents of this neighborhood as valuable residents."

Concern for poor mental health outcomes was highlighted by one homeowner who stated that the impacts of the behavioural issues in the core neighbourhood area resulting in anxiety among residents, and that residents of this area not involved in parties should not be responsible for cleaning up after parties:

"The Town should do a mental health survey of those who neighbour problematic properties. People's mental health is being impacted and I feel as though other people are dismissive of this. Every weekend we feel anxious knowing that there will be a party and that we will have to clean up afterwards. There is a constant pressure being put on people and it is hard on us mentally. RCMP can be dismissive of our concerns and downplay the impact of parties. After parties, people who weren't partying are the ones going out to clean up, that's not something to celebrate, that shows our complacency. We need to know how landlords define "due diligence" as per the letter from November 12<sup>th</sup>, 2021, what are the best practices landlords can follow?"

# Another homeowner questioned the Town's values and identity, and whether the Town will continue to hold values such as being a Fair-Trade Town overtime and continue to attract people with shared values:

"The Town needs to think about its reason for existence, is its purpose to make businesses more money, or is Wolfville livable because you can shop here?... Wolfville used to be seen as a fairtrade town but these values are less apparent over time, and they lend to a particular character. The way the Town is conducting itself now is undermining these things and will make Wolfville disappear. I'm not sure who the ideal demographic is for the Town, is it wealthy seniors? The Town needs to commit to values we used to before. Who do we want to be as a Town? How can the town help support Acadia and make it a successful academic institution rather than an experiential institution."

The need for more mixed neighbourhoods was mentioned as a way to build diverse communities where young families, students, seniors and those with low incomes could all live together harmoniously:

"There is a desperate need to come up with mixed housing so that communities are diverse, and you have young families, students, seniors etc. Students deserve a good place to live but those with lower incomes who want a place to live and raise a family need housing too. There needs to be more affordable housing in Wolfville, how can Wolfville make this happen?"

Finally, sharing information for waste collection and emergency procedures with tenants was stated as a possible solution to some ongoing issues with waste, and an opportunity to improve tenant safety.



What We Heard: Homeowners November 7, 2022

"Garbage information and emergency procedures need to be posted for tenants to be made aware, so they know the fire route in their building, and who to call for emergencies. Information for tenant insurance and the requirement for insurance under the lease. And ensuring emergency contacts are required." Survey Responses

28 July 2021 - 06 November 2022

# Share your thoughts

# Wolfville Blooms

Project: Living in Wolfville Survey





Respondent No: 1 Responded At: Aug 23, 2022 09:00:21 am Login: Anonymous Last Seen: Aug 23, 2022 09:00:21 am Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 25-40 Q3. What gender, if any, do you identify with? Male Q4. Which of the following groups do you identify Other (please specify) with? Caucasian Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. ... Q6. How aware are you of the Nuisance Party I unaware of this bylaw **Bylaw?** Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Did no know about it Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental 1 bedroom unit? Q12. If renting, which housing type best describes entire family home your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville Students need to pick up there trash and stop breaking glass all over highland Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

More people want in

### Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

not answered

Respondent No: 2 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 09:01:47 am

 Last Seen:
 Aug 23, 2022 09:01:47 am

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	18-24
Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit) Living with a disability

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I think a benefit would be that landlords with less than reasonable practices may be held more accountable

Q6. How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw	
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Yes	
Q8. If "no", please explain why.	not answered	
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No	
Q10. How important are Single Room Occupancies (by the room rentals) and why? I think they're decently important because of the amount of University students Wolfville houses each year who wouldn't be able to afford rent on a full rental unit		
Q11.If renting, how many bedrooms are in your rental unit?	1 bedroom	
Q12. If renting, which housing type best describes your housing situation?	apartment in a multi unit building	
Q13. Share your ideas for how the Town can help improve community harmony in Wolfville Easier access to information about bylaws and regulations		
Q14. If renting, how long have you been a tenant in	3-5 years	

## Q16. If yes, explain how the demand has changed

As the housing market became more expensive, more people have to rent since they can't afford to buy

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Concerns regarding the rent costs rising

Q19. Is parking an issue where you live?

Yes

#### Q20. If "yes" please explain why

Parking lot doesn't have enough spots for every apartment to have a car, although some apartments have two cars. Parking in general is difficult in some areas of Wolfville

	Respondent No: 3 Login: Anonymous Email: n/a	Responded At Last Seen: IP Address:	: Aug 23, 2022 09:07:46 am Aug 23, 2022 09:07:46 am n/a
Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville	
Q2.	What is your age range?	18-24	
Q3.	What gender, if any, do you identify with?	Female	
Q4.	Which of the following groups do you identify with?	Student	
	The Town is exploring the idea of a Business Lice rental properties to be registered with the Town. O rental housing stock in Wolfville as well as improv properties in Town, including property owner or m could be benefits or drawbacks of this bylaw.	utcomes of this Bylaw could in ed compliance efforts as a resu	clude a better understanding of It of a database of all rental
Q6.	How aware are you of the Nuisance Party Bylaw?	I unaware of this bylaw	
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No	
Q8.	If "no", please explain why.	not answered	
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No	
	. How important are Single Room Occupancies (by not answered	the room rentals) and why?	
Q11	. If renting, how many bedrooms are in your rental unit?	2 bedrooms	
Q12	If renting, which housing type best describes your housing situation?	apartment in a multi unit buildin	g
Q13	Share your ideas for how the Town can help impro	ove community harmony in Wol	fville
	not answered		
Q14	If renting, how long have you been a tenant in Wolfville?	2 years	
Q15	Has the demand for rental properties in Wolfville increased in recent years?	yes	

## Q16. If yes, explain how the demand has changed

not answered

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

# Q20. If "yes" please explain why

	?	Respondent No: 4 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Aug 23, 2022 09:10:21 am Aug 23, 2022 09:10:21 am n/a
Q1.	Please you	e describe the option that best describes	l am a tenant l	iving in Wolfville	
Q2.	What	s your age range?	25-40		
Q3.	What	gender, if any, do you identify with?	Female		
Q4.	Which with?	of the following groups do you identify	Living with a d	isability	
	rental rental prope could	own is exploring the idea of a Business Licen properties to be registered with the Town. Ou housing stock in Wolfville as well as improve rties in Town, including property owner or ma be benefits or drawbacks of this bylaw.	utcomes of this ed compliance anagement con	Bylaw could incl efforts as a result	ude a better understanding of of a database of all rental
	Benefit	list of all rental properties to better understand w	hat is available		
Q6.	How a Bylaw	ware are you of the Nuisance Party ?	I unaware of th	nis bylaw	
Q7.	-	u find the Nuisance Party Bylaw effective erring nuisance parties?	No		
Q8.	lf "no'	, please explain why.	Never heard o	f it	
Q9.	-	ou aware of the Town's regulations on Room Occupancies?	No		
Q10	.How i	nportant are Single Room Occupancies (by t	he room rentals	s) and why?	
	From w apartme	hat I've seen some people charge as much for a ent	a single room a	month as they wou	Ild for a bachelor or one bedroom
Q11	. If rent unit?	ing, how many bedrooms are in your rental	1 bedroom		
Q12		ng, which housing type best describes ousing situation?	apartment in a	multi unit building	
Q13	Share	your ideas for how the Town can help improv	ve community l	harmony in Wolfv	ille
	not ans	wered			
Q14	. If rent Wolfvi	ing, how long have you been a tenant in lle?	0-1 year		

# Q16. If yes, explain how the demand has changed

Nice town to live in has all the things a person needs and is close to other communities if the things I need aren't available in town

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

# Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?	Yes No
Q20. If "yes" please explain why	

Respondent No: 5 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 09:12:36 am

 Last Seen:
 Aug 23, 2022 09:12:36 am

 IP Address:
 n/a

 Q1. Please describe the option that best describes you
 I am a tenant living in Wolfville

 Q2. What is your age range?
 41-65

 Q3. What gender, if any, do you identify with?
 Male

 Q4. Which of the following groups do you identify with?
 New Canadian Other (please specify) Veteran

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

This may give tenants some recourse with the landlords who fail to provide safe and functional homes. I moved to Wolfville in 2015 and have had several terrible experiences.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	We had aggressive and loud neighbors. The byelaw seemed to provide no deterrence effect.
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No
Q10. How important are Single Room Occupancies (by not answered	y the room rentals) and why?
Q11.If renting, how many bedrooms are in your rental unit?	3-4 bedrooms
Q12.If renting, which housing type best describes your housing situation?	triplex or duplex

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

There needs to be better safety for tenants. Specifically around mold, functional items (fridges, ovens, smoke detectors). Maintenance of the property and delivering on what was promised I.e Lawn care/snow blowing etc When these things are not delivered there should be a mechanism to protect the Tenant.

# Q14. If renting, how long have you been a tenant in 6-10 years Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

Too many properties are being tailored for multiple student occupancy or the very wealthy. I was renovicted from a property on pleasant where my wife and I were renting for \$1200 and had been good tenants for over 3 years. The property had a window heater replaced. And 1 room painted. There is still mold, broken door frames, all the white goods are the same etc and now the rent is \$1800. How are families supposed to live in a town where there is no accommodation that si reasonably priced.

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

List of landlords and which of them have had issues reported and what kind of issues. To provide an incentive to be a good landlord.

#### Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

Respondent No: 6 Responded At: Aug 23, 2022 09:19:34 am Login: Anonymous Last Seen: Aug 23, 2022 09:19:34 am Email: n/a **IP Address:** n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 25-40 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify not answered with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. I like the idea of the database and feel that would be helpful for people looking for a place to live, and it may also be a way to help regulate the market/ Q6. How aware are you of the Nuisance Party I am aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Not enough students are aware of it and it can be challenging to enforce. There is not enough education of who to call or how to enforce it Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit? Q12. If renting, which housing type best describes triplex or duplex your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville increase parking availability all around the town. Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

## Q16. If yes, explain how the demand has changed

There are more people who are seeking to rent in the area as Covid has allowed people to move out of the city and work remotely from the valley.

## Q17. Are you concerned that Short Term Rentals (like no

Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Regulating the number of properties a landlord can own so that there is housing available for people to move to town.

Q19. Is parking an issue where you live?	Yes

## Q20. If "yes" please explain why

More students are bringing vehicles and need extra parking that what the lease allows, this results in a large number of cars parked on the street.

Responded At: Aug 23, 2022 09:23:13 am Respondent No: 7 Login: Anonymous Last Seen: Aug 23, 2022 09:23:13 am Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 65+ Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Other (please specify) with? Retired senior Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Unknown Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw **Bylaw?** Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Not completely. Unfortunately there are too many people today who feel "entitled" beyond rules and laws and act accordingly. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? Unknown Q11. If renting, how many bedrooms are in your rental bachelor unit? Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville I wish I had ideas. I don't. Sorry. Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

# Q16. If yes, explain how the demand has changed

There aren't enough properties for the average person with an average income - if there's vacancies they're no longer affordable

# Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

# Q18. What other information should the Town be collecting related to these topics?

Unknown

Q19. Is parking an issue where you live?

No

# Q20. If "yes" please explain why

Respondent No: 8 Responded At: Aug 23, 2022 09:29:50 am Login: Anonymous Last Seen: Aug 23, 2022 09:29:50 am Email: n/a **IP Address:** n/a Q1. Please describe the option that best describes I live next to a rental property in Wolfville you Q2. What is your age range? 65+ Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Living with a disability with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. I think this is a very good idea. Property owners need to be accountable for their tenants actions or disregard for the law, including the condominium Declaration, Bylaws and Common Element Rules. There needs to be more enforcement and compliance of town and condo laws. Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Spring and fall there are parties that go all night and nothing is done Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental not answered unit? Q12. If renting, which housing type best describes not answered your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville not answered Q14. If renting, how long have you been a tenant in not answered Wolfville?

## Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

#### Q20. If "yes" please explain why

we have 20 units in our condo and 4 for spots for units with 2 vehicles and only 2 spots for visitors. We are on Blomidon Terrace so parking on the hill on the street is not always safe or legal.

Respondent No: 9 Responded At: Aug 23, 2022 09:32:26 am Login: Anonymous Last Seen: Aug 23, 2022 09:32:26 am Email: n/a **IP Address:** n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? not answered Q4. Which of the following groups do you identify not answered with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Landlords have been getting away with violations for too long, there should be some enforcement of standards and penalties for violations. It is as if the town is controlled by crooked landlords to maximize exploitation of vulnerable people Q6. How aware are you of the Nuisance Party I am aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Hundreds of drunk youth shouting and smashing bottles, violating their neighbours space seems to be encouraged as part of the 'wolf vegas' experience Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental 1 bedroom unit? Q12. If renting, which housing type best describes Other (please specify) your housing situation? basement apt in a house Q13. Share your ideas for how the Town can help improve community harmony in Wolfville fewer students, less public drunkeness

Q14. If renting, how long have you been a tenant in 11 years or more Wolfville?

## Q16. If yes, explain how the demand has changed

Lots of crappy apts that landlords tell me are 'good enough for students' but really are unsuitable for anybody to live in. wolfville is driving out its working class inhabitants in favour of students and air bnb. shame. we need more affordable housing

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live? No
Q20. If "yes" please explain why
not answered

Respondent No: 10 Responded At: Aug 23, 2022 09:35:03 am Login: Anonymous Last Seen: Aug 23, 2022 09:35:03 am Email: n/a **IP Address:** n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 25-40 Q3. What gender, if any, do you identify with? Male Q4. Which of the following groups do you identify not answered with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. I don't think this will have the intended benefits and will take away from people who may want to create a rental property by having more red tape and hoops to jump through Q6. How aware are you of the Nuisance Party I am aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Very hard to control when there is no respect between the parties Q9. Are you aware of the Town's regulations on Yes Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit? Q12. If renting, which housing type best describes triplex or duplex your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville Trying to integrate the students and full time residents has always and will always be a challenge. I don't know what the solution is to bring peace between these two groups. More people are trying to live in Wolfville and regardless of rentals there just isn't enough housing and affordable housing available.

#### Q16. If yes, explain how the demand has changed

More people want to live in Wolfville. Young professionals and families want to be here. The population grew by 1000 people since the last census and there isn't the housing available to bring them here. I believe that if more rental or condo units for aging citizens were available it would free up a big portion of affordable housing in wolfville.

#### Q17. Are you concerned that Short Term Rentals (like no

Airbnb) are or may impact the availability of

long term rentals in Wolfville?

# Q18. What other information should the Town be collecting related to these topics?

Students vs non students wanting to live here. Demand to move to wolfville. Seasonal vs full time residents.

Q19. Is parking an issue where you live? Yes

#### Q20. If "yes" please explain why

Due to by laws in amount of pavement allowed on a property it significantly decreases the amount of potential off street parking available at each rental. Acadia is a school where many of the students own vehicles, and there are only so many spots available.

Respondent No: 11 Login: Anonymous Email: n/a

your housing situation?

 Responded At:
 Aug 23, 2022 09:38:17 am

 Last Seen:
 Aug 23, 2022 09:38:17 am

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	25-40
Q3.	What gender, if any, do you identify with?	Male
Q4.	Which of the following groups do you identify with?	Living with a disability Other (please specify) Currently seeking employment

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I think it could help see how many rental properties they are in comparison to owned and lived in by homeowners.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	There still is numerous parties and gatherings this summer which involve intoxicated individuals and noise disturbances. This includes within dwellings and outside of them where they block roadways and sidewalks.
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No
Q10. How important are Single Room Occupancies (b	y the room rentals) and why?
They can be beneficial to students with friends who persons renting rooms are unknown.	can live fairly well together. However, it can be challenging if the other
Q11.If renting, how many bedrooms are in your renta unit?	I 2 bedrooms
Q12. If renting, which housing type best describes	apartment in a multi unit building

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Affordable renting options. Rental units that are taken care of. Address the nuisance bylaw more effectively. A couple years ago there was a large party on my street and the cops came around to direct people off the roads and onto the properties. However, once they left the partygoers returned to the streets. I think education for students on respectable living in regards to noise violations and respect for large parties.

Q14. If renting, how long have you been a tenant in Wolfville?	3-5 years
Q15. Has the demand for rental properties in Wolfville increased in recent years?	somewhat
Q16. If yes, explain how the demand has changed not answered	
Q17. Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville?	no
Q18. What other information should the Town be collect Cost of renting with looking at safety/conditions of rental	

#### Q20. If "yes" please explain why

Q19. Is parking an issue where you live?

In the winter time with students returning. The streets tend to have many vehicles parked during snowstorms. I understand university students have vehicles, but they shouldn't have more than what their lease provides. Perhaps if there was a place for overnight parking throughout the year, that could help. Also, require more community parking spaces yearlong because there is a shortage already prior to university students returning.

Yes

Respondent No: 12 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 09:46:12 am

 Last Seen:
 Aug 23, 2022 09:46:12 am

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	18-24
Q3.	What gender, if any, do you identify with?	She her
Q4.	Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit) Living with a disability Visible minority Student English as a second language New Canadian
		BIPOC (Black, Indigenous, and people of colour)

# Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

No because my landlord said they are going to increase my rent because of this and it's stupid because it's a private residence and I like my huge room so it's inconvenient when the tenants have to take the fall for the town that just wants to make a few quick bucks. Ugh.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	Because we will party no matter what. You just want money and haven't helped us really have a good time when we deserve to have fun and not in a retirement home
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	Yes

#### Q10. How important are Single Room Occupancies (by the room rentals) and why?

My goodness are you trying to police me for everything like I can't even live in my own room that I pay for without big brother watching over me. I have more privacy at Beleaf

# Q11. If renting, how many bedrooms are in your rental 3-4 bedrooms unit?

Q12. If renting, which housing type best describes your housing situation?

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Just stop trying to big brother everyone. You get your income from students don't try to push us away. It's just annoying and you don't care about student perspective about living life. You give more leniency to a restaurant's discrimination and residents bigotry against people like me who are queer and BIPOC. Why do you care about how or where or who I live with? Are you like ICE in the US who want to throw out anyone who they don't like? This is what I feel when you are making these rules that make landlords give you all of my information, make me have to police myself and live in fear. The town council is whiter than snow. You don't understand for us who aren't white that our relationship to wolfville and tenant rights have never been about our rights but more about making money for yourselves.

- Q14. If renting, how long have you been a tenant in 6-10 years Wolfville?
- Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

There's more old people moving here to retire. Those are old people with loads of money and you just give them all to petty to build. Also stop giving wineries land that can be used for housing. Affordable housing.

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

You need to consider the populations in Wolfville. A performative "Come Sing Along" music sharing event will not decrease the towns rampant discrimination that BIPOC and queer people face. I don't need to be policed inside my home and I don't need you to set up security cameras around town to decrease vandalism... like you lose 2 stop signs a year when the real crime is how much money you are profiting off of students and then not giving us anything in return apart from a performative music event and increased policing to appeal to the Growing white population who practice enough policing on their own by calling the cops everything I try to have like 6 friends over. Ugh.

Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

I don't have a car.

Respondent No: 13 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 09:50:04 am

 Last Seen:
 Aug 23, 2022 09:50:04 am

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2.	What is your age range?	41-65
Q3.	What gender, if any, do you identify with?	not answered
Q4.	Which of the following groups do you identify with?	not answered

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

This is an excellent idea, especially if paired with initial and periodic inspection requirements (eg. every 5 years)! A small licensing fee charged to landlords is typical in other jurisdictions that do this, in order to fund the extra cost of periodic inspections. Prior to becoming a homeowner, I was a renter in Wolfville and the surrounding area for many years, and while I had some positive experiences, I also had some very negative experiences, including renting one unit that was attached to the landlord's garage (that they had told me wasn't used for vehicles) where fumes came through the door sometimes, that it turns out wasn't even permitted as a rental unit at the time. Many other renters I've known have had issues with poor maintenance of affordable housing in the area, including in the Town of Wolfville. However, since there is regular annual turnover for much of the rental housing in town, any complaints that tenants might make to the provincial Residential Tenancies program (if tenants even know that they can make a complaint, have the resources to do so and to follow up generally after moving out of the unit in question, and aren't afraid of retaliation) tend to go nowhere - multiple tenants can make complaints about the exact same issue, and they aren't connected up, so maintenance or building safety problems can go unsolved for many years. The place I've lived that did this most effectively had a requirement that rentals be inspected every 5 years for re-licensing. Renting an un-licensed unit was penalized strongly enough (unlike eg. when I filed a complaint about the unit I lived in here and the fact that it didn't meet the RTA statutory conditions was basically ignored) with fines that could be applied daily. Building inspectors also had the authority to inspect other units in a building that had received a complaint if the issue seemed likely to affect more than one unit (which is often the case). They had to give reasonable notice to tenants, but tenants could not refuse an inspection. Although this sounds like it might negatively impact tenants' right to quiet enjoyment of their units, it was necessary to prevent tenant worries about retaliation from landlords. (There is a significant power difference between landlords and tenants at the lower end of the rental market, where maintenance issues are more common, and any policies or by-laws must take this into account to be fair and just.)

Q6.	How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	I have no experience with the Nuisance Party Bylaw or its use, so can't really answer yes or no on the above question.

#### Q10. How important are Single Room Occupancies (by the room rentals) and why?

I don't know off the top of my head what proportion of the rental market SROs typically occupy, but they are an important option for providing affordable housing at some proportion. I can see the use for some students, but also for some proportion of Wolfville's many low income non-student residents.

No

- Q11. If renting, how many bedrooms are in your rental not answered unit?
- Q12. If renting, which housing type best describes not answered your housing situation?

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Improving tenants' rights will significantly help Wolfville's many long-term residents who are lower income to feel better included in the community. It will also help send the message to students that they are also accepted as members of the community, which goes a long way toward encouraging students to act accordingly and respect their (both student and non-student) neighbours.

- Q14. If renting, how long have you been a tenant in 6-10 years Wolfville?
- Q15. Has the demand for rental properties in Wolfville somewhat increased in recent years?

#### Q16. If yes, explain how the demand has changed

Demand, particularly for affordable housing but also in general, has increased. This is a broader issue beyond Wolfville, of course. It affects not just students (eg. I saw a news article yesterday that UPEI is telling students who haven't yet found housing not to come!), but also new faculty to Acadia and other newcomers to the region who are increasingly having difficulty finding rental housing.

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

\* Number or proportion of fixed-term versus ongoing leases. After the province changed security of tenure rules in their 2012 revisions to the Residential Tenancies Act, the landlord lobbying group IPOANS began encouraging members to use (abuse) fixed-term leases instead of ongoing month-to-month or year-to-year leases, since a landlord can arbitrarily decide not to sign a new fixed-term lease with a current tenant, but needs to have cause (such as nonpayment of rent, excessive noise or damage, etc.) to evict a tenant with a month-to-month or year-to-year lease. Most of the renters I know now are on fixed-term leases, even if they have stayed in the same unit for a couple years (just signing a new fixed-term lease each year). The casual observer might wonder why landlords would be so concerned about being able to get rid of tenants without cause, and the messaging from IPOANS is all about control or landlord loss of control, but the province originally changed the security of tenure rules since legal aid groups were able to present lots of evidence that a significant subset of landlords had been using their previous ability to arbitrarily not renew a lease prior to a tenant gaining security of tenure in discriminatory ways (primarily discriminating against families, immigrants, or along racial lines). The current abuse of fixedterm leases seems to have simply returned the situation to the pre-2012 status quo, with an extra helping of housing insecurity for all renters. \* Stats on return or withholding of security deposits. (Illegally charging application fees is tied in with this.) From what I hear from students and other renters in Wolfville and the surrounding area, security deposit theft seems to be the norm. Eg. one of our local real estate and property management companies has at least in the past routinely charged a carpet cleaning fee for all units, including ones without carpet, including when in one case a colleague paid to have their carpet professionally cleaned on move-out and was able to provide receipts, and despite there being a NS Supreme Court ruling that carpet cleaning was not to be included in expectations for normal move-out cleaning requirements. This is compounded by a policy of the NS Residential Tenancies Program that seems to contradict the Residential Tenancies Act and regulations. The RTA states that landlords must apply to Residential Tenancies to withhold from the security deposit, "using the form prescribed in regulations", and the regulations prescribe this as Form J: Application to Director. This is the usual method for making an application to Residential Tenancies. It requires payment of the \$35 filing fee, and triggers the scheduling of a hearing (which requires service of notice to the other party, which is also separately required for security deposit withholding according to the RTA). Instead, Residential Tenancies has been accepting - without any hearing, review, receipts/evidence, or even notice to tenants - just itemized lists of deductions from the security deposit from landlords, a process which is highly open to (and seems to have generated a fair amount of) abuse. Both of these issues are really larger provincial issues, but ones which have negatively impacted the large proportion of Wolfville residents who are renters, including every single renter I've discussed the Wolfville rental experience with. Wolfville could ameliorate the negative impacts of these provincial policies or common landlord practices through by-laws, but even just data collection documenting the issues would be extremely helpful\* Wolfville specific: I'm also concerned about the significant number of basement apartment rentals in Wolfville. What sort of testing/reporting requirements for radon or other air quality issues are there for these units? A number of units I've seen look like the likely don't meet the emergency egress requirements - in particular, during the winter when windows are covered by snow. I'm also concerned about the low levels of natural lighting in such apartments and the impacts this has on residents' health - I was able to avoid basement rentals when I rented, but know a number of folks for whom this was the only housing option they could find, despite having their mental health negatively impacted by S.A.D. and the lack of natural light.

#### Q19. Is parking an issue where you live?

Yes

#### Q20. If "yes" please explain why

Too many cars per unit. This was a notable change when the first academic year during the pandemic began - possibly people being wary of carpooling so students bringing more cars to town.

?

Respondent No: 14 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 09:51:13 am

 Last Seen:
 Aug 23, 2022 09:51:13 am

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	25-40
Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	<b>Other (please specify)</b> Canadian

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I think this could only be beneficial to the area. Given what we've seen in the last few years with the demand for affordable living only becoming higher, getting a sense of supply and demand in any area (but especially a university town with a fluctuating population) is increasingly important.

Q6. How aware are you of the Nuisance Par Bylaw?	rty I am somewhat aware of this bylaw			
Q7. Do you find the Nuisance Party Bylaw e at deterring nuisance parties?	effective Yes			
Q8. If "no", please explain why.	not answered			
Q9. Are you aware of the Town's regulation Single Room Occupancies?	<b>is on</b> No			
Q10. How important are Single Room Occupancies (by the room rentals) and why?				
Extremely important for the student popula full apt.	ation as they are coming and going. Many of them can only afford a room, not a			
Q11. If renting, how many bedrooms are in y unit?	vour rental 3-4 bedrooms			
Q12. If renting, which housing type best des your housing situation?	cribes apartment in a multi unit building			
Q13. Share your ideas for how the Town can help improve community harmony in Wolfville				
not answered				
Q14. If renting, how long have you been a ter Wolfville?	nant in 3-5 years			

## Q16. If yes, explain how the demand has changed

With the decreased supply of the housing market over the past couple of years and the skyrocketing prices everywhere in NS, renting has become the only option for many, despite rental prices also increasing to ridiculous levels.

#### Q17. Are you concerned that Short Term Rentals (like no

Airbnb) are or may impact the availability of

long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Rental prices

Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

	?		<b>dent No:</b> 15 Anonymous n/a			Responded At: Last Seen: IP Address:	Aug 23, 2022 10:08:20 am Aug 23, 2022 10:08:20 am n/a
Q1.	Please you	e describ	e the option that I	cest describes	I am a tenant l	iving in Wolfville	
Q2.	What i	is your aç	je range?		not answered		
Q3.	What	gender, if	any, do you iden	tify with?	female		
Q4.	Which with?	of the fo	llowing groups d	o you identify	<b>Other (please</b> female Canadi		
	Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. all landlords may not want to do thisit should be and then they would be held accountable						
Q6.			you of the Nuisar	nce Party	l am somewha	t aware of this byla	aw
Bylaw?							
Q7.	-		Nuisance Party I sance parties?	3ylaw effective	No		
Q8.	lf "no"	', please (	explain why.		not sure why b are unable to c		ts do whatever they wantpolice
Q9.	-		of the Town's reg ccupancies?	ulations on	No		
Q10. How important are Single Room Occupancies (by the room rentals) and why? no idea							
Q11	. If renti unit?	ing, how	many bedrooms a	are in your rental	3-4 bedrooms		
Q12		ing, whic lousing s	h housing type be ituation?	est describes	triplex or duple	x	
Q13	13. Share your ideas for how the Town can help improve community harmony in Wolfville				ille		
	clean so	clean some of the messy properties upthere is a really bad on on gaspereau aveso gross					
				opinition to a really	5 1		-

# Q16. If yes, explain how the demand has changed

rental prices up and still can't find a decent appt that is affordable

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

# Q18. What other information should the Town be collecting related to these topics?

prices

Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

Responded At: Aug 23, 2022 10:10:31 am Respondent No: 16 Login: Anonymous Last Seen: Aug 23, 2022 10:10:31 am Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 18-24 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, with? Intersex, Asexual and Two-Spirit) Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Ability to find new rentals. Q6. How aware are you of the Nuisance Party I am aware of this bylaw **Bylaw?** Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Because just telling someone "no" doesn't stop the actions. Especially when alcohol is involved. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental 1 bedroom unit? Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville not answered Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

## Q16. If yes, explain how the demand has changed

There is more of it because of the housing crisis. More people are moving here permanently rather than just for school.

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

?

Respondent No: 17 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 10:11:41 am

 Last Seen:
 Aug 23, 2022 10:11:41 am

 IP Address:
 n/a

 Q1. Please describe the option that best describes you
 I am a tenant living in Wolfville

 Q2. What is your age range?
 18-24

 Q3. What gender, if any, do you identify with?
 Female

 Q4. Which of the following groups do you identify with?
 LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit)

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

If the bylaw was used to also ensure a level of quality of rental units as well as protecting tenants from unfair prices, I believe this law would be a great benefit. However if this law will put more financial burden on the tenants because of new compliance/work required by landlords that they pass as a cost to the tenant, this would be a drawback. I think the well-being and safety of the tenant should be a top priority for any rent related bylaw.

Q6.	How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	I think putting strict restrictions on students only creates more animosity between them and the town, and the few situations where a bylaw would apply is usually a recurring small group of students who don't care about the consequences
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No

#### Q10. How important are Single Room Occupancies (by the room rentals) and why?

I think it's a balance, this system works great for some university students, while for others like families looking for homes, it creates complication and challenges. I definitely think this has value for student specific housing.

Q11. If renting, how many bedrooms are in your rental 3-4 bedrooms unit?

Q12. If renting, which housing type best describes triplex or duplex your housing situation?

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

What the town needs to understand that students and Acadia bring so much to the town economically and culturally, and that even though there are issues with some students, the students make up the minority and often the students as a whole are a great addition to the community, but they feel less inclined to participate in bettering the community while they are at Acadia because of the attitude that the town presents to the student body.

- Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?
- Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

Especially with the impacts of on campus living because of COVID, I think there was a surge of students desiring privacy, space and comfort of their own apartment, As well as an increase of demand from non-students who would like to move to the town As opposed to the HRM

- Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?
- Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live? No
Q20. If "yes" please explain why
not answered

Respondent No: 18 Responded At: Aug 23, 2022 10:15:51 am Login: Anonymous Last Seen: Aug 23, 2022 10:15:51 am Email: n/a **IP Address:** n/a Q1. Please describe the option that best describes I live next to a rental property in Wolfville you Q2. What is your age range? 25-40 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify not answered with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. I think micromanagement of people who are providing a service that the town itself lacks, doesn't help anyone. Landlords need to follow basic bylaws in terms of property upkeep, safety etc, so why the need to keep tabs on every bit of someone else's business? Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. We are a university town! People buy into this town because of the charms the university brings - events, arts, cultural activities, sports... and then complain that students are being students! Young adults are going to have parties, a bylaw wont stop it Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? I think room rentals can be tricky, and that properties should be "by-unit" instead of by room. Q11.If renting, how many bedrooms are in your rental not answered unit? Q12. If renting, which housing type best describes not answered

your housing situation?

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Town officials needs to be more supportive of student life, instead of our Mayor projecting the image of trying to squash all things that students do. I believe it's an older population that doesn't like noise and chaos that students sometimes bring, but the university has been here a long time. If our leaders project that students are bad and unruly, it gives others a lane to run with that idea. If our leader instead showed compassion and understanding for a demographic that is always going to be here, then maybe that loud opposition would grow more quiet. After 10 years of living here, and seeing the change in the students we have, I truly believe students are more respectful today, support our businesses, run programs for our kids, and contribute a lot more to the town than the ones complaining they are here.

- Q14. If renting, how long have you been a tenant in not answered Wolfville?
- Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

Wolfville has grown, prices have increased, not everyone can afford the down payment and upkeep of a home, yet more people want to live here.

# Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Include in your survey how people think students contribute to the town instead of always asking for negative feedback

#### Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

Responded At: Aug 23, 2022 10:24:41 am Respondent No: 19 Login: Anonymous Last Seen: Aug 23, 2022 10:24:41 am Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 18-24 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Student with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. dumb idea let land owners take care of their own property and tenants Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Let the kids party Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental 3-4 bedrooms unit? Q12. If renting, which housing type best describes entire family home your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville let the kids party Q14. If renting, how long have you been a tenant in 2 years Wolfville? Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

not answered

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

# Q20. If "yes" please explain why

Respondent No: 20 Responded At: Aug 23, 2022 10:36:33 am Login: Anonymous Last Seen: Aug 23, 2022 10:36:33 am Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a landlord of one or more rental properties in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify not answered with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Benefits could be less air bnb and more long term rentals. Being taxed accordingly and have proper leases and regulations followed Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Hard to enforce Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? Probably important! So young students don't get screwed over Q11. If renting, how many bedrooms are in your rental 1 bedroom unit? Q12. If renting, which housing type best describes single room occupancy (by the bedroom lease) your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville Have a limit or lotto on air bnb. More rentals for residences and students Q14. If renting, how long have you been a tenant in not answered

Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

Yes, as properties become short term rentals there are less long term rentals

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of

long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Community ... with less people living full time in Wolfville, the sense of community slips always. It becomes a place of 'come from awayers' vs maritimers. The charm slips a easy slowly

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 21 Responded At: Aug 23, 2022 10:52:40 am Login: Anonymous Last Seen: Aug 23, 2022 10:52:40 am Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 25-40 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify BIPOC (Black, Indigenous, and people of colour) with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. If there is a cost associated, I am concerned it risks resulting in a lower number of rentals. Other than that, I don't see any real downside. I would hope that the database would be publicly available to make things easier for those looking for a place to live. Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. I have no idea who/how to contact when I feel a party has gone too far, or what the criteria for "nuisance" is. I feel like this information needs to be more readily available. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? I honestly don't think they should be allowed-it just seems to be a racket for landlords with no advantage to tenants Q11. If renting, how many bedrooms are in your rental 1 bedroom unit? Q12. If renting, which housing type best describes Other (please specify) your housing situation? Basement unit in a family home Q13. Share your ideas for how the Town can help improve community harmony in Wolfville not answered

- Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?
- Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Just like everywhere, it seems progressively harder to find a nice but affordable place to live.

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Investigate prevalence of fixed term leases.

Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

Respondent No: 22 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 11:19:05 am

 Last Seen:
 Aug 23, 2022 11:19:05 am

 IP Address:
 n/a

Q1. Please describe the option that best describes I am a la you

I am a landlord of one or more rental properties in Wolfville

Q2. What is your age range?	41-65
Q3. What gender, if any, do you identify with?	Male
Q4. Which of the following groups do you identify with?	Student

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I am a landlord that takes pride in offering quality housing for a reasonable cost, while taking responsibility for tenants. A registry is likely not targeted at individuals like myself, but I can see the difficulty in tracking down and dealing with those landlords who are not responsible. Rather than being solely a stick to enforce compliance, it would be useful if this registry rewarded the landlords who are responsible. I'm not sure what this might look like. The drawbacks I see are related to how the registry data might be shared. Will a list of the owners of every rental property in Wolfville be publicly available? I don't think this information needs to be public...but rather kept internally for bylaw enforcement.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Νο
Q8. If "no", please explain why.	I think the bylaw is dependent on the who lives nearby the property. If you have neighbours willing to constantly call the bylaw enforcement, it will have more effect. Conversely, you may also encounter unreasonable nuisance complaints.
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No
Q10. How important are Single Room Occupancies (by t We don't rent single rooms so I don't know.	he room rentals) and why?
Q11.If renting, how many bedrooms are in your rental unit?	3-4 bedrooms
Q12. If renting, which housing type best describes your housing situation?	apartment in a multi unit building

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

While partying/binge drinking is a big part of the local university experience, especially in a small town, it is difficult to implement meaningful changes. As a resident of a small university town, long time residents benefit greatly from the economic boost, cultural activities/opportunities, and improved facilities. We enter into a mutual relationship with the temporary residents (mostly students). I think some long term residents want all the benefits listed above, and none of the drawbacks associated with young people being away and partying at university. If a long term resident is unhappy with their neighbours, and they've tried the nuisance bylaws, calling the police, etc and they are still unhappy, they may want to move. This is not ideal, but people move from their home for a multitude of reasons if they are not happy with the surroundings. If you own a property in Wolfville, you are likely doing ok financially.

# Q14. If renting, how long have you been a tenant in not answered Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

I think there is less vacancy in the valley in general. Less builds during Covid. Lots of people moving to this area. It puts pressure on the housing market.

# Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Students who vandalize or participate in repeated nuisance should be placed on the University's radar for code of conduct. It might be useful to offer information to small time landlords on the expectations of the town. Those who use property management companies have people with specialized knowledge. Some landlords who do their own renting out might benefit from a checklist or information session on standards.

Q19. Is parking an issue where you live?

Yes No

#### Q20. If "yes" please explain why

Respondent No: 23 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 11:23:19 am

 Last Seen:
 Aug 23, 2022 11:23:19 am

 IP Address:
 n/a

Q1. Please describe the option that best describes you	I am a tenant living in Wolfville
Q2. What is your age range?	25-40
Q3. What gender, if any, do you identify with?	Woman
Q4. Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit) Living with a disability Student

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

It might actually reduce available housing because those who aren't currently complying won't want to register. It could also improve the status of housing though.

Q6. How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw	
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No	
Q8. If "no", please explain why.	They still happen regularly	
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No	
Q10. How important are Single Room Occupancies (by the room rentals) and why? A lot of students need this option		
Q11.If renting, how many bedrooms are in your rental unit?	3-4 bedrooms	
Q12.If renting, which housing type best describes your housing situation?	apartment in a multi unit building	

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

There needs to be more affordable housing and less air b n b's we are in a crisis. It's hard to have harmony when lower income families can't afford to live here.

# Q14. If renting, how long have you been a tenant in 6-10 years Wolfville?

Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

More people have moved here and rents have gone up so people are looking for scarce affordable housing

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Amount of air b and b's that could be longer term housing

Q19. Is parking an issue where you live?

#### Q20. If "yes" please explain why

There are too many people and too many cars in the other apartments I share a driveway with. It's not uncommon to see 6+ cars in one driveway got two apartments. People are living together after losing their affordable housing

Yes

Respondent No: 24 Responded At: Aug 23, 2022 11:35:08 am Login: Anonymous Last Seen: Aug 23, 2022 11:35:08 am Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 65+ Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Other (please specify) with? Seniors Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Good idea to standardize best practices and set Isndlord-tenant expectations. Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw **Bylaw?** Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. A friend who lives near Acadia U. told me this is an ongoing problem. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? Good idea given how tight the housing supply is right now. Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit? Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville More policing (security cameras) and cooperation with Acadia to ensure students understand penalties for noise (and town vandalism).

Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

# Q16. If yes, explain how the demand has changed

This is my understanding. I have not had to look for new housing but I have yhr impression it would be impossible for me to remain in Wolfville if I did.

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 25 Responded At: Aug 23, 2022 11:43:58 am Login: Anonymous Last Seen: Aug 23, 2022 11:43:58 am Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Living with a disability with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. It's important to know how much regular rental space has been lost to short-term rentals. It would also be a useful to identify illegal landlords offering unsafe/undignified housing to desperate people with no other options. Q6. How aware are you of the Nuisance Party I am aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. You need an IDK option. I've had to call non-emergency multiple times, but it does result in addressing the issue. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? I think these are important options, but landlords are now charging as much for a bedsit as a 1bdrm. Rent is desperately high here Q11. If renting, how many bedrooms are in your rental 1 bedroom unit? Q12. If renting, which housing type best describes Other (please specify) your housing situation? Old house converted to 4 single units with private entrance. Q13. Share your ideas for how the Town can help improve community harmony in Wolfville Acadia can make better use of indoor/outdoor property by offering alternative gathering spaces and activities. Evening skating, silent disco, comedy and music shows, outdoor campfire nights, etc

# Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

I was a home owner, but disability ended that. I've lived here for 12 years. There is no where to live. I am 1 rent increase away from having to leave Wolfville (and Nova Scotia entirely) and it's heart breaking.

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Rent prices. Tenant complaints about repairs being in arrears or unsafe living conditions. The rent situation is so desperate now that most people I know who are renting have issues that landlords aren't addressing (mold, high humidity, leaks, drafty doors/windows, etc) and/or they're too scared to bring these issues up because they're scared of a renoviction or huge rent increase the moment the 2% policy ends.

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

?

Respondent No: 26 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 12:07:16 pm

 Last Seen:
 Aug 23, 2022 12:07:16 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	41-65
Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	Living with a disability Visible minority

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I think landlords shouldn't judge other people trying to get a place that have more than 1kitty not all people are good people and clean descent people

Q6.	How aware are you of the Nuisance Party Bylaw?	I unaware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	I haven a clue what u mean
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	Yes
	. How important are Single Room Occupancies (by t not answered	he room rentals) and why?
Q11	. If renting, how many bedrooms are in your rental unit?	2 bedrooms
Q12	If renting, which housing type best describes your housing situation?	entire family home
	B. Share your ideas for how the Town can help impro-	ve community harmony in Wolfville
Q14	. If renting, how long have you been a tenant in Wolfville?	2 years

# Q15. Has the demand for rental properties in Wolfville somewhat increased in recent years?

# Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

If there r more than 1 vehicle there isn't no where for the others to park

Respondent N Login: Anonyr Email: n/a			Responded At: Last Seen: IP Address:	Aug 23, 2022 12:10:31 pm Aug 23, 2022 12:10:31 pm n/a
Q1. Please describe the o you	ption that best describes	l am a tenant li	ving in Wolfville	
Q2. What is your age rang	je?	25-40		
Q3. What gender, if any, d	lo you identify with?	Female		
Q4. Which of the following with?	g groups do you identify	not answered		
rental properties to be rental housing stock i properties in Town, in	e registered with the Town. Ou in Wolfville as well as improve	utcomes of this ed compliance e	Bylaw could incl efforts as a result	properties in Town, requiring all ude a better understanding of of a database of all rental Please share what you believe
Q6. How aware are you of Bylaw?	the Nuisance Party	I am aware of t	his bylaw	
Q7. Do you find the Nuisa at deterring nuisance		Yes		
Q8. If "no", please explain	ı why.	not answered		
Q9. Are you aware of the Single Room Occupat	-	Yes		
Q10. How important are Si	ngle Room Occupancies (by t	he room rentals	and why?	
They hinder families fror single room occupancies	-	edroom apartme	ents and it is a hug	e problem that there are so many
Q11.If renting, how many I unit?	pedrooms are in your rental	2 bedrooms		
Q12.If renting, which hous your housing situatio		apartment in a	multi unit building	
Q13. Share your ideas for I	now the Town can help improv	ve community h	armony in Wolfv	ille
More affordable family h	ousing and actual follow up on r	nuisance law bre	akers consequenc	es.
Q14.If renting, how long have been wolfville?	ave you been a tenant in	3-5 years		

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

# Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

# Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

# Q20. If "yes" please explain why

	?	Respondent No: 28 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Aug 23, 2022 12:20:14 pm Aug 23, 2022 12:20:14 pm n/a
Q1.	Please you	e describe the option that best describes	I am a tenant li	ving in Wolfville	
Q2.	What i	s your age range?	41-65		
Q3.	What	gender, if any, do you identify with?	Male		
Q4.	Which with?	of the following groups do you identify	Living with a di	sability	
Q5.	rental rental prope	own is exploring the idea of a Business Licens properties to be registered with the Town. Ou housing stock in Wolfville as well as improve rties in Town, including property owner or ma be benefits or drawbacks of this bylaw.	itcomes of this d compliance of	Bylaw could incle efforts as a result	ude a better understanding of of a database of all rental
	lf it cost	s my landlord more money, the drawback is that	cost will be pas	sed on to me. I cur	rently don't see any benefits.
Q6.	How a Bylaw	ware are you of the Nuisance Party ?	I unaware of th	is bylaw	
Q7.	-	u find the Nuisance Party Bylaw effective erring nuisance parties?	No		
Q8.	lf "no"	, please explain why.	Not aware of the	ne bylaw	
Q9.	-	u aware of the Town's regulations on Room Occupancies?	No		
	). <b>How ii</b> N/A	nportant are Single Room Occupancies (by th	ne room rentals	and why?	
Q11	. If renti unit?	ng, how many bedrooms are in your rental	2 bedrooms		
Q12		ng, which housing type best describes ousing situation?	apartment in a	multi unit building	
		your ideas for how the Town can help improv	ve community h	armony in Wolfvi	lle
	No sugo	gestions at this time			
Q14	If rent	ng, how long have you been a tenant in lle?	3-5 years		
Q15		e demand for rental properties in Wolfville sed in recent years?	yes		

### Q16. If yes, explain how the demand has changed

More people looking at living outside a larger community. Downsizing

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Unsure at this time

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 29 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 12:59:10 pm

 Last Seen:
 Aug 23, 2022 12:59:10 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	25-40
Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	Other (please specify) White, working professional

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

It could be helpful to be able to easily reach out/ contact landlords directly when issues arise in a rental property (either student housing, Air BNB or otherwise). I see potential for some issues to be quickly resolved in this way, especially issues that are minor.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Yes
Q8. If "no", please explain why.	not answered
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	Yes

#### Q10. How important are Single Room Occupancies (by the room rentals) and why?

In the current housing market, these types of rentals are more important than ever. Its becoming less and less affordable to rent apartments and houses, especially for students who are often not financially stable. Having the option of paying for a single room, which is typically less costly than a full rental, can help keep a roof over more residents heads.

# Q11. If renting, how many bedrooms are in your rental 1 bedroom unit?

Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation?

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Disallowing landlords to ONLY rent to students or to ONLY rent to non-students. It creates an unnecessary divide between residents and makes it more difficult for people to find housing.

# Q14. If renting, how long have you been a tenant in 6-10 years Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

Vacancy rates are the lowest I've ever seen. All available places seem to be filled up as soon as (or even before) they become available. This phenomenon is not unique to Wolfville, but we are seeing the same effects elsewhere, too.

# Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

#### Q20. If "yes" please explain why

I reside in an apartment on Main street that does not have dedicated parking spaces. Tenants have to resort to either A: parking where they shouldn't and risk getting ticketed or towed or B: constantly move their vehicle from place to place every couple of hours. There are many apartments on Main Street that do not provide parking of any kind, which I think results in a lot of illegally parked vehicles in lots/places where they shouldn't be. We are in need of an easily accessible, all-day/overnight parking area for residents of the downtown core ONLY (perhaps could charge a yearly parking fee & provide a parking pass for the lot(s) if financing & maintenance were to be an issue).

Respondent No: 30 Responded At: Aug 23, 2022 12:59:12 pm Login: Anonymous Last Seen: Aug 23, 2022 12:59:12 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 25-40 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Other (please specify) with? Working professional Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. No comment Q6. How aware are you of the Nuisance Party I am aware of this bylaw **Bylaw?** Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Personally I feel like the town could do a lot more in regards to the noise. I have called the police a few times in regards to partying near my apartment downtown and no one has done any effort to make this stop being a recurring thing. (No calling 911) Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? Not relevant. I wish there was more apartments available that had the whole unit vs shared spaces. Q11. If renting, how many bedrooms are in your rental 1 bedroom unit? Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation?

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

1) Stop Air BNBs from being in the town, there is one in particular that I am just fed up with and if I decide to move away it will be because of this building. 146 Main street, the guests are disrespectful to the fact working adults live in the area and they scream all night I have filed police reports about the noise, I have gone as far as emailing and calling the person who runs the building and it doesn't stop. But why would someone staying three nights care about how someone who lives there full time feel. I feel like if you're going to allow them to be around especially in the town there should be stricter rules for the host people to follow. I would like to see that.

- Q14. If renting, how long have you been a tenant in 6-10 years Wolfville?
- Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

I think you have more people like me who are moving here for school and then wanting to stay but then there's no space for us to go that isnt "student" housing.

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

#### Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

There is only space for 5 cars for 3 apartment buildings, and when recommended to park in town there is no space for cars to go that isnt 3hrs, there should be better accommodations from the town for over night parking and parking passes to grant access to these spots for people like me who have no parking available in my drive way.

	?	Respondent No: 31 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Aug 23, 2022 13:04:49 pm Aug 23, 2022 13:04:49 pm n/a
Q1.	Please you	e describe the option that best describes	l am a tenant l	iving in Wolfville	
Q2.	What i	s your age range?	18-24		
Q3.	What	gender, if any, do you identify with?	female		
Q4.	Which with?	of the following groups do you identify	not answered		
	rental rental prope could	own is exploring the idea of a Business Licer properties to be registered with the Town. O housing stock in Wolfville as well as improve rties in Town, including property owner or m be benefits or drawbacks of this bylaw.	utcomes of this ed compliance anagement con	Bylaw could incl efforts as a result tact information.	ude a better understanding of of a database of all rental Please share what you believe
Q6.	How a Bylaw	ware are you of the Nuisance Party ?	I unaware of th	nis bylaw	
Q7.	-	u find the Nuisance Party Bylaw effective erring nuisance parties?	No		
Q8.	lf "no"	, please explain why.	l think these ty there is a byla		still going to happen regardless of if
Q9.	-	ou aware of the Town's regulations on Room Occupancies?	No		
	. <b>How in</b> not ans <sup>,</sup>	mportant are Single Room Occupancies (by t wered	the room rentals	s) and why?	
Q11	. If renti unit?	ng, how many bedrooms are in your rental	1 bedroom		
Q12		ng, which housing type best describes ousing situation?	apartment in a	multi unit building	
Q13	Share	your ideas for how the Town can help impro	ve community	harmony in Wolfv	ille
		ed life about allowing parties back in res - this w	0	0	, , , ,

in to wolfville "looking" for places to party because they couldn't do it safely in res. otherwise, I do not see students being an issue. it is not fair (just about discriminatory) to put so many rules in place against young people and have such a negative outlook on the student population. they are mostly not bad.

# Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

prices are climbing exponentially and looking for a rental unit needs to start as early as october the previous year to sign for a lease starting in may

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

other tennants over park in our driveway. when they have people over they all park in our driveway and block me and others in

Respondent No: 32 Responded At: Aug 23, 2022 13:09:27 pm Login: Anonymous Last Seen: Aug 23, 2022 13:09:27 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Other (please specify) with? Retired Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

All rental properties should be registered and licensed within the town. - this including long term and short let rentals

	How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	Most parties are at night time - disrupting sleep - compliance officers need to be fully contactable and available 24/7. Thus enforcing the bylaw in real time.
	Are you aware of the Town's regulations on Single Room Occupancies?	No
	How important are Single Room Occupancies (by th	he room rentals) and why?
	If renting, how many bedrooms are in your rental unit?	1 bedroom
	If renting, which housing type best describes your housing situation?	triplex or duplex
Q13.	Share your ideas for how the Town can help improv	ve community harmony in Wolfville

Town /university and police to meet and work with landlords and tenants. Install video cameras in town and in problem areas - Compliance hotline tel number with officer available 24/7 - community service in a high vis area for repeat bylaw offenders

# Q15. Has the demand for rental properties in Wolfville not answered increased in recent years?

## Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Airbnb short term rental code of conduct with compliance office available 24/7

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

Limited space and monthly rental - need an area designated in town that allows overnight parking

?

Wolfville?

Respondent No: 33 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 13:27:45 pm

 Last Seen:
 Aug 23, 2022 13:27:45 pm

 IP Address:
 n/a

 Q1. Please describe the option that best describes you
 I am a landlord of one or more rental properties in Wolfville

 Q2. What is your age range?
 41-65

 Q3. What gender, if any, do you identify with?
 female

 Q4. Which of the following groups do you identify with?
 LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit)

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Living with a disability

Yes, given the ongoing troubles with how some student housing is run, we landlords should definitely have to register. I have no problem taking some accountability for how my tenants behave when it impacts the town.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw					
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No					
Q8. If "no", please explain why.	Enforcement seems to be a runaround - we are told to call police, who tend to be late or nonresponsive.					
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No					
Q10. How important are Single Room Occupancies (by the room rentals) and why? I think they're an important part of solving the housing crisis.						
Q11.If renting, how many bedrooms are in your rental unit?	1 bedroom					
Q12. If renting, which housing type best describes your housing situation?	triplex or duplex					
Q13. Share your ideas for how the Town can help improve community harmony in Wolfville						
There must be a way to hold Acadia to more account for the behaviour of certain students.						
Q14. If renting, how long have you been a tenant in	not answered					

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

Demand is much higher and thus so are prices, while landlords can get away with providing crappier service/standards.

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

	?	Respondent No: 34 Login: Anonymous Email: n/a			Responded At: Last Seen: IP Address:	Aug 23, 2022 13:35:44 pm Aug 23, 2022 13:35:44 pm n/a			
Q1.	Please you	e describe the option that best	describes	I am a tenant li	iving in Wolfville				
Q2.	What i	s your age range?		65+					
Q3.	What	gender, if any, do you identify v	with?	Female					
Q4.	Q4. Which of the following groups do you identify not a with?			not answered	iot answered				
Q5.	Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.								
	I imagine it might result in better control over wild parties and vandalism, by holding londlords more accountable.								
Q6.	How a Bylaw	ware are you of the Nuisance F ?	Party	l am somewha	t aware of this byla	2W			
Q7.	-	u find the Nuisance Party Bylaterring nuisance parties?	w effective	No					
Q8.	lf "no"	, please explain why.			omecoming parties	em to not know or care about the can be so large that all security			
Q9.	-	u aware of the Town's regulati Room Occupancies?	ons on	No					
	210. How important are Single Room Occupancies (by the room rentals) and why? not answered								
Q11	. If renti unit?	ng, how many bedrooms are in	n your rental	1 bedroom					
Q12		ng, which housing type best d ousing situation?	escribes	apartment in a	multi unit building				
Q13. Share your ideas for how the Town can help improve community harmony in Wolfville									
	I've lived in Wolfville for 6 years, walk around town, and take the bus. The problem people are mostly young, many are students. Some students really care about the community, others seem to see it as a short stop and they don't seem								

students. Some students really care about the community, others seem to see it as a short stop and they don't seem interested in the Wolfville community. I don't know how they might be reached. Maybe activities/concerts at a larger area like Acadia's soccer field could keep things more controlled.

# Q14. If renting, how long have you been a tenant in 6-10 years Wolfville?

Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

Going by my super and rental ads more people are looking to rent, We have waiting lists where I live. Our landlord has raised requirements making it harder for tenants to avoid responsibility, e.g. by requiring co-signers for those without a rental history.

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

	Respondent No: 35 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Aug 23, 2022 13:42:24 pm Aug 23, 2022 13:42:24 pm n/a			
Q1.	Please describe the option that best describes you	l am a tenant	living in Wolfville				
Q2.	What is your age range?	41-65					
Q3.	What gender, if any, do you identify with?	Male					
Q4.	Which of the following groups do you identify with?	not answered					
Q5.	5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.						
	I do not see any drawbacks if you actually have the resources to do enforcement.						
Q6.	How aware are you of the Nuisance Party Bylaw?	l unaware of t	nis bylaw				
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No					
Q8.	If "no", please explain why.		duces a lot of noise	ove, but given that student housing e as late as 3 and 4 AM it obviously			
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No					
Q10	. How important are Single Room Occupancies (by	the room rental	s) and why?				
	I don't know, but please don't target the only affordable	e housing in town	for enforcement.				
Q11	.If renting, how many bedrooms are in your rental unit?	3-4 bedrooms					
Q12	If renting, which housing type best describes your housing situation?	townhouse					
Q13. Share your ideas for how the Town can help improve community harmony in Wolfville							
	This town desperately needs more affordable housing. My partner and I are both full time professors and can barely afford to rent here.						
Q14	If renting, how long have you been a tenant in Wolfville?	0-1 year					

# Q15. Has the demand for rental properties in Wolfville not answered increased in recent years?

## Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

They should all be registered and ideally restricted. Housing should be for residents.

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 36 Responded At: Aug 23, 2022 14:17:15 pm Login: Anonymous Last Seen: Aug 23, 2022 14:17:15 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 25-40 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, with? Intersex, Asexual and Two-Spirit) Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. I think this could be good as many people struggle to find housing in town. Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw **Bylaw?** Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. not answered Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? Great for people who don't mind a shared living space but can also cause feelings in some folks who don't feel like it is their home, simply a room Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit? Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

not answered

Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

There are more people looking to rent than there are affordable properties available. Even for myself trying to find a new apartment, it's been very difficult finding something in my budget and allows cats.

#### Q17. Are you concerned that Short Term Rentals (like yes

Airbnb) are or may impact the availability of

long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 37 Responded At: Aug 23, 2022 14:35:07 pm Login: Anonymous Last Seen: Aug 23, 2022 14:35:07 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 18-24 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Student with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. I believe the benefits of this would include a sense of security and safety for tenants who know their landlords as well as their rules and regulations have been approved and are monitored by the town. Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. If residents want to party, they will do what they can to find a way around it. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental more than 6 bedrooms unit? Q12. If renting, which housing type best describes entire family home your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville Maintain a better reputation and relationship amongst older and younger (student) residents. Q14. If renting, how long have you been a tenant in 3-5 years

Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

The demand for affordable housing - especially for students- is increasing and at times hard to come by.

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Making sure landlords are following all safety and town bylaws before they have the ability to rent out their units.

Yes

Q19. Is parking an issue where you live?

#### Q20. If "yes" please explain why

Often times, rental properties have one space per unit, if more than one person is living there and owns a car, it is difficult to find anywhere to park overnight, or that does not require an additional fee.

Respondent No: 38 Responded At: Aug 23, 2022 15:13:41 pm Login: Anonymous Last Seen: Aug 23, 2022 15:13:41 pm Email: n/a **IP Address:** n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 18-24 Q3. What gender, if any, do you identify with? Male Q4. Which of the following groups do you identify Student with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. I believe this will increase accountability for rentals, as well as provide zoning information. Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Unsure if it actually prevents things. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? I believe that, while they can provide useful solutions for people in short-term situations, they can also be abused by landlords- allowing them to gouge their tenants and provide substandard services. Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit? Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville not answered Q14. If renting, how long have you been a tenant in 2 years Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

Affordable housing has become more difficult to find, particularly pet-friendly housing.

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 39 Responded At: Aug 23, 2022 15:39:27 pm Login: Anonymous Last Seen: Aug 23, 2022 15:39:27 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 18-24 Q3. What gender, if any, do you identify with? Fluid Q4. Which of the following groups do you identify LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, with? Intersex, Asexual and Two-Spirit) Other (please specify) Neurodivergent

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I think that's not a bad idea, as long as it has our community's most vulnerable in mind as well. At the end of the day, we as a town should make sure to have accessible housing and not all of it turning into airb&bs and student rentals.

Q6. How aware are you of the Nuisance Party Bylaw?	I unaware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Yes
Q8. If "no", please explain why.	not answered
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No

#### Q10. How important are Single Room Occupancies (by the room rentals) and why?

I think they are good for those who are in a lower financial standings, as well as those who are needing a place to stay temporarily.

Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit? 2

Q12. If renting, which housing type best describes your housing situation?

apartment in a multi unit building

## Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Have a community fridge. Do a cost of Living analysis to know what social welfare programs need more support and let people know how much money you need to live here. give Wolfville better access to healthcare. install water fountain s around public areas once it's safe to do so. Town wifi.

# Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

I find that these days, it's entire families looking for places, because landlords are renovating and doubling the rent of their properties even more, so rich families from other provinces come and buy them up for air b&bs and student housing

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

What % of Wolfville's houses are part of these sorts of things like airbnb

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 40 Responded At: Aug 23, 2022 15:41:05 pm Login: Anonymous Last Seen: Aug 23, 2022 15:41:05 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I live next to a rental property in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? Μ Q4. Which of the following groups do you identify Other (please specify) with? Old and white Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Good idea, need data Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw **Bylaw?** Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. not answered Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental not answered unit? Q12. If renting, which housing type best describes not answered your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville not answered Q14. If renting, how long have you been a tenant in not answered Wolfville? Q15. Has the demand for rental properties in Wolfville not answered increased in recent years?

## Q16. If yes, explain how the demand has changed

not answered

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

not answered

# Q20. If "yes" please explain why

Respondent No: 41 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 16:08:19 pm

 Last Seen:
 Aug 23, 2022 16:08:19 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	65+
Q3.	What gender, if any, do you identify with?	female
Q4.	Which of the following groups do you identify with?	Other (please specify) white Canadian
Q5.	rental properties to be registered with the Town. O rental housing stock in Wolfville as well as improve properties in Town, including property owner or m could be benefits or drawbacks of this bylaw.	nsing Bylaw for residential rental properties in Town, requiring all utcomes of this Bylaw could include a better understanding of ed compliance efforts as a result of a database of all rental anagement contact information. Please share what you believe
	It sounds like a good idea but my main fear is that the trickle down to the property owners through taxes and b	re may be costs associated with maintaining a data base that could be passed on to renters.
Q6.	How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Yes

 Q8.
 If "no", please explain why.
 not answered

 Q9.
 Are you aware of the Town's regulations on Single Room Occupancies?
 No

apartment in a multi unit building

Q10. How important are Single Room Occupancies (by the room rentals) and why?

not answered
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Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit?

Q12. If renting, which housing type best describes your housing situation?

Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

not answered

Q14. If renting, how long have you been a tenant in 6-10 years Wolfville?

# Q15. Has the demand for rental properties in Wolfville somewhat increased in recent years?

## Q16. If yes, explain how the demand has changed

I am not sure but it seems to be difficult for acquaintances to find adequate rental housing

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

#### Q20. If "yes" please explain why

I have a garage but my guests are having to share the 6 guest spots among 18 apartments and there is no parking on the street.

Respondent No: 42 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 17:02:34 pm

 Last Seen:
 Aug 23, 2022 17:02:34 pm

 IP Address:
 n/a

 Q1. Please describe the option that best describes you
 I am a landlord of one or more rental properties in Wolfville

 Q2. What is your age range?
 41-65

 Q3. What gender, if any, do you identify with?
 not answered

 Q4. Which of the following groups do you identify with?
 not answered

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Additional regulatory fees to landlords like myself who are not making a living, just trying to pay the cost of carrying the rental.

Q6.	How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	My understanding is enforcement is an issue.
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No
Q10	. How important are Single Room Occupancies (by th	e room rentals) and why?
	I believe they are important to offer affordable housing to	some renters.
Q11	If renting, how many bedrooms are in your rental unit?	not answered
Q12	If renting, which housing type best describes your housing situation?	not answered
Q13	Share your ideas for how the Town can help improv	e community harmony in Wolfville
	Ensure landlords are keeping their properties up and not at gathering limits for residential rental units.	allowing large/loud parties. Enforce noise bylaws and perhaps look

Q14. If renting, how long have you been a tenant in not answered Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

There is more and more demand for rentals in Wolfville but as inflation soars it does not mean landlords are earning more.

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

How many landlords own multiple units and deem it as a major source of income. Role and responsibility of Acadia University.

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

	?	Respondent No: 43 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Aug 23, 2022 17:27:21 pm Aug 23, 2022 17:27:21 pm n/a
Q1.	Please you	e describe the option that best describes	l am a tenant l	ving in Wolfville	
Q2.	What i	s your age range?	25-40		
Q3.	What g	gender, if any, do you identify with?	not answered		
Q4.	Which with?	of the following groups do you identify	BIPOC (Black,	Indigenous, and p	eople of colour)
Q5.	rental rental proper	own is exploring the idea of a Business Licens properties to be registered with the Town. Ou housing stock in Wolfville as well as improve rties in Town, including property owner or ma be benefits or drawbacks of this bylaw.	tcomes of this d compliance	Bylaw could incl efforts as a result	ude a better understanding of of a database of all rental
	l think it	'll be great to know this information if the bylaw is	s out into effect		
Q6.	How a Bylaw	ware are you of the Nuisance Party ?	I unaware of th	is bylaw	
Q7.	-	u find the Nuisance Party Bylaw effective erring nuisance parties?	No		
Q8.	lf "no"	, please explain why.	They still happ	en	
Q9.	-	u aware of the Town's regulations on Room Occupancies?	No		
	. <b>How ir</b> not ansv	nportant are Single Room Occupancies (by th	ne room rentals	s) and why?	
Q11	. If renti unit?	ng, how many bedrooms are in your rental	1 bedroom		
Q12		ng, which housing type best describes ousing situation?	apartment in a	multi unit building	
	. <b>Share</b> not ansv	your ideas for how the Town can help improv	re community I	narmony in Wolfv	ille
Q14	. If renti Wolfvi	ng, how long have you been a tenant in lle?	3-5 years		
Q15		e demand for rental properties in Wolfville sed in recent years?	somewhat		

## Q16. If yes, explain how the demand has changed

not answered

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

# Q20. If "yes" please explain why

Respondent No: 44 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 17:30:59 pm

 Last Seen:
 Aug 23, 2022 17:30:59 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	65+
Q3.	What gender, if any, do you identify with?	Male
Q4.	Which of the following groups do you identify with?	<b>Other (please specify)</b> Canadian with ancestry from several countries in Europe.

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I think it is a wonderful idea as long as the town acts upon having the landlords being held responsible for the conduct of their tenants. It is time to get student off campus conduct under control and making the landlords take action against tenants who are not acting in the best interest of the residential area they are living in can be a positive step in this direction.

Q6.	How aware are you of the Nuisance Party Bylaw?	I have been effected by this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	It appaers that there are no consequences from students misbehaving in residential areas of town - not by the by law officer who appears to have little authority to address any issues that he.she has come across, nor by the RCMP as well.
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	Yes
Q10	. How important are Single Room Occupancies (by t	he room rentals) and why?
	Once again, unless steps are taken to address the construction student has for his. her living situation.	onduct of students, it does not matter what type of arrangement a

- Q11. If renting, how many bedrooms are in your rental not answered unit?
- Q12. If renting, which housing type best describes not answered your housing situation?

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Unless the town begins to seriously address the conduct of students who are making life miserable for residents living in student rental areas, words and bylaws are meaningless. The town MUST have the administration at Acadia and the landlords be on the same page and make students accountable for their off campus actions. We seem to have a generation that, for some, have little regard for others and, for me, think of themselves as entitled to care only about themselves. Bad behavior should have consequences but, for me, this does not seem to be happening. If bylaws are not working, then strength them. If the current police action is not working, then address that as well.

- Q14. If renting, how long have you been a tenant in not answered Wolfville?
- Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

It appears that students are now living off campus after their first (and maybe second) year at Acadia. Thus, the demand is high. As well, Acadia does not seem to have enough housing for students who might like to live on campus especially as I have heard that there are no "doubles" that existed when I was attending the university.

# Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

#### Q19. Is parking an issue where you live?

Yes

#### Q20. If "yes" please explain why

On street parking is an issue in the areas where there are several/many rental properties. This is especially a problem in the winter. I fear that should there be an emergency on one of these streets getting emergency vehicles in will be a major problem. As well, students seem to think that making a front lawn a parking lot is acceptable behavior.. I know there are limits as to how much parking is assigned to each rental property but it has little affect if the number of cars owned by the renters exceed the number of allowable parking spaces. This they park (or what I call abandon) their cars in any space available. Towing cars that are not following regulations will send a message to the offenders that they must follow town regulations.

Respondent No: 45 Responded At: Aug 23, 2022 17:42:40 pm Login: Anonymous Last Seen: Aug 23, 2022 17:42:40 pm Email: n/a **IP Address:** n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Other (please specify) with? Senior Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. I think it's a good idea that rental properties are registering with the town, too many property owners are making their own rules. Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. It has unfortunately done nothing to deter deter the loud partying of students Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit? Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation?

Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

not answered

Q14. If renting, how long have you been a tenant in 11 years or more Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

I think more people from outside the province want to live here, plus the demand for affordable rent also is playing a factor.

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Rents are skyrocketing in higher than normal prices especially since COVID...

Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

Respondent No: 46
Responded At:
Aug 23, 2022 17:58:01 pm

Login: Anonymous
Last Seen:
Aug 23, 2022 17:58:01 pm

Email: n/a
IP Address:
n/a

Q1. Please describe the option that best describes you

Value
I am a tenant living in Wolfville

Q2. What is your age range?
18-24

Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	Student

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I believe that many landlords take advantage of students by implementing additional fees that are required to pay in cash. Furthermore, having accommodations for one year having to be signed for by the previous October creates a hostile and difficult rental market for everyone. The town would hopefully be able to monitor this and create a better environment.

	ow aware are you of the Nuisance Party /law?	I am aware of this bylaw
	o you find the Nuisance Party Bylaw effective deterring nuisance parties?	Yes
Q8. If '	'no'', please explain why.	not answered
	e you aware of the Town's regulations on ngle Room Occupancies?	No
Q10. <b>Hc</b>	ow important are Single Room Occupancies (by th	ne room rentals) and why?
	every student wishes to live with a group, as many o hore mature tenancy to a rental.	f us to not wish to party or act belligerent. Safer spaces would bring
	renting, how many bedrooms are in your rental it?	2 bedrooms
	renting, which housing type best describes our housing situation?	triplex or duplex
	nare your ideas for how the Town can help improv answered	e community harmony in Wolfville
	renting, how long have you been a tenant in olfville?	3-5 years

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

It has become more of a word-of-mouth rental market, where students will take over leases from upperclassmen they may know. It is very hard to find accommodations if you do not "know someone who knows someone".

#### Q17. Are you concerned that Short Term Rentals (like yes

Airbnb) are or may impact the availability of

long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

 Respondent No: 47
 Responded At:
 Aug 23, 2022 18:02:48 pm

 Login: Anonymous
 Last Seen:
 Aug 23, 2022 18:02:48 pm

 Email: n/a
 IP Address:
 n/a

Q2. What is your age range?	41-65
Q3. What gender, if any, do you identify with?	Male
Q4. Which of the following groups do you identify with?	Other (please specify) White, Straight, Male

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Benefit would be that Air BnB property will be identified and taxed correctly.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Νο
Q8. If "no", please explain why.	It doesn't do anything, because it can't be enforced correctly. But I have no problem with it. There isn't a student in this town that makes more noise than I do. Those in favour of this bylaw need to take a pill and loosen up
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	Νο

#### Q10. How important are Single Room Occupancies (by the room rentals) and why?

More important than they should be, in many cases 1 room is all some people can afford, otherwise they would be on the street. And it's going to get worse when the rent cap comes off the end of next year and the greedy Landlords exact revenge on tenants for not being able to overcharge the last two years.

- Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit?
- Q12. If renting, which housing type best describes your housing situation?

apartment in a multi unit building

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

It will never happen in this town. Council only listens to the concerns of one group, and acts accordingly to that groups interests. Council needs to listen to all concerns from all citizens, even students and shop taking sides. Council is more responsible for the friction in the community than anyone else.

Q14. If renting, how long have you been a tenant in	11 years or more
Wolfville?	

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

The town is growing like many other towns in NS, for a variety of reasons. When populations grow the demand for all housing increases.

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Monthly rent rates. Are over priced rentals in town making it difficult for tenants to pay bills, put food on the table, etc? Condition of rental properties. Are landlords being held to account for letting the conditions of their properties fail thus putting the safety of tenants at risk? What steps is Council taking to ensure that all residents of town can be reasonably sure they are safe in the home they live?

#### Q19. Is parking an issue where you live?

Yes

#### Q20. If "yes" please explain why

Although parking is not an issue at my home, I live in Wolfville, and parking has been a nightmare in this town ever since I moved here almost 12 years ago. There has been zero improvement. If anything it gets worse year over year.

Respondent No: 48 Login: Anonymous Email: n/a

Aug 23, 2022 18:25:03 pm
Aug 23, 2022 18:25:03 pm
n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	25-40
Q3.	What gender, if any, do you identify with?	male
Q4.	Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit)

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I think this is a great idea. There are too many slum lords in NS. I think the landlords should also have to disclose how much they are charging in rent, who financed the property, and have to apply to increase the rent.

Q6. How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	I am fine with partying, it is expected in a university town but some of these parties are outrageous and they still continue to happen.
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No

### Q10. How important are Single Room Occupancies (by the room rentals) and why?

I think they are okay but most of what I have encountered are predatory. Asking for rent equal to a full unit or kicking people out without warning or abusing the tenants because they know the tenants are poor and needy.

Q11.If renting, how many bedrooms are in your rental unit?	2 bedrooms
Q12. If renting, which housing type best describes your housing situation?	townhouse

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Rent needs to be reduced and capped according to min wage. The town needs to build and OWN the units so it can control them. This would generate revenue, reduce landlord abuse, and can deter excessive partying.

- Q14. If renting, how long have you been a tenant in 0-1 year Wolfville?
- Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

rent has increase and the quality of units has decreased.

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Landlord information: place of residence (not just the company location but the owners locations), number of units, rent prices, ect.

Q19. Is parking an issue where you live? No

# Q20. If "yes" please explain why

NA

Respondent No: 49 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 19:27:18 pm

 Last Seen:
 Aug 23, 2022 19:27:18 pm

 IP Address:
 n/a

- Q1. Please describe the option that best describes<br/>youI am a tenant living in WolfvilleQ2. What is your age range?18-24Q3. What gender, if any, do you identify with?FemaleQ4. Which of the following groups do you identify<br/>with?LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning,<br/>Intersex, Asexual and Two-Spirit)<br/>Student
- Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I think this could benefit renters since many tenants have no one to go to if their landlord is taking advantage of them. I believe some landlords see properties as a passive income that they do not check in on for even simple things like general maintenance. This could also be an opportunity for landlords to keep students in check who are near home owners of Wolfville.

Q6. How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw	
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No	
Q8. If "no", please explain why.	Students are going to party. I believe in fighting against them instead of giving a safe and contained area to go it won't get better.	
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No	
Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered		
Q11.If renting, how many bedrooms are in your rental unit?	3-4 bedrooms	
Q12. If renting, which housing type best describes your housing situation?	apartment in a multi unit building	
Q13. Share your ideas for how the Town can help improve community harmony in Wolfville		
Give students a safe and contained outdoor area to party instead of trying to shut them down because they are going to have them regardless of what rules or regulations are put in place.		

# Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

Q15. Has the demand for rental properties in Wolfville somewhat increased in recent years?

Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

#### Q20. If "yes" please explain why

There are no outlines parking areas or designated spots for apartments and the number of parking spots was less than the number of cars so everyone was racing to take spots. On weekends people would have parties and take up all the parking spots even if they were going somewhere else to party.

?

Respondent No: 50 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 20:43:00 pm

 Last Seen:
 Aug 23, 2022 20:43:00 pm

 IP Address:
 n/a

Q1. Please describe the option that best describes I am a landlord of you

I am a landlord of one or more rental properties in Wolfville

Q2. What is your age range?	25-40
Q3. What gender, if any, do you identify with?	Male
Q4. Which of the following groups do you identify with?	Living with a disability Visible minority

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

No, I do not think this bylaw should be passed, as word of mouth and advertising are some of the best sources of managing rental properties

I am aware of this bylaw	
No	
I hear quite a few parties going on over on Westwood	
Yes	
Q10. How important are Single Room Occupancies (by the room rentals) and why? I do believe single room also been seized should be a thing because if there is more than one person staying there then there will be more electrical usage risk of fire	
3-4 bedrooms	
apartment in a multi unit building townhouse entire family home	

Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Bring in ridesharing

Q14. If renting, how long have you been a tenant in Wolfville?	not answered
Q15. Has the demand for rental properties in Wolfville increased in recent years?	yes
Q16. If yes, explain how the demand has changed His increase	
Q17. Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville?	no
Q18. What other information should the Town be collecting related to these topics? I think the landlord would appreciate knowing whether they are a student, a teacher, a professional	
Q19. Is parking an issue where you live?	No
Q20.If "yes" please explain why	

Respondent No: 51 Responded At: Aug 23, 2022 20:50:26 pm Login: Anonymous Last Seen: Aug 23, 2022 20:50:26 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 18-24 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, with? Intersex, Asexual and Two-Spirit) Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Awesome idea Q6. How aware are you of the Nuisance Party I unaware of this bylaw **Bylaw?** Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. ldk what it is. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit? Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville not answered Q14. If renting, how long have you been a tenant in 0-1 year Wolfville? Q15. Has the demand for rental properties in Wolfville ves

increased in recent years?

# Q16. If yes, explain how the demand has changed

More demand

# Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

Not enough parking

	?	Respondent No: 52 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Aug 23, 2022 20:58:31 pm Aug 23, 2022 20:58:31 pm n/a
Q1.	Please you	e describe the option that best describes	l am a tenant l	iving in Wolfville	
Q2.	What	is your age range?	41-65		
Q3.	What	gender, if any, do you identify with?	Female		
Q4.	Which with?	of the following groups do you identify	not answered		
Q5.	rental rental prope	own is exploring the idea of a Business Licen properties to be registered with the Town. Ou housing stock in Wolfville as well as improve rties in Town, including property owner or ma be benefits or drawbacks of this bylaw.	itcomes of this d compliance	Bylaw could incl efforts as a result	ude a better understanding of of a database of all rental
	Benefit:	improved compliance Drawback: funds to impler	ment might be d	iverted from elsew	here
Q6.	How a Bylaw	ware are you of the Nuisance Party ?	I am somewha	t aware of this byla	1W
Q7.	-	u find the Nuisance Party Bylaw effective erring nuisance parties?	Yes		
Q8.	lf "no'	', please explain why.	not answered		
Q9.	-	ou aware of the Town's regulations on Room Occupancies?	No		
Q10	. How i	mportant are Single Room Occupancies (by th	ne room rentals	s) and why?	
	Importa	nt for students and low income residents. People	need housing		
Q11	. If rent unit?	ing, how many bedrooms are in your rental	bachelor		
Q12		ing, which housing type best describes nousing situation?	apartment in a	multi unit building	
Q13	Share	your ideas for how the Town can help improv	ve community I	narmony in Wolfv	ille
	not ans	wered			
Q14	. If rent Wolfvi	ing, how long have you been a tenant in ille?	2 years		
Q15		e demand for rental properties in Wolfville sed in recent years?	yes		

### Q16. If yes, explain how the demand has changed

Fewer places to rent and rates are higher

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 53 Responded At: Aug 23, 2022 21:01:57 pm Login: Anonymous Last Seen: Aug 23, 2022 21:01:57 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a landlord of one or more rental properties in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify not answered with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. It could help with compliance to safety standards Q6. How aware are you of the Nuisance Party I unaware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective Yes at deterring nuisance parties? Q8. If "no", please explain why. not answered Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental 3-4 bedrooms unit? Q12. If renting, which housing type best describes entire family home your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville not answered Q14. If renting, how long have you been a tenant in not answered Wolfville? Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

# Q16. If yes, explain how the demand has changed

Very few family rentals available

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 54 Login: Anonymous Email: n/a 
 Responded At:
 Aug 23, 2022 22:07:46 pm

 Last Seen:
 Aug 23, 2022 22:07:46 pm

 IP Address:
 n/a

Q1. Please describe the option that best describes you	I am a tenant living in Wolfville
Q2. What is your age range?	25-40
Q3. What gender, if any, do you identify with?	Male
Q4. Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit) Visible minority

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Landlords need to adhere to municipal and provincial law. I lived in the micros for one year. During this time, my friend needed an ambulance and there is no elevator. He had to walk down the stairs in excruciating pain from a serious bowel obstruction! It was a horrendous and embarrassing situation!

Q6.	How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Yes
Q8.	If "no", please explain why.	not answered
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No
	. How important are Single Room Occupancies (by the Important for health and safety, fire regulations etc.	ne room rentals) and why?
Q11	.If renting, how many bedrooms are in your rental unit?	bachelor
Q12	If renting, which housing type best describes your housing situation?	apartment in a multi unit building

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

I found the town and most other students to not be LGBTQ friendly. It is a macho, men's club style town, where misogyny is still very much a thing... The town and university need to work on this.

Q14.If renting, how long have you been a tenant in Wolfville?	0-1 year
Q15. Has the demand for rental properties in Wolfville increased in recent years?	yes
Q16. If yes, explain how the demand has changed not answered	
Q17. Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville?	no
Q18. What other information should the Town be collecting related to these topics? not answered	
Q19. Is parking an issue where you live?	No
Q20. If "yes" please explain why not answered	

?

Responded At:	Aug 23, 2022 22:12:49 pm
Last Seen:	Aug 23, 2022 22:12:49 pm
IP Address:	n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	25-40
Q3.	What gender, if any, do you identify with?	Female (cisgender)
Q4.	Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit)

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I do wonder if it will have any effect at all, as maker scale landlords will be unlikely to register regardless of any bylaw

Q6. How aware are you of the Nuisance Party Bylaw?	I unaware of this bylaw		
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No		
Q8. If "no", please explain why.	I was unaware such a bylaw even existed, and as student populations are typically responsible for the majority of nuisance parties, and most students aren't aware of Wolfville bylaws, it seems ineffective.		
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No		
Q10. How important are Single Room Occupancies (by the room rentals) and why?			
Very important to increase housing opportunities for mature tenants/residents	r students to cohabitate, leaving full-unit rentals available for more		
Q11.If renting, how many bedrooms are in your rental unit?	2 bedrooms		
Q12. If renting, which housing type best describes your housing situation?	apartment in a multi unit building		

# Q14. If renting, how long have you been a tenant in 11 years or more Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Increases in student body population, as well as an increased number of luxury apartments have left tenants in Wolfville starved for affordable housing options.

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

Fewer parking spots than cars, and very lax rule enforcement from our landlords frequently leaves us without a place to park.

	?	Respondent No: 56 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Aug 23, 2022 22:59:03 pm Aug 23, 2022 22:59:03 pm n/a
Q1.	Please you	e describe the option that best describes	I am a tenant li	iving in Wolfville	
Q2.	What i	s your age range?	25-40		
Q3.	What	gender, if any, do you identify with?	Female		
Q4.	Which with?	of the following groups do you identify	not answered		
	rental rental prope	own is exploring the idea of a Business Licens properties to be registered with the Town. Ou housing stock in Wolfville as well as improve rties in Town, including property owner or ma be benefits or drawbacks of this bylaw.	itcomes of this d compliance of	Bylaw could incl efforts as a result	ude a better understanding of of a database of all rental
Q6.	How a Bylaw	ware are you of the Nuisance Party ?	I am aware of	this bylaw	
Q7.	-	u find the Nuisance Party Bylaw effective erring nuisance parties?	No		
Q8.	lf "no"	, please explain why.	not answered		
Q9.	-	ou aware of the Town's regulations on Room Occupancies?	No		
	. <b>How in</b> not ans <sup>,</sup>	nportant are Single Room Occupancies (by th	ne room rentals	s) and why?	
Q11	. If renti unit?	ng, how many bedrooms are in your rental	3-4 bedrooms		
Q12		ng, which housing type best describes ousing situation?	townhouse		
Q13	Share	your ideas for how the Town can help improv	ve community h	narmony in Wolfv	ille
	not ans	wered			
Q14	. If renti Wolfvi	ng, how long have you been a tenant in lle?	11 years or mo	pre	
Q15		e demand for rental properties in Wolfville sed in recent years?	yes		

## Q16. If yes, explain how the demand has changed

not answered

## Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

## Q20. If "yes" please explain why

Respondent No: 57 Login: Anonymous Email: n/a 
 Responded At:
 Aug 24, 2022 09:24:31 am

 Last Seen:
 Aug 24, 2022 09:24:31 am

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	41-65
Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	not answered

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Beneficial in identifying the gaps in community planning and tax base revenues, infrastructure, services needed. It would also be useful to understand what percentage of renters are temporary residents of Wolfville. As a retired professional and parent of 3 university she children quality affordable rental housing is a concern for our entire family. The number of airbnbs in our community is out of control eating up a large portion of rental housing. I have had to leave abuilding due to the behaviour of student tenants there needs to be a balance.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	It is not enforced and it certainly does not act as a deterrent
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No

#### Q10. How important are Single Room Occupancies (by the room rentals) and why?

I understand why this is happening as the cost of rental housing is through the roof but it is necessary for safety of the tenants and quality of life for all who live in rental units and our community

- Q11. If renting, how many bedrooms are in your rental 3-4 bedrooms unit?
- Q12. If renting, which housing type best describes your housing situation?

apartment in a multi unit building

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Landlords must be transparent follow bylaws and ensure the safety of tenants whilst respecting the needs of property owners and the impact their money making property has on property owners property value and rights as tax payers. There must be accountability on the part of lanords and tenants and it must be enforced

Q14. If renting, how long have you been a tenant in 0-1 year Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Increasing numbers of retirees, transplants from other provinces and most significant the glut of rentals vecoming airbnbs there seem to be no limits on the numbers of airbnbs in our community this substantially changes the culture and quality of life in our community.

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

Respondent No: 58 Login: Anonymous Email: n/a 
 Responded At:
 Aug 24, 2022 18:16:13 pm

 Last Seen:
 Aug 24, 2022 18:16:13 pm

 IP Address:
 n/a

Q1. Please describe the option that best describes you	I am a tenant living in Wolfville
Q2. What is your age range?	18-24
Q3. What gender, if any, do you identify with?	Female
Q4. Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit) Student

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I think it would be good to have an account of all rental properties. Some landlords in town really take advantage of students and push the limits of what is considered "a legal room" to rent. Perhaps having to register would lessen the likelihood of this happening. Also worried that this potentially comes with a fee though, or deter possible rentals so the demand for places to rent gets higher.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	I don't think the town works well with the university to try and deter parties in the slightest. This bylaw is a big bandaid for a larger problem the town won't acknowledge
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No

### Q10. How important are Single Room Occupancies (by the room rentals) and why?

They can be very helpful for individuals looking for a single space that have few other options, but also lead to landlords taking advantage with very high rent.

Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit?

Q12. If renting, which housing type best describes your housing situation?

apartment in a multi unit building

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Rent caps for a start. Some of the houses in town that get rented out are in such terrible condition and the rent for these places can be as high as \$8-900 for each person living in the house. More accountability put on landlords to have safe living spaces that they actually maintain. Properly tax in this town makes it difficult to keep rent lower, as well, it is unreasonably high.

## Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

It is so difficult to find a place in town that has decent rent for the quality of space, and a landlord that will actually maintain the house or apartment you are in. I have had good landlords in town, and I have also had absolutely horrible experiences renting in this town. Trying to find a place is very difficult, the demand is high, and landlords know this and you can see rent prices as a reflection of that. They take advantage of people who are here short term.

## Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

It would be nice to have an avenue to tell the town about the absolutely horrible landlord experiences that myself and others have had in this town.

Yes

#### Q19. Is parking an issue where you live?

#### Q20. If "yes" please explain why

There's basically no where for guests to park near my building, and all available space that was an option before has been taken over by highland construction (that's taking longer than expected). I'm very worried about the state of parking once the university students come back.

Respondent No: 59 Login: Anonymous Email: n/a 
 Responded At:
 Aug 24, 2022 18:40:21 pm

 Last Seen:
 Aug 24, 2022 18:40:21 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	25-40
Q3.	What gender, if any, do you identify with?	Male
Q4.	Which of the following groups do you identify with?	Other (please specify) Caucasian

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I think it would provide valuable insights into the types of rentals (Air BnB, short term, long term) and owners (residents, out of province, corporations) within town. Information like this could be utilized to identify trends and potential problems earlier, leading to better informed decision making. The drawback would be the possible cost/frustration of dealing with the difficulty obtaining this information from some who may not wish to provide it.

Q6.	How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	Not applicable in my case; I haven't had any experiences with it.
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No
	D. How important are Single Room Occupancies (by t not answered	he room rentals) and why?
Q11	. If renting, how many bedrooms are in your rental unit?	2 bedrooms
Q12	2. If renting, which housing type best describes your housing situation?	apartment in a multi unit building
	B. Share your ideas for how the Town can help impro Seems good to me.	ve community harmony in Wolfville
Q14	If renting, how long have you been a tenant in Wolfville?	2 years

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

Not specific to Wolfville, but the general need for housing within the province as a whole would certainly be reflected here as well.

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of

long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

The type of owners of the rentals. From global investment corporations that are buying commercial and personal rental properties, to people who operate a local rental company or rent out their secondary property, I figure this information would likely be helpful in understanding who owns properties in town.

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

	?	Respondent No: 60 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Aug 24, 2022 19:06:24 pm Aug 24, 2022 19:06:24 pm n/a
Q1.	Please you	e describe the option that best describes	I am a tenant li	ving in Wolfville	
Q2.	What i	s your age range?	41-65		
Q3.	What	gender, if any, do you identify with?	female		
Q4.	Which with?	of the following groups do you identify	New Canadian		
	rental rental prope	own is exploring the idea of a Business Licens properties to be registered with the Town. Ou housing stock in Wolfville as well as improve rties in Town, including property owner or ma be benefits or drawbacks of this bylaw.	itcomes of this d compliance of	Bylaw could incl efforts as a result	ude a better understanding of of a database of all rental
Q6.	How a Bylaw	ware are you of the Nuisance Party ?	l am somewha	t aware of this byla	2W
Q7.	-	u find the Nuisance Party Bylaw effective erring nuisance parties?	No		
Q8.	lf "no'	, please explain why.	There are ofter	n loud parties on m	ıy street.
Q9.	-	ou aware of the Town's regulations on Room Occupancies?	No		
		nportant are Single Room Occupancies (by the network of the network) nt for students	ne room rentals	and why?	
Q11	. If renti unit?	ing, how many bedrooms are in your rental	2 bedrooms		
Q12		ing, which housing type best describes ousing situation?	triplex or duple	x	
Q13	.Share	your ideas for how the Town can help improv	e community h	armony in Wolfv	ille
	not ans	wered			
Q14	. If renti Wolfvi	ng, how long have you been a tenant in IIe?	3-5 years		
Q15		e demand for rental properties in Wolfville sed in recent years?	yes		

## Q16. If yes, explain how the demand has changed

fewer properties at a higher cost

## Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

rising costs

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 61 Login: Anonymous Email: n/a 
 Responded At:
 Aug 25, 2022 00:59:30 am

 Last Seen:
 Aug 25, 2022 00:59:30 am

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	25-40
Q3.	What gender, if any, do you identify with?	female
Q4.	Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit)

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Better understanding if the rental housing stock could benefit tenants because it could potentially show the need for new builds and lead to the allowance of auxiliary builds or more helpful zoning laws. That said, if this is meant to help create a better understanding of the need for housing, then it might be useful to counter balance it with benefits meant to help landlords also. Landlords are struggling to find funds to update their units and to find contractors to do the work. This bylaw wont be received well by small landlords and could potentially discourage them from renting at all. A designated support worker for the town could help landlords navigate funding, budgeting, resources, and support when they are thinking of renting their space.

Q6.	How aware are you of the Nuisance Party Bylaw?	I unaware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	not sure what this is
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	Yes
Q10	How important are Single Room Occupancies (by t	he room rentals) and why?
	Single room occupancies mean that students and you	ng people have the option to live in a shared space while saving
	money. These units make more space for families and s	eniors who need private units.
Q11	.If renting, how many bedrooms are in your rental unit?	not answered

Q12. If renting, which housing type best describes not answered your housing situation?

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Education session or training for landlords who aren't aware of tenant's rights. The application forms that landlords require are too detailed and some questions are very inappropriate if not illegal. A forum where tenant-landlord issues can be worked through quickly would also be a great idea so tenants and landlords aren't made to wait months before a verdict can be made concerning a disagreement or dispute

- Q14. If renting, how long have you been a tenant in 2 years Wolfville?
- Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Many are moving to Wolfville from out of province making houses unaffordable to even those in a livable tax bracket meaning that tenants are staying longer in rentals. Rental prices have increased to reflect that change and landlords are overtly discriminating against tenants with even slight barriers.

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Housing locator statistics, Acadia University/Homeless No More/Province of Nova Scotia Agency-Based Count Report on Homelessness (2021 and 2022)

Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

Responded At:	Aug 25, 2022 12:37:39 pm
Last Seen:	Aug 25, 2022 15:25:28 pm
IP Address:	24.224.165.244

Q1. Please describe the option that best describes I am a landlord you

I am a landlord of one or more rental properties in Wolfville

Q2. What is your age range?	65+
Q3. What gender, if any, do you identify with?	female
Q4. Which of the following groups do you identify with?	not answered

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

excellent idea! there needs to be much greater accountability and monitoring of the quality of units as well as monitoring for safety codes etc

Q6.	How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw	
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No	
Q8.	If "no", please explain why.	difficult to enforce in a consistent manner	
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	Yes	
	Q10. How important are Single Room Occupancies (by the room rentals) and why? these may be a student's most affordable option but conditions are often very poor and prices excessively high - tenants need greater protection		
Q11	.If renting, how many bedrooms are in your rental unit?	not answered	
Q12	If renting, which housing type best describes your housing situation?	not answered	

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

not answered

Q14. If renting, how long have you been a tenant in not answered Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

more students wanting to live off campus more single young people looking to live in town

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

short term rentals fill an important accommodation need with respect to visitors - Wolfville needs tourists and visitors to maintain its vibrancy, permanent residents do not support local businesses well - our aging population spends less and younger population seems to shop on line

Q19. Is parking an issue where you live?

Yes

#### Q20. If "yes" please explain why

too many cars - in last 10 yrs there has been a huge increase in the number of students with cars - this should be addressed

Respondent No: 63 Login: Anonymous Email: n/a 
 Responded At:
 Aug 26, 2022 01:50:04 am

 Last Seen:
 Aug 26, 2022 01:50:04 am

 IP Address:
 n/a

 Q1. Please describe the option that best describes you
 I am a tenant living in Wolfville

 Q2. What is your age range?
 18-24

 Q3. What gender, if any, do you identify with?
 Woman/female

 Q4. Which of the following groups do you identify with?
 LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit)

 Student
 Student

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I'm not sure, but it sounds like it would mean more taxes which would benefit the already-rich Town.

Q6. How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw	
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No	
Q8. If "no", please explain why.	People will keep being loud and destructive because they don't fear consequences. To many students, for example, a ticket is not a big deal because they don't worry about money	
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No	
Q10. How important are Single Room Occupancies (by the room rentals) and why? From my brief reading on it, it's important that landlords mind the space that their tenants have.		
Q11. If renting, how many bedrooms are in your renta unit?	al 2 bedrooms	
Q12. If renting, which housing type best describes your housing situation?	apartment in a multi unit building	

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

I sometimes like the events the Town holds, such as music concerts in the park, so that's good. Community harmony can be improved by consulting the regular people who live in Town about major decisions, such as when the Town temporarily converted Main St. into a one way route. A voting system or polls through the mail could be really helpful since not everyone has access to the internet.

# Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

More and more people are looking for a place to rent and own and there just isn't affordable housing. It is a problem for the entire province. Many people I know struggle to find a place to live, let alone a place close to their school or work, or a place they can afford. There are students who, even with loans, cannot afford an apartment because of the insane rent prices. It became even worse after the pandemic began because many landlords used it as an excuse to raise the rent. Plus there is the struggle to find adequate parking anywhere in the Town, especially during the winter where you will get ticketed because there is nowhere to park.

## Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

The Town should fix the roads and the quality of living and not just focus on beautifying Main St. for tourists and Acadia students. The roads on top of the hill can be dangerous to drive on. The water issues are just embarrassing for a Town as wealthy as Wolfville. Improving and fixing these issues will make Wolfville a much nicer place to live and worth bragging about. It's frightening that the Town is becoming more and more corporate but pretends not to be. Slowing moving towards banning cars is not helpful when people rely on them for transportation to get to work and grocery shopping.

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

In my first apartment, there was an absurd fee for the underground parking access, and the lot could not even fit all the tenants. Then, there was a cheaper fee at my more recent place, but you risk getting ticketed when the landlord tells you to move your car so the lot can be plowed. These situations should be considered because tenants cannot help by park elsewhere.

Respondent No: 64 Login: Anonymous Email: n/a 
 Responded At:
 Aug 26, 2022 13:53:02 pm

 Last Seen:
 Aug 26, 2022 13:53:02 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2.	What is your age range?	41-65
Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	Other (please specify) In Christ
	rental properties to be registered with the Town. Ou rental housing stock in Wolfville as well as improve properties in Town, including property owner or ma could be benefits or drawbacks of this bylaw.	asing Bylaw for residential rental properties in Town, requiring all autcomes of this Bylaw could include a better understanding of ed compliance efforts as a result of a database of all rental anagement contact information. Please share what you believe as . There could be enforcement of boundaries so no student rentals/ al areas.
Q6.	How aware are you of the Nuisance Party Bylaw?	I have been effected by this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	lf "no", please explain why.	Parties are patrolled but not controlled.
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	Yes
	b. How important are Single Room Occupancies (by the Affordable	he room rentals) and why?
Q11	. If renting, how many bedrooms are in your rental unit?	not answered
Q12	2. If renting, which housing type best describes your housing situation?	not answered
	B. Share your ideas for how the Town can help improven not answered	ve community harmony in Wolfville
Q14	If renting, how long have you been a tenant in Wolfville?	not answered

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

More tourists

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

## Q20. If "yes" please explain why

Respondent No: 65 Login: Anonymous Email: n/a 
 Responded At:
 Aug 26, 2022 14:07:04 pm

 Last Seen:
 Aug 26, 2022 14:07:04 pm

 IP Address:
 n/a

Q1. Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2. What is your age range?	41-65
Q3. What gender, if any, do you identify with?	Male
Q4. Which of the following groups do you identify with?	<b>Other (please specify)</b> Normal person, this part of the survey is ridiculous and does not relate to the questions.

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Our live in Skyway Drive has deteriorated due to students in three nearby properties, all the neighbours are upset. Trash, noise. Police calls. Becoming a bad area now, that is the truth. The bylaw must only allow owners to reside i.e. those whose names are on the deed. Even the garbage people are refusing to take stuff. An illegal house is being build on Grandview supposedly a sunroom but people sleep there.

Q6. How aware are you of the Nuisance Party Bylaw?	I unaware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	The noise and parties are getting more. The Town is failing and we need less rented accomodation.
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	Yes
Q10. How important are Single Room Occupancies (by t This is not being checked on or enforced. Useless.	he room rentals) and why?
Q11.If renting, how many bedrooms are in your rental unit?	not answered
Q12. If renting, which housing type best describes your housing situation?	not answered
Q13. Share your ideas for how the Town can help impro	ve community harmony in Wolfville

We need less rented housing, less social housing and more enforcement. The Town harmony will only get worse. There are many angry home owners whose lives are degraded by present policies.

## Q14. If renting, how long have you been a tenant in not answered Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

More people moving in and retiring, poor enforcement, s perception that bigger towns will have more rental units.

## Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

We need no more renting to students, monitor number of students in homes, increase taxes so the tax is paid per person not per household. Seniors are footing the bill for many people in one house using all the ameniaties.

Q19. Is parking an issue where you live?	Yes

## Q20. If "yes" please explain why

Too many student cars parked on street, party cars after 10pm, noise. Cyclists cant get past.

	2) I	<b>lespondent No:</b> 66 <b>ogin:</b> Anonymous i <b>mail:</b> n/a			Responded At: Last Seen: IP Address:	Aug 26, 2022 14:56:34 pm Aug 26, 2022 14:56:34 pm n/a
Q1.	Please o you	lescribe the option that best desc	ribes	I am a tenant li	ving in Wolfville	
Q2.	What is	your age range?		25-40		
Q3.	What ge	nder, if any, do you identify with?	?	Female		
Q4.	Which o with?	f the following groups do you ide	entify	not answered		
	rental pr rental he properti could be	on is exploring the idea of a Busin roperties to be registered with the busing stock in Wolfville as well a es in Town, including property ov benefits or drawbacks of this by hk this was explained super well, I'm	e Town. Ou as improve vner or ma rlaw.	tcomes of this d compliance e nagement con	Bylaw could incl efforts as a result tact information.	ude a better understanding of of a database of all rental Please share what you believe
		are are you of the Nuisance Party			t aware of this byla	
Q7.	-	ind the Nuisance Party Bylaw effering nuisance parties?	ective	No		
Q8.	lf "no",∣	blease explain why.		It just means p positive outcon		y smaller, which I think is a
Q9.	-	aware of the Town's regulations for the Town's regulations for the Town's regulations for the terms of terms of the terms of	on	No		
Q10	. How im	oortant are Single Room Occupan	ncies (by th	ne room rentals	s) and why?	
	-	credibly important for university stud and very expensive, renting a single				
Q11	. If renting unit?	g, how many bedrooms are in you	ur rental	3-4 bedrooms		
Q12		g, which housing type best descriusing situation?	ibes	single room oc	cupancy (by the be	edroom lease)
Q13	Share y	our ideas for how the Town can h	elp improv	ve community h	narmony in Wolfv	ille
	not answe	ered				
Q14	If renting	g, how long have you been a tena ??	int in	11 years or mo	ore	

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

Increased greatly

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

General landlord experiences (from the perspective of tenants), cost of living

Q19. Is parking an issue where you live?

### Yes

### Q20. If "yes" please explain why

There are 3 tenants but only 2 parking spots, so in the winter with the winter parking ban there will likely be nowhere for one of us to go.

Respondent No: 67 Responded At: Aug 26, 2022 15:18:01 pm Login: Anonymous Last Seen: Aug 26, 2022 15:18:01 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 25-40 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, with? Intersex, Asexual and Two-Spirit) Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Sounds fine Q6. How aware are you of the Nuisance Party I unaware of this bylaw **Bylaw?** Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Trying to stop people from having parties is foolish, it's a university town. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? Good for students and single people. Q11. If renting, how many bedrooms are in your rental 1 bedroom unit? Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville Some people could stand to be more tolerant and less nosey. Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

Both the cost of rent, housing, and living have increased alot post COVID.

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Town should be looking into helping unhoused people and considering expanding/improving it's co operative housing (Evangeline)

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 68 Login: Anonymous Email: n/a 
 Responded At:
 Aug 27, 2022 02:30:56 am

 Last Seen:
 Aug 27, 2022 02:30:56 am

 IP Address:
 n/a

Q1. Please describe the option that best describes you	I am a tenant living in Wolfville
Q2. What is your age range?	18-24
Q3. What gender, if any, do you identify with?	Female
Q4. Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit) Student <b>Other (please specify)</b> Pet owner

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Pros: you will see airbnbs take significant rental opportunities, look for renovation history as student housing rarely gets renovated but overnight rentals consistently do, it may also inform police of who to contact in cases of nuisance complaints. Cons: people lie

Q6.	How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	Students will party no matter what
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No
Q10	. How important are Single Room Occupancies (by th	ne room rentals) and why?
	I think these are a great opportunity for those in need bathrooms, there can be lots of tension with these arrang	but we should not rely on them. Especially those without private gements.
Q11	. If renting, how many bedrooms are in your rental unit?	2 bedrooms
Q12	If renting, which housing type best describes your housing situation?	apartment in a multi unit building

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Focus on all complaints (students, elders, and families). Be consistent with enforced laws, don't be too harsh on students (this is a university town), don't focus so much on being a tourist destination, try to remember wolfville is big (seems only the downtown and acadia area are focused on). More parking or correct signage (so townspeople going to work or to get groceries can find a spot to park). More socials/get together events (provided by town of wolfville not acadia).

- Q14. If renting, how long have you been a tenant in 0-1 year Wolfville?
- Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

I believe the demand has increased, more people are wanting to move here or stay here after university. Even if the demand has stayed the same the lack of rental opportunities has shrunk because of short term rentals.

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of

long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Income statements (if legal), as well as the number of applicants for long term rentals, if its pet friendly, if theres a driveway, how long folks have lived in wolfville or why they're owning rentals (ie stop landlords from living in Ontario & having rentals here)

Q19. Is parking an issue where you live?

Yes

#### Q20. If "yes" please explain why

Guest parking is an issue and the driveway is on a bad angled hill (as most are here)

	?	Respondent No: 69 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Aug 29, 2022 14:37:39 pm Aug 29, 2022 14:37:39 pm n/a
Q1.	Please you	e describe the option that best describes	I am a tenant li	iving in Wolfville	
Q2.	What i	s your age range?	25-40		
Q3.	What	gender, if any, do you identify with?	Male		
Q4.	Which with?	of the following groups do you identify	not answered		
	rental rental prope could	own is exploring the idea of a Business Licens properties to be registered with the Town. Ou housing stock in Wolfville as well as improve rties in Town, including property owner or ma be benefits or drawbacks of this bylaw.	itcomes of this d compliance of	Bylaw could incl efforts as a result	ude a better understanding of of a database of all rental
Q6.	How a Bylaw	ware are you of the Nuisance Party ?	l am somewha	t aware of this byla	lW
Q7.	-	u find the Nuisance Party Bylaw effective erring nuisance parties?	Yes		
Q8.	lf "no"	, please explain why.	not answered		
Q9.	-	ou aware of the Town's regulations on Room Occupancies?	No		
		nportant are Single Room Occupancies (by the of them	ne room rentals	s) and why?	
Q11	. If renti unit?	ing, how many bedrooms are in your rental	3-4 bedrooms		
Q12		ng, which housing type best describes ousing situation?	apartment in a	multi unit building	
	. <b>Share</b> not ans <sup>,</sup>	your ideas for how the Town can help improv	re community ł	narmony in Wolfvi	ille
Q14	If rent	ing, how long have you been a tenant in lle?	0-1 year		
Q15		e demand for rental properties in Wolfville sed in recent years?	yes		

## Q16. If yes, explain how the demand has changed

Properties are getting more expensive

## Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 70 Login: Anonymous Email: n/a 
 Responded At:
 Aug 31, 2022 10:30:40 am

 Last Seen:
 Aug 31, 2022 10:30:40 am

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	18-24
Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	Student

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I think benefits of this bylaw to me would be that landlords would not be able to bend the rules. I think a lot of landlords try and take advantage of students (and other demographics as well - I am just speaking to my experiences) and with this bylaw that may help to prevent this.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Yes
Q8. If "no", please explain why.	not answered
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No
Q10. How important are Single Room Occupancies (by t not answered	he room rentals) and why?
Q11. If renting, how many bedrooms are in your rental unit?	bachelor 1 bedroom
Q12. If renting, which housing type best describes your housing situation?	apartment in a multi unit building
Q13. Share your ideas for how the Town can help impro not answered	ve community harmony in Wolfville
Q14. If renting, how long have you been a tenant in Wolfville?	0-1 year

## Q15. Has the demand for rental properties in Wolfville somewhat increased in recent years?

## Q16. If yes, explain how the demand has changed

not answered

## Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

I think it's important to note that all tenants should be aware of their rights as renters and told that if they have any questions/concerns that they can call the tenancy board directly. I have rented from landlords prior that failed to mention the tenancy act even though that is a required section of leases.

Q19. Is parking an issue where you live? Yes

#### Q20. If "yes" please explain why

There seems to be many rental units that do not include parking. This means that tenants must park on the street. However, in the winter, cars that are parked on the streets get towed (which is understandable if there needs to be plows). There needs to be more parking for tenants available.

?

Respondent No: 71 Login: Anonymous Email: n/a 
 Responded At:
 Sep 05, 2022 10:51:14 am

 Last Seen:
 Sep 05, 2022 10:51:14 am

 IP Address:
 n/a

Q1. Please describe the option that best describes you	I am a tenant living in Wolfville
Q2. What is your age range?	18-24
Q3. What gender, if any, do you identify with?	Woman
Q4. Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit) Student

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Benefits: increased safety and accountability at rental properties Drawbacks: could limit the housing stock, as some landlords may not want to register.

Q6. How aware are you of the Nuisance Party Bylaw?	I unaware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	I don't know what the bylaw is so I cannot answer question 7.
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No
Q10. How important are Single Room Occupancies (by the second sec	he room rentals) and why?
Q11.If renting, how many bedrooms are in your rental unit?	2 bedrooms
Q12. If renting, which housing type best describes your housing situation?	apartment in a multi unit building
Q13. Share your ideas for how the Town can help improven not answered	ve community harmony in Wolfville
Q14. If renting, how long have you been a tenant in Wolfville?	0-1 year

# Q15. Has the demand for rental properties in Wolfville not answered increased in recent years?

## Q16. If yes, explain how the demand has changed

I don't know

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

Parking fees at my building are very high, and the lot is not cleared for safe access during winter storms (what one would expect for paying the fees)

 Respondent No: 72 Login: Anonymous Email: n/a
 Responded At: Last Seen: IP Address:
 Sep 07, 2022 10:44:20 am Sep 07, 2022 10:44:20 am n/a

 Q1. Please describe the option that best describes you
 I am a tenant living in Wolfville

 Q2. What is your age range?
 25-40

 Q3. What gender, if any, do you identify with?
 Female

Q4. Which of the following groups do you identify with?

LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit)

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Q6. How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw	
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No	
Q8. If "no", please explain why.	Because no one takes it seriously	
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No	
Q10. How important are Single Room Occupancies (by the room rentals) and why? Good for students		
Q11.If renting, how many bedrooms are in your rental unit?	3-4 bedrooms	
Q12.If renting, which housing type best describes your housing situation?	apartment in a multi unit building	
Q13. Share your ideas for how the Town can help improve community harmony in Wolfville not answered		
Q14.If renting, how long have you been a tenant in Wolfville?	0-1 year	
Q15. Has the demand for rental properties in Wolfville increased in recent years?	somewhat	

### Q16. If yes, explain how the demand has changed

not answered

## Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

Living beside a winery, people that don't live here park here. They will leave a winery with cans and or bottles and put them on people's vehicles.

?

Respondent No: 73 Login: Anonymous Email: n/a 
 Responded At:
 Sep 07, 2022 12:23:52 pm

 Last Seen:
 Sep 07, 2022 12:23:52 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	41-65
Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	Other (please specify) Widowed single parent

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

I'm new to the area, only been here a year. So I'm not really knowledgeable enough truly comment. I do feel that it would be a good thing. Landlords/property management need some measure of accountability. It would be good to also have some measure of accountability for the upkeep of the properties & also when tenants throw empty drink containers onto adjoining properties.

Q6.	How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	I live in the downtown core of Wolfville. There are always loud parities happening even well after midnight. Usually at the beginning of the year, homecoming & other holidays. I generally don't mind the parties but homecoming was out of control.
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No
	. <b>How important are Single Room Occupancies (by t</b> I don't knoe	he room rentals) and why?
Q11	. If renting, how many bedrooms are in your rental unit?	3-4 bedrooms
Q12	If renting, which housing type best describes your housing situation?	apartment in a multi unit building
Q13	Share your ideas for how the Town can help impro	ve community harmony in Wolfville

Have Acadia take more accountability in how their students conduct themselves outside of school.

# Q14. If renting, how long have you been a tenant in 0-1 year Wolfville?

Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

I've had friends & relations rent here in previous years & they had no trouble finding a rental. I moved here last year so my daughter could attend Landmark East. It took a lot of work to find a rental that would be suitable for as a family home & not run down student accommodation. Prices are way too high as well. We pay \$1500/month, plus utilities

## Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 74 Login: Anonymous Email: n/a 
 Responded At:
 Sep 07, 2022 13:29:04 pm

 Last Seen:
 Sep 07, 2022 13:29:04 pm

 IP Address:
 n/a

Q1. Please describe the option that best describes you

I am a landlord of one or more rental properties in Wolfville

Q2. What is your age range?	25-40
Q3. What gender, if any, do you identify with?	not answered
Q4. Which of the following groups do you identify with?	Visible minority English as a second language New Canadian BIPOC (Black, Indigenous, and people of colour)

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Like the nuisance bylaws this seems to be another attempt by the town to extort more money out of property owners in the area. Many landlords in the area are small families with a spare income property aside from Kent Fields and other big operators. Between the property taxes and the other taxes levied from the province it is already a costly business. The province is already exploring rental licensing at the provincial level but I fail to see how having properties registered with the town and licensed is going to address the primary concerns about student behavior

Q6. How aware are you of the Nuisance Party Bylaw?	I have been effected by this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Νο
Q8. If "no", please explain why.	Landlords do not have control over the tenants actions it is unfair to hold the property owner responsible for a party. No landlord permits parties, we don't want our assets damaged or ruined by parties. Also tenancy board makes it difficult to deal with
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	Yes

### Q10. How important are Single Room Occupancies (by the room rentals) and why?

They are important for creating capacity in the market where inventory is very low. Not every student has numerous friends they can share a house with so for students, especially from other countries SRO offers them an affordable place to live .

Q11. If renting, how many bedrooms are in your rental	1 bedroom
unit?	2 bedrooms
	3-4 bedrooms

Q12. If renting, which housing type best describes your housing situation?

apartment in a multi unit building townhouse triplex or duplex entire family home

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Fines should only be levied to the tenants, it is unfair when landlords are already incurring costs for waste removal, property cleanups and etc. we can't get rid of student rentals or tenants, the tenancy act protects them very well. Meanwhile landlords just get frustrated with fines from town. The police don't even notify landlords of parties or asked to shut them down, we just get tickets in the mail which cost hundreds of dollars. Many landlords already pay high property taxes and the constant fines for student behavior is unfair. Perhaps having designated zoning for quiet hours or making students aware of the rules. When landlords tell the tenants of bylaws they don't really care.

- Q14. If renting, how long have you been a tenant in not answered Wolfville?
- Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

The last 3 years have been significant demand for all rentals. Students are desperate for places to rent. There is a housing shortage and for the last 3 years we have not had to list our properties people call begging for a spot to live.

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Landlords bring needed revenue to the area by providing housing to a market with very high demand. Students provide labor for the local economy and their spending brings in much needed revenue to the area for the town and businesses.

Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

	?	Respondent No: 75 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Sep 07, 2022 13:51:00 pm Sep 07, 2022 13:51:00 pm n/a
Q1.	Please you	e describe the option that best describes	l am a tenant li	ving in Wolfville	
Q2.	What i	s your age range?	25-40		
Q3.	What g	gender, if any, do you identify with?	Male		
Q4.	Which with?	of the following groups do you identify	not answered		
	rental rental prope	own is exploring the idea of a Business Licens properties to be registered with the Town. Ou housing stock in Wolfville as well as improve rties in Town, including property owner or ma be benefits or drawbacks of this bylaw.	itcomes of this d compliance e	Bylaw could incle efforts as a result	ude a better understanding of of a database of all rental
Q6.	How a Bylaw	ware are you of the Nuisance Party ?	l am somewha	t aware of this byla	W
Q7.	-	u find the Nuisance Party Bylaw effective erring nuisance parties?	No		
Q8.	lf "no"	, please explain why.	-	_	ups of students screeching or nds when coming home
Q9.	-	ou aware of the Town's regulations on Room Occupancies?	No		
	. <b>How ir</b> not ans	nportant are Single Room Occupancies (by th	ne room rentals	and why?	
Q11	. If renti unit?	ng, how many bedrooms are in your rental	3-4 bedrooms		
Q12		ng, which housing type best describes ousing situation?	apartment in a	multi unit building	
		your ideas for how the Town can help improv screaming/screeching in the neighbourhoods aft	-	armony in Wolfvi	lle
Q14	If renti Wolfvi	ng, how long have you been a tenant in lle?	3-5 years		

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

## Q20. If "yes" please explain why

Respondent No: 76 Login: Anonymous Email: n/a 
 Responded At:
 Sep 07, 2022 14:20:58 pm

 Last Seen:
 Sep 07, 2022 14:20:58 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2.	What is your age range?	41-65
Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	not answered

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Benefits: knowledge of who owns property, identification of people who own multiple properties, making enforcement, compliance easier to manage. Identify infractions by owner making it easier to identify landlords who fail to comply with building code, safety, and other bylaws in multiple properties. Provides insight into how many rental properties there really are, given many rentals happen in what used to be single family homes and are hard to spot. Sets up an ability to consider taxing these properties as businesses, should allow for easier enforcement, ensure compliance. Identifies problem landlords and properties which could then be actively managed by town. Provides a way to ensure neighborhoods meet the standards set out in the planning strategy ie no more than 50% rental in a neighborhood.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	Bylaw is not well enforced by town staff or police. Noise, open liquor, and large gatherings continue to disrupt neighborhoods with apparently little being done to enforce the bylaws.
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	Yes

#### Q10. How important are Single Room Occupancies (by the room rentals) and why?

This causes a huge problem - allows landlords to grossly overcharge, rates like \$600 a room a month and then every room except bathroom and kitchen are rented out. End up with 5 or 6 students Living in a single family home in a single family neighborhood. Each student brings a vehicle and then there are 5 or 6 vehicles parked in areas intended for no lore than 2. This rule is being highly abused by landlords ? To maximize rent on a property, and means previously quiet neighborhoods of lovely older homes have gradually been converted into student ghettos. Require landlord/owner lives in house with single room rentals otherwise can't make use of single room rental provision

## Q11. If renting, how many bedrooms are in your rental not answered unit?

# Q12. If renting, which housing type best describes your housing situation?

not answered

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Enforce the bylaws. Stop grandfathering existing slum landlords. Hold landlords accountable to provide affordable safe housing. Start fining large amounts for failure to comply with bylaws and for multiple infractions. Ensure students face repercussions for behavior that destroys the peace and atmosphere of wolfville. Work with Acadia to hold students accountable and reduce the. Bad behavior ( this is only a small minority of students) as well as stop bringing so many vehicles to town.

Q14. If renting, how long have you been a tenant in not answered Wolfville?

## Q15. Has the demand for rental properties in Wolfville somewhat increased in recent years?

#### Q16. If yes, explain how the demand has changed

Demand for rental for young professionals and families and retirees has increased but impossible to find locations in town because of the. Landlord Focus on student housing. Landlords under current administration in wolfville can overcharge for poor accommodations, without any risk of fines or being asked to enforce to minimum property standards. They are often absentee landlords who don't care about the safety. Or look of properties. Students put up with it because it's close to school. Retirees and young professionals want better than that. The town needs to change the rules to prevent this.

## Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

#### Q18. What other information should the Town be collecting related to these topics?

Complaints about property standards and how long it takes to resolve if ever, Complaints about certain properties, landlords and neighborhoods and develop specific measures to address the issues. Look at changing how these are taxed - understand revenue from these properties and tax appropriately. Measures to monitor to ensure no more than 50% rental on a street in keeping with land use strategy. Measures to incent a move away from student housing to other types of housing for other demographics again in keeping with the land use strategy. Make it difficult to become a landlord of a student property in wolfville by establishing standards and holding firm on the standards, have a licence fee and reporting requirement on revenue, Regularly inspect for fire and building code compliance. Listen to the taxpayers of wolfville, really listen to the feedback, dig deep to understand what it is like, don't smooth it over and dismiss feedback as criticism but take it as it is intended as input to try and solve this incredibly difficult issue. Please get out of your r1 protectionist mode and think about how to protect and preserve all of wolfville. Spend some time in these neighborhoods on a Saturday and Friday night, from 11 Pm to 4am to really understand what goes on, come and help the citizens of wolfville in these areas pick up the garbage, broken glass, discarded underwear, or come to the vet with us when we have to take a dog in who has ingested edible cannibus discarded on the street or to get the pad stitched after the dog has stepped on glass, help is calm the older lady who lives alone and feels threatened by the drunk and disorderly behavior that is just permitted.

## Q20. If "yes" please explain why

Single family homes used as rentals with 5 or 6 vehicles. Disregard of no parking signs. Street essentially becomes impassable in winter except to one way traffic because of the parking

	Respondent No: 77 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Sep 07, 2022 17:15:54 pm Sep 07, 2022 17:15:54 pm n/a
Q1.	Please describe the option that best describes you	l am a tenant l	iving in Wolfville	
Q2.	What is your age range?	18-24		
Q3.	What gender, if any, do you identify with?	Female		
Q4.	Which of the following groups do you identify with?	Student		
	The Town is exploring the idea of a Business Licer rental properties to be registered with the Town. O rental housing stock in Wolfville as well as improve properties in Town, including property owner or m could be benefits or drawbacks of this bylaw.	utcomes of this ed compliance of anagement con	Bylaw could incl efforts as a result	ude a better understanding of of a database of all rental
	How aware are you of the Nuisance Party	I am aware of	this bylaw	
	Bylaw?		-	
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Yes		
Q8.	If "no", please explain why.	not answered		
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	Yes		
Q10	How important are Single Room Occupancies (by t	he room rentals	s) and why?	
	Allows those who cannot find roommates to still find placed in a shared space with someone without their shared apartment with a stranger placed in your space	knowledge or co		
Q11	If renting, how many bedrooms are in your rental unit?	2 bedrooms		
Q12	If renting, which housing type best describes your housing situation?	apartment in a	multi unit building	
Q13	Share your ideas for how the Town can help impro	ve community I	narmony in Wolfv	ille
	Mixer events for community and Acadia such as the rec	ent street fair.		
Q14	If renting, how long have you been a tenant in Wolfville?	3-5 years		

## Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Covid highlighted the demand for off campus housing due to on campus restrictions.

## Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of

long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

The pressure on students to sign housing agreements in the fall is ridiculous, especially for students who are barely getting adjusted to campus life. How are they supposed to decide about apartment living two months into school? There should be guidelines limiting how early landlords can exert pressure on current tenants to renew leases. Many students cannot make those decisions in the fall. In my case, the next program I will enter does not accept applications until January. Therefore, I will have to give up my current apartment, and begin the search again when most housing is full. January should be the earliest a student has to make the decision about beginning or renewing a lease for he next school year.

### Q19. Is parking an issue where you live?

Yes

#### Q20. If "yes" please explain why

Fewer spots than bedrooms per apartment. If an apartment houses eight students, there should be eight spots.

Responded At: Sep 07, 2022 18:41:38 pm Respondent No: 78 Login: Anonymous Last Seen: Sep 07, 2022 18:41:38 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 18-24 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Student with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Could this help protect students from predatory landlords? Could this help to increase the affordability and availability of rentals? Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective Yes at deterring nuisance parties? Q8. If "no", please explain why. not answered Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental 5-6 bedrooms unit? Q12. If renting, which housing type best describes entire family home your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville Don't treat students as separate or merely nuisances. They are simply a part of the Wolfville community and have so much that the can (and so often do) contribute. Looking for creative ways to improve sustained dialogue between "towns people" and students should be a priority.

## Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Increased enrolment? Housing shifted to accommodate wealthier folks/young families instead of who is already living there? More airbnbs instead of affordable housing? Pandemic? Not sure if any of this is true. I see lots of students on social media saying they can't find housing.

## Q17. Are you concerned that Short Term Rentals (like not answered

Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Safe housing for students: Methods for students to report predatory/unfit landlords. Exploring ways to get ahead of the affordable housing crisis.

Q19. Is parking an issue where you live? No

### Q20. If "yes" please explain why

	Respondent No: 79 Login: Anonymous Email: n/a	Responded Last Seen: IP Address:	At: Sep 07, 2022 20:11:15 pm Sep 07, 2022 20:11:15 pm n/a
Q1.	Please describe the option that best describes you	I am a tenant living in Wolfvill	e
Q2.	What is your age range?	41-65	
Q3.	What gender, if any, do you identify with?	Female	
Q4.	Which of the following groups do you identify with?	Living with a disability	
	The Town is exploring the idea of a Business Licer rental properties to be registered with the Town. O rental housing stock in Wolfville as well as improve properties in Town, including property owner or m could be benefits or drawbacks of this bylaw.	utcomes of this Bylaw could ed compliance efforts as a re anagement contact informati has a University. I don't get e	include a better understanding of sult of a database of all rental on. Please share what you believe
Q6.	How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw	
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No	
Q8.	If "no", please explain why.	There are no cops. Some per cops should drive around mo	ople in our building go until 3am. The re.
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No	
	. How important are Single Room Occupancies (by t not answered	he room rentals) and why?	
Q11	.If renting, how many bedrooms are in your rental unit?	3-4 bedrooms	
Q12	If renting, which housing type best describes your housing situation?	entire family home	
Q13	Share your ideas for how the Town can help impro	ve community harmony in W	olfville
	More rules about keeping the town clean and not destro	ying property's. More cops beir	ng around.
Q14	If renting, how long have you been a tenant in Wolfville?	11 years or more	

## Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

Landlords putting rent to 1500 or more and nothing included. People are not rich or working 5 jobs. Geez. That is awful. Now wonder people are homeless.

# Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of

long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

## Q20. If "yes" please explain why

Our Property management has not taken the lawn and put more parking and there are alot of students with vehicles.

Respondent No: 80 Responded At: Sep 07, 2022 21:59:42 pm Login: Anonymous Last Seen: Sep 07, 2022 21:59:42 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 18-24 Q3. What gender, if any, do you identify with? not answered Q4. Which of the following groups do you identify not answered with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Benefits: better quality housing as landlords would be held accountable for their actions and conditions of their properties Drawbacks: fewer people wanting to rent spaces as they may not want to abide by the Bylaws put into place Q6. How aware are you of the Nuisance Party I am aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective Yes at deterring nuisance parties? Q8. If "no", please explain why. not answered Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental 1 bedroom unit? Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation?

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Acadia would do well to purchase housing in Wolfville for students to rent. Better communication between the university & the town.... Much of the population and business wouldn't be around if it weren't for students. It is also hard as a young person who is not a student to find appropriate housing in the town. Landlords should not be able to scare students into signing leases for the following year in October. It is absolutely ridiculous, for many reasons. In my experience, the people you meet the first couple weeks of school end up being your bestfriends, but if they are they only people you know you are likely to sign with them and then may have a miserable year (like myself). Due to the quality and repetition of meal hall, many students are not likely to stay in residence past first year. There should be a "housing seeking" fair so everyone has the opportunity to meet and inquire with landlords. How do people even figure out who they can rent from in the town presently?

## Q14. If renting, how long have you been a tenant in 3-5 years Wolfville?

## Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

#### Q16. If yes, explain how the demand has changed

Housing crisis in general has caused this surge. And the back log of students who skipped university by a year due to covid. There is always going to be that back log if universities and their respective towns can't handle a larger population to catch up.

## Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Suggestions on how students can still go out and have fun and make mistakes and learn, without police always always being called. WhT are "Safe" ways for students to party and have fun that are not run by the university itself. From my experience, this is the biggest complaint from non-students in Wolfville. Also, with the lack of parking in town, it does not seem at all fair for landlords to charge additional fees for parking spaces... \$70/month for a space is absurd! A friend I have in Ontario pays that much a month to park in downtown Ottawa!

#### Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

Got a bit ahead of myself in the previous question. Not enough parking. Having to pay crazy amounts extra. Not sure how this problem could be fixed without underground parking. The winter parking ban is also not a great help to the situation... I understand it, but it is almost not possible with how limited the parking is in town for anybody, let alone students in student housing. I hope some positive and beneficial things actually come from these surveys. I have lived in many unfit apartments in Wolfville with landlords who only care to make a buck, and enough is enough.

Respondent No: 81 Responded At: Sep 08, 2022 01:06:50 am Login: Anonymous Last Seen: Sep 08, 2022 01:06:50 am Email: n/a **IP Address:** n/a Q1. Please describe the option that best describes I live next to a rental property in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Visible minority with? English as a second language New Canadian Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. It's a good idea Q6. How aware are you of the Nuisance Party I am aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Because they are still making very loud noise. Also, in recent years some people are making very loud motor noise when they are driving the car on the road Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental not answered unit? Q12. If renting, which housing type best describes not answered your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

It's good to educate people. Everyone needs to know very well about the policies by law

Q14. If renting, how long have you been a tenant in not answered Wolfville?

# Q15. Has the demand for rental properties in Wolfville not answered increased in recent years?

## Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

## Q20. If "yes" please explain why

Respondent No: 82 Login: Anonymous Email: n/a 
 Responded At:
 Sep 09, 2022 15:14:44 pm

 Last Seen:
 Sep 09, 2022 15:14:44 pm

 IP Address:
 n/a

Q1. Please describe the option that best describes I am a landlord you

I am a landlord of one or more rental properties in Wolfville

Q2.	What is your age range?	65+
Q3.	What gender, if any, do you identify with?	female
Q4.	Which of the following groups do you identify with?	not answered

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

As a Homeowner first and a landlord also we take pride in our apartments. We would NEVER rent out an apartment that we would not live in ourselves. I walk a great deal in & around the town and see many buildings that are rented out in a condition i would call a slum. There is very little pride shown - it seems that the only thing concerning the owners is how much money can be made with very little maintenance Rats are a big problem, education of tenants and support from landlords would go a long way in removing this problem

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	I have called police on occasion due to late and loud noise only to have the same problem occur after the police left, there was no follow upt
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	Yes
Q10. How important are Single Room Occupancies (by the room rentals) and why? It may allow renters a cheaper accommodation as long as it is not overcrowded	
Q11.If renting, how many bedrooms are in your rental unit?	2 bedrooms
Q12. If renting, which housing type best describes your housing situation?	triplex or duplex

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

There is a sense that a student rental is a party house. We do not allow parties that could be noisy, disruptive or destructive. We live in the house. Absentee landlords who do not live in the town should be required to have some local management of their property that can monitor behaviour and condition of the property. Too often garbage is spilled and even after garbage day - sometimes even a week after that garbage is still on the sidewalk, this is offensive to residents - and of course a haven for rats.

 Q14. If renting, how long have you been a tenant in
 not answered

 Wolfville?
 Q15. Has the demand for rental properties in Wolfville increased in recent years?

 Q16. If yes, explain how the demand has changed
 Volfville

not answered

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

We have a small bachelor suite we use as an airbnb. We decided to go that route after renting it out to tenants, the first tenant claimed that it was too noisy, the second tenant went off his psych medication and it took us 3 months to fumigate the suite after discarding the bed and other furniture. It has worked well for us as we monitor it regularly and it is in constant use. It has been a better plan than renting this small area

Q19. Is parking an issue where you live?

No

#### Q20. If "yes" please explain why

Respondent No: 83 Responded At: Sep 10, 2022 17:57:25 pm Login: Anonymous Last Seen: Sep 10, 2022 17:57:25 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? not answered Q4. Which of the following groups do you identify Living with a disability with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. This will cause more underground economy. Landlords should.not be responsible for some of tenant misbehaviour eg. Parties and noise. Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. not answered Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? Very important to have available. A lot of people can't afford an entire place on their own. Q11. If renting, how many bedrooms are in your rental 3-4 bedrooms unit? Q12. If renting, which housing type best describes entire family home your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville Enforce on those causing the noise and garbage issues not the propeety owner. Also, these issues are not just downtown. Q14. If renting, how long have you been a tenant in 11 years or more

Wolfville?

# Q15. Has the demand for rental properties in Wolfville not answered increased in recent years?

## Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like not answered Airbnb) are or may impact the availability of long term rentals in Wolfville?

## Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

### Yes

### Q20. If "yes" please explain why

No parking in the core of Wolfville, the Town where I live!

Respondent No: 84 Login: Anonymous Email: n/a

12, 2022 17:37:30 pm
12, 2022 17:37:30 pm

Q1. Please describe the option that best describes you	I am a tenant living in Wolfville
Q2. What is your age range?	25-40
Q3. What gender, if any, do you identify with?	Female
Q4. Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit) Student

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

It would be good to have more regulation of landlords and what is available.

Q6.	How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	There is a lack of places for underrage acadia students to go to party
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No
	. How important are Single Room Occupancies (by the did not know about it or what it is.	ne room rentals) and why?
Q11	If renting, how many bedrooms are in your rental unit?	2 bedrooms
Q12	If renting, which housing type best describes your housing situation?	triplex or duplex

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

After legalization, the presence of weed smoke has increased in Wolfville. I rented a unit in a smoke free building, but people continued smoking frequently both in the building and on the property. Although I am a Canadian citizen, some international students might be comfortable with a smoke-free area, perhaps inhabited solely by international students from countries with strict weed laws.

Q14.If renting, how long have you been a tenant in Wolfville?	2 years 11 years or more
Q15. Has the demand for rental properties in Wolfville increased in recent years?	yes
Q16. If yes, explain how the demand has changed It seems like people are playing musical chairs with goo	d student housing.
Q17. Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville?	no
Q18. What other information should the Town be collect not answered	ing related to these topics?
Q19. Is parking an issue where you live?	Yes No
Q20. If "yes" please explain why not answered	

	?	Respondent No: 85 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Sep 12, 2022 21:15:10 pm Sep 12, 2022 21:15:10 pm n/a
Q1.	Please you	e describe the option that best describes	l am a tenant li	ving in Wolfville	
Q2.	What	s your age range?	25-40		
Q3.	What	gender, if any, do you identify with?	Female		
Q4.	Which with?	of the following groups do you identify	Visible minority	,	
	rental rental prope could	own is exploring the idea of a Business Licens properties to be registered with the Town. Ou housing stock in Wolfville as well as improve rties in Town, including property owner or ma be benefits or drawbacks of this bylaw.	utcomes of this ed compliance e	Bylaw could incl efforts as a result	ude a better understanding of of a database of all rental
Q6.	How a Bylaw	ware are you of the Nuisance Party ?	l am somewha	t aware of this byla	W
Q7.	-	u find the Nuisance Party Bylaw effective erring nuisance parties?	Yes		
Q8.	lf "no'	', please explain why.	not answered		
Q9.	-	ou aware of the Town's regulations on Room Occupancies?	No		
	. <b>How i</b> i not ans	mportant are Single Room Occupancies (by th	ne room rentals	s) and why?	
Q11	. If rent unit?	ing, how many bedrooms are in your rental	2 bedrooms		
Q12		ing, which housing type best describes nousing situation?	entire family ho	ome	
		your ideas for how the Town can help improv to safety water	ve community h	armony in Wolfv	lle
Q14	If rent Wolfvi	ing, how long have you been a tenant in Ile?	0-1 year		
Q15		e demand for rental properties in Wolfville sed in recent years?	somewhat		

## Q16. If yes, explain how the demand has changed

not answered

## Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

new immigrant workers in Canada

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

	?	Respondent No: 86 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Sep 13, 2022 14:20:18 pm Sep 13, 2022 14:20:18 pm n/a
Q1.	Please you	e describe the option that best describes	I am a tenant li	iving in Wolfville	
Q2.	What i	s your age range?	25-40		
Q3.	What g	gender, if any, do you identify with?	female		
Q4.	Which with?	of the following groups do you identify	English as a se	econd language	
Q5.	rental rental proper	own is exploring the idea of a Business Licens properties to be registered with the Town. Ou housing stock in Wolfville as well as improve ties in Town, including property owner or ma be benefits or drawbacks of this bylaw.	utcomes of this ed compliance of	Bylaw could incl efforts as a result	ude a better understanding of of a database of all rental
1	for both	paties better understand and comply to agreeme	ent and prevent	nuisances betwee	n them
Q6.	How a Bylaw	ware are you of the Nuisance Party ?	l am somewha	t aware of this byla	aw
Q7.	-	u find the Nuisance Party Bylaw effective erring nuisance parties?	Yes		
Q8.	lf "no"	, please explain why.	not answered		
Q9.	-	u aware of the Town's regulations on Room Occupancies?	No		
Q10	. How ir	nportant are Single Room Occupancies (by th	ne room rentals	s) and why?	
1	for priva	cy and prevents overcrowdee apartment			
Q11	. If renti unit?	ng, how many bedrooms are in your rental	3-4 bedrooms		
Q12		ng, which housing type best describes ousing situation?	townhouse triplex or duple	x	
Q13	. Share	your ideas for how the Town can help improv	ve community h	narmony in Wolfv	ille
	lower co	ost of rentals, proper guidance for students or any	y tenant who litte	er and creat noise	outside their premises
Q14	. If renti Wolfvi	ng, how long have you been a tenant in lle?	0-1 year		
Q15		e demand for rental properties in Wolfville sed in recent years?	yes		

#### Q16. If yes, explain how the demand has changed

increased rental cost

## Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

before rental units be registered and posted online, make sure that what they advertised is what the tenant can get. before starting to be occupied, all units should be checked first if the are is healthy and safe enough to stay in. like making sure all heat pumps, electrical lines are properly working, for example faulty wirings can be detected earlier if being checked before occupants move in

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

sometimes, if the neighboring apartments are having a late night party and some are throwing tin cans in our parking area, our vehicles are prone to being hit that miggt cause damage

 Respondent No: 87
 Responded At:
 Sep 13, 2022 20:51:59 pm

 Login: Anonymous
 Last Seen:
 Sep 13, 2022 20:51:59 pm

 mail: n/a
 IP Address:
 n/a

Q2. What is your age range?	18-24
Q3. What gender, if any, do you identify with?	female
Q4. Which of the following groups do you identify with?	LGBTQIA2S (Lesbian, Gay, Bisexual, Transgender, Questioning, Intersex, Asexual and Two-Spirit) Living with a disability

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

the only problem i see it that some people may think that registering is a hassle. meaning less rentals

Q6.	How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	people will party if they want to party
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No
	. How important are Single Room Occupancies (by the not answered	he room rentals) and why?
Q11	. If renting, how many bedrooms are in your rental unit?	1 bedroom
Q12	If renting, which housing type best describes your housing situation?	apartment in a multi unit building
	Share your ideas for how the Town can help improvi	ve community harmony in Wolfville
Q14	If renting, how long have you been a tenant in Wolfville?	3-5 years

## Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

## Q16. If yes, explain how the demand has changed

more demand, a lot of competition, places have gotten more expensive

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

a central place for posting all available rentals on the town of wolfville site or a central location

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Respondent No: 88 Responded At: Sep 14, 2022 16:19:07 pm Login: Anonymous Last Seen: Sep 14, 2022 16:19:07 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I live next to a rental property in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Other (please specify) with? New to area (from the US) Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. I believe this could have benefits to see the ratio of single family homes to rental units Q6. How aware are you of the Nuisance Party I am somewhat aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. We continue to see and hear parties in town and find the noise, and the garbage/littered cans still to be a problem. There are multiple areas in town where student parties occur, and our neighborhood does not seem to have enough police presence Q9. Are you aware of the Town's regulations on Yes Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental not answered unit? Q12. If renting, which housing type best describes not answered your housing situation?

#### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

We wish for more residence buildings on the Acadia campus to allow for more students to live on campus and allow homeowners to enjoy their owned property without the noise and garbage disturbance of rowdy students. We know of universities where the majority of students live on campus, at least for the first 2-3 years, or when only last year students can live off-campus. I'm not sure that Acadia can do this, but in other towns where this has happened, it has kept much more peace and harmony among homeowners and the student population. There are some beautiful historical homes in Wolfville that have become student rentals and end up getting very run down. I believe landlords should improve historic properties and have ties to the town rather than being absentee landlords.

### Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

There are homeowners in neighborhoods that are deemed R-1 and not supposed to have any student (multi-student rental or single room rentals) rentals, but when homes come for sale, they are bought up as rentals and then rented to Acadia students and several friends. This has changed neighborhoods and homeowners worry that property value depreciates

Q19. Is parking an issue where you live?	Yes	
--	-----	--

### Q20. If "yes" please explain why

We live next to several multi-roomed homes with 1-2 students living in rooms. At times there can be up to 8 cars in front of our home, making it difficult to safely back up our car. We would like to see no-parking signs on one side of the street so that students don't clog up both sides of the street and then speed down the road that is then only one lane for traffic.

Respondent No: 89 Login: Anonymous Email: n/a 
 Responded At:
 Sep 26, 2022 12:03:35 pm

 Last Seen:
 Sep 26, 2022 12:03:35 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I am a tenant living in Wolfville
Q2.	What is your age range?	65+
Q3.	What gender, if any, do you identify with?	not answered
Q4.	Which of the following groups do you identify with?	not answered

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Bylaws will only work if enforced to the full letter of the law. So, is the Town willing to do that is my first question. We are so computer savy these days, why is a letter being mailed - what happened to emails or a good old knock on the door? There has to be some mechanism in place to give the Town the authority to email/twitter/text these recalcitrant landlords and tenants so the disparity that exists in our neighbourhood will stop.

Q6. How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw		
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No		
Q8. If "no", please explain why.	RCMP refuse to issue tickets when there are parties of 70 -100 people. They suggest to our compliance officers that they take control. They tell residents not to interfere. Why can't the RCMP take photos of everyone's ID at a party and issue tickets!		
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No		
Q10. How important are Single Room Occupancies (by t	Q10. How important are Single Room Occupancies (by the room rentals) and why?		
Good idea, not enforced from what we see going on in a	bur neighbourhood.		
Q11.If renting, how many bedrooms are in your rental unit?	not answered		
Q12. If renting, which housing type best describes your housing situation?	not answered		

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Stop talking, start taking action! We are now into what, year 5 or is it 6 of all this chaos. It is discriminatory. Get rid of the R1 zoning. If students are so great for the town let them live where ever they want! The zoning is discriminatory and exclusionary and it would be a great piece for the Dal Law School to look at.

Q14. If renting, how long have you been a tenant in Wolfville?	not answered
Q15. Has the demand for rental properties in Wolfville increased in recent years?	not answered
Q16. If yes, explain how the demand has changed not answered	
Q17. Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville?	no
Q18. What other information should the Town be collect	ting related to these topics?

What is the Town asking Acadia to do to stop all this nonsense? It is their responsibility; they have driven students off campus, Start fining Acadia and have them pay the RCMP bills. Ask those affected by these constant parties how this is affecting their physical, and more importantly, their mental health. This is not funny, it is irresponsible of the Town to have let this drag on for so long.

## Q19. Is parking an issue where you live? Yes

#### Q20. If "yes" please explain why

Parking is an issue everywhere in Wolfville. So much for being an environmentally friendly town. Cough, cough.

Respondent No: 90 Responded At: Sep 26, 2022 12:05:37 pm Login: Anonymous Last Seen: Sep 26, 2022 12:05:37 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I live next to a rental property in Wolfville you Q2. What is your age range? 65+ Q3. What gender, if any, do you identify with? male Q4. Which of the following groups do you identify not answered with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. The proposed Business Licensing Bylaw is needed to manage the effects of the multimillion dollar rental industry on the citizens oof our Town. Q6. How aware are you of the Nuisance Party I am aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. there continues to be neighbourhood degradation caused by tenants in areas of Wolfville. Q9. Are you aware of the Town's regulations on Yes Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? As more and more properties are converted to rentals, starter homes for young familes are priced out of reach. As the character of some neighbourhoods is destroyed the properties in those neighbours all default to rentals. Q11. If renting, how many bedrooms are in your rental not answered unit? Q12. If renting, which housing type best describes not answered your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Begin by understanding the history and current situation. Take action to halt further degredation. Plan to restore healthier balance to neighbourhoods...arked by young familes, a harmonious mix of ownership and responsible landlords,

Q14. If renting, how long have you been a tenant in	not answered
Wolfville?	

Q15. Has the demand for rental properties in Wolfville not answered increased in recent years?

### Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Begin by learning who is in the business, how it is being conducted and present the effects of the STR's to council and citizens.

Q19. Is parking an issue where you live?

Yes

## Q20. If "yes" please explain why

Respondent No: 91 Login: Anonymous Email: n/a 
 Responded At:
 Sep 26, 2022 12:12:25 pm

 Last Seen:
 Sep 26, 2022 12:12:25 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2.	What is your age range?	65+
Q3.	What gender, if any, do you identify with?	not answered
Q4.	Which of the following groups do you identify with?	Other (please specify) Best described as none of the above.

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

At the moment the Town has no idea how many properties are rentals or how many renters there are in any particular property. There is a need to identify properties and to hold owners/landlords/property managers accountable for maintaining the properties and the activities on those properties so rental areas enjoy the same community Harmony as other parts of Town. There is a need for controls and accountability to maintain some semblance of Harmony in all areas of Town. Some parts of Wolfville that were single family dwelling centered are now rental centered and some properties are out of control with no one accountable. This negatively both permanent residents and student renters.

Q6.	How aware are you of the Nuisance Party Bylaw?	I have been effected by this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	The ByLaw has the capacity to reduce the chaos from parties but it is not enforced in a uniform manner and there may be one NPO issued for 10+ out of control parties. The NP By Law would be more effective if it was enforced consistently and rather than i
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No
Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered		
Q11	.If renting, how many bedrooms are in your rental unit?	not answered
Q12	If renting, which housing type best describes your housing situation?	not answered

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

I have spent more than 2000 hours on this question so it is not possible to summarize here. I can say that until Acadia accepts responsibility for off campus students, the RCMP take a prevention focus and issue tickets more often, the ASU strengthens their messaging and is more active in taking an active role with out of control properties and the Town being more active in prevention and issuing NPO's and demanding Acadia accept responsibility for off campus students and off campus student activities we will continue to have some residents in Wolfville continue to be compromised in their quality of life and right to enjoy their property.

Q14. If renting, how long have you been a tenant in not answered Wolfville?

## Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Acadia has placed behavioral limitations on students living on campus, closed residences and increased enrollment. Many students do not want to live on campus due to the limitations on partying so off some partyers choose to move off campus. Some believe they are free to do as they please. This is a minority but significant enough that some parts of Town suffer every weekend with the noise, garbage and broken glass.

# Q17. Are you concerned that Short Term Rentals (like not answered Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Names of owners, landlords and property managers. Keep a list of reports about problematic properties, Warnings given, NPO's issued and post this information on the Blooms website. In addition keep a list of properties who have had complaints under the Minimum Standards By Law.

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

I am on Highland near Fairfield, Hillside and Bay. Cars are often parked in No Parking zones.

Respondent No: 92 Login: Anonymous Email: n/a 
 Responded At:
 Sep 26, 2022 12:13:17 pm

 Last Seen:
 Sep 26, 2022 12:13:17 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2.	What is your age range?	65+
Q3.	What gender, if any, do you identify with?	Male
Q4.	Which of the following groups do you identify with?	Other (please specify) other
Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, re- rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understan rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all re- properties in Town, including property owner or management contact information. Please share what you could be benefits or drawbacks of this bylaw.		utcomes of this Bylaw could include a better understanding of ed compliance efforts as a result of a database of all rental
	It is a HUGE failing on the part of the Town that we have not made an agreement with Acadia, the biggest business in our town, to get control of student housing! Perhaps we should just blame Acadia U, I don't know There is a need to address the issue, NOT to just pretend it doesn't exist. If this Bylaw is the way to start this process, then I DO SUPPORT it.	

Q6.	How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	Can be effective, so a good idea. But I say "No" because I believe more enforcement is needed.
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No
	How important are Single Room Occupancies (by the don't know this regulation.	he room rentals) and why?
Q11.	If renting, how many bedrooms are in your rental unit?	not answered
Q12.	If renting, which housing type best describes your housing situation?	not answered

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

You must request much more cooperation from the biggest employers in town. If they will not cooperate willingly, you must take charge... Please let us not forget it is OUR TOWN, and YOU are the Town's directors. It is your job to respond to the problem of out of control parties (involving many people who are probably may even be NOT Acadia students). My suggestion is that better or updated Zoning may be a key idea. This is a real tool that the T of W can use!

Q14.If renting, how long have you been a tenant in Wolfville?	not answered
Q15. Has the demand for rental properties in Wolfville increased in recent years?	not answered
Q16. If yes, explain how the demand has changed not answered	
Q17. Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville?	yes
Q18. What other information should the Town be colled	ting related to these topics?
Consider updated Zoning. Perhaps a new "category" is	s needed.
Q19. Is parking an issue where you live?	Yes
Q20. If "yes" please explain why	
Customers from local Pubs are not told where to park	

Customers from local Pubs are not told where to park.

Respondent No: 93 Login: Anonymous Email: n/a 
 Responded At:
 Sep 26, 2022 12:46:33 pm

 Last Seen:
 Sep 26, 2022 12:46:33 pm

 IP Address:
 n/a

Q1. Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2. What is your age range?	41-65
Q3. What gender, if any, do you identify with?	not answered
Q4. Which of the following groups do you identify with?	Other (please specify) I am a homeowner, and a long-term permanent resident. We seem to be completely ignored in all of your categories above. There are landlords, there are tenants, and their are neighbors, but nothing in those statements, acknowledges the legitimate interests and concerns of people who have invested decades in this community, people whom you continually disrespect with biased language like this survey contains.

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

This sounds like a very positive and constructive way of looking at some of the issues. It would, of course, require, in order to be satisfactory to many permanent, long-term homeowning residents, at least, as much focus bend, and otherwise in sent the management, decision, making and policy choices of this community to their own interests on our interests, as it is developing close relationships with live-away business people, developers, and others who want to bend, and otherwise incent the management, decisionmaking, and policy choices of this community to their own interest\$

Q6. How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	Because the nuisance party scene continues?!?
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	Yes

### Q10. How important are Single Room Occupancies (by the room rentals) and why?

I don't know all of the reasons why this is being so broadly adopted in university towns and cities across North America. You can imagine situations where vulnerable young people might feel their safety is more enhanced by having a single room, and not being vulnerable to the whims of a student landlord, who, for example, rents a four bedroom, and then sublet individual rooms. That can lead to difficult situations. The opposite side of the coin is also true. With one person's name on a lease, they have, and had, and should have going forward responsibility to uphold the standards of the lease for all people who are living or visiting or partying in their residence.

# Q11. If renting, how many bedrooms are in your rental not answered unit?

# Q12. If renting, which housing type best describes your housing situation?

not answered

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Treat Acadia like the biggest bully in town. It is. Treat it also like the best potential partner going forward, which it should, and could be. Assume that young people are capable of controlling their conduct and behavior. And require that they do so. Even children respond best to a clear understanding of where the guard rail is. When there is no guard rail, they will veer off the side frequently. Some of those children might be 30 or 40 or 50 years old and the owners of the buildings renting all these rooms. I simply can't believe that a warren of 20 or 30 or 40 bedrooms in a single building/house/tenement/dump is conducive to a quality living and learning experience, regardless of where these for students have come from. They may be accustomed to very different living conditions in their home communities, but that does not mean we should permit them to be taken advantage of under our very noses. Many of these young people may choose to stay in this community, province, or country for the long term. What are we really teaching them about community values? How can we let this type of garbage happen in our community and think there are no consequences for the future. Whether they're part of the party scene, or they are equally and adversely affected by having to put up with it, conclusions are drawn when the town counsellors and the town itself and the university, that many of them attend fail to set a decent standard of living. Shame on all of you! Decent housing for everybody!

Q14.If renting, how long have you been a tenant in Wolfville?	not answered
Q15. Has the demand for rental properties in Wolfville increased in recent years?	not answered
Q16. If yes, explain how the demand has changed not answered	
Q17. Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville?	not answered
Q18. What other information should the Town be collect not answered	ing related to these topics?

Q19. Is parking an issue where you live?

Yes

The congestion caused by so many and unnecessary cars arriving in town at the start of the school year every August September is not just a guality of life issue. It is an environmental issue. My husband, my siblings, all our friends, everybody I knew when I was in university, managed to go the entire university experience without needing a vehicle. In my group of friends, we were students who lived and went to university in small rural communities like Wolfville and, also went to university in large urban centres like London, Paris, Toronto, Vancouver, Washington, New York, etc., Some communities had terrific public transit, so a car would not be necessary. For others, it was either financial necessity, or common sense that persuaded us not to pollute the planet with excessive vehicles. I've only spent 12 years in university, my husband approximately the same period of time ...but in that 24 years we did not need two, or even one car . Was it inconvenient? Frequently. Did we manage to get excellent education without the noise, pollution, disruption to quality of life that excessive numbers of cars cause in a small community like Wolfville ... yes Instead of making more parking, allowing landlords with no permit or permission to destroy lawns, gardens, fences, yards, and properties, slamming more and more parking places in place, why won't the town Council step up and manage these distant landlords in the interest of the town? Oh ... let's talk about the number of members of town council who are themselves landlords and may also be contributing to the problem. When are we going to have that "conflict of interest" conversation publicly?? We have had a long difficult summer with significant water restrictions, affecting every-day, activity and quality of life in Wolfville. Instead of permitting and encouraging more and more students, more and more development, why don't we put in place the infrastructure first and then have a planned approach to development. This would require careful attention to the actual systemic issues within the town of Wolfville, its regulatory, administrative, legislative, and electoral issues that permit many of these negative outcomes.

 Respondent No: 94
 Respondent No: 94

 Login: Anonymous
 Las

 Email: n/a
 IP A

Q1. Please describe the option that best describes

 Responded At:
 Sep 26, 2022 13:37:52 pm

 Last Seen:
 Sep 26, 2022 13:37:52 pm

 IP Address:
 n/a

I live next to a rental property in Wolfville

	you	
Q2.	What is your age range?	65+
Q3.	What gender, if any, do you identify with?	Male
Q4.	Which of the following groups do you identify with?	Other (please specify) Retired homeownet
	rental properties to be registered with the Town. O rental housing stock in Wolfville as well as improve properties in Town, including property owner or m could be benefits or drawbacks of this bylaw.	nsing Bylaw for residential rental properties in Town, requiring all utcomes of this Bylaw could include a better understanding of ed compliance efforts as a result of a database of all rental anagement contact information. Please share what you believe aw.for all rental properties. The detail collected from this effort would s are being violated.
Q6.	How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	Our home is directly effected by very frequent violations of nuisance bylaw. For instance on Sept 24 / 22 there were groups of 10 to 40+. noisy people on the street from 23:00 to after 03:20, and I saw NO attempts from any authorities to address the iss
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	Yes
	D. How important are Single Room Occupancies (by t not answered	he room rentals) and why?
Q11	I. If renting, how many bedrooms are in your rental unit?	not answered
Q12	2. If renting, which housing type best describes your housing situation?	not answered
	B. Share your ideas for how the Town can help impro Do something to get the drunk students off of the street there should be frequent foot patrols during problem ho	. The occasional drive by re police or Comm. Officers is not effective,

# Q14. If renting, how long have you been a tenant in not answered Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Many single family homes in our area have been converted to high capacity rental BUSINESSES. Where a family may have rented out a room there are now many renters with many cars.

### Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Tax the rental as businesses!! Specially if the owners do not live in the property. Concern that yearly leases result in frequent summer sublets that have been problematic. Was not so bad in 2022 as 2021.

Yes

### Q19. Is parking an issue where you live?

### Q20. If "yes" please explain why

The no parking signs in the area are often illogically placed or are missing - rcmp tell me they don't ticket because they don't understand what the signs mean. Plus weekend visitors fill the street while attending and searching for the next available party house.

Respondent No: 95 Login: Anonymous Email: n/a 
 Responded At:
 Sep 26, 2022 14:20:53 pm

 Last Seen:
 Sep 26, 2022 14:20:53 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2.	What is your age range?	65+
Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	Living with a disability Other (please specify) Retired

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

What is there not to like. It just doesn't go far enough. Acadia must also be involved.

Q6. How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	e No
Q8. If "no", please explain why.	Still occurring more frequently and louder
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	No
Q10. How important are Single Room Occupancies ( Keeps the numbers I one building to a minimum ins of who should be where in case of an emergency o	tead of a maximum. Gives the renter some privacy . Easier to keep track
Q11.If renting, how many bedrooms are in your ren unit?	tal not answered
Q12. If renting, which housing type best describes your housing situation?	not answered

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Stop the sale of every empty house that becomes available as a rental unit, especially in the core. Be far more assertive with dealing with vandalism and disregard of property rights. Drinking should not be considered an excuse for misbehaviour. There is far too much leniency and an attitude of this being a party town so just accept it to move out.

# Q14. If renting, how long have you been a tenant in not answered Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Fewer students living off campus. More commuters? More Air B and B s popping up to take over perfectly good family homes while those in the core see there properties lose value . Few buyers ,other than landlords, would be interested in moving into these areas as they now are.

### Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Far more policing on weekends or more severe deterrents for noise pollution, lack of respect for the inhabitants of the core and vandalism. You can't argue with drunks who are on the streets. Find a way to put the parties in a supervised setting. Insist that Acadia play its part. Demand that students of first and second years live in residence. The will must be there with all stakeholders to participate in eliminating the problem. Some party students might go elsewhere ; a new group might come here if they knew it had a different kind of atmosphere. It is not going to get better with the status quo.

### Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

There is always university parking on my street and lately on several occasions in front of my driveway. It is particularly full on party nights-Thursday to Sunday noon. There is no place for guests or visitors to the residents of the street to park. I want pylons !

	Respondent No: 96 Login: Anonymous Email: n/a		Responded At: Last Seen: IP Address:	Sep 26, 2022 15:55:40 pm Sep 26, 2022 15:55:40 pm n/a
Q1.	Please describe the option that best describes you	I live next to a	rental property in V	Volfville
Q2.	What is your age range?	41-65		
Q3.	What gender, if any, do you identify with?	Male		
Q4.	Which of the following groups do you identify with?	not answered		
	The Town is exploring the idea of a Business Licer rental properties to be registered with the Town. O rental housing stock in Wolfville as well as improv properties in Town, including property owner or m could be benefits or drawbacks of this bylaw. think it is an excellent idea.	utcomes of this ed compliance	Bylaw could incl efforts as a result	ude a better understanding of of a database of all rental
Q6.	How aware are you of the Nuisance Party Bylaw?	I am aware of	this bylaw	
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No		
Q8.	If "no", please explain why.			coever in the number of parties, nor f anything, it is getting worse and
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No		
	How important are Single Room Occupancies (by the tot answered	the room rentals	s) and why?	
	If renting, how many bedrooms are in your rental unit?	not answered		
Q12	If renting, which housing type best describes your housing situation?	not answered		
Q13	Share your ideas for how the Town can help impro	ove community I	narmony in Wolfv	ille
	Norking with the University to take more responsibility f	for the actions of	their students. Gre	eater enforcement of existing laws.
Q14	If renting, how long have you been a tenant in Wolfville?	not answered		

# Q15. Has the demand for rental properties in Wolfville not answered increased in recent years?

### Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

not answered

Respondent No: 97 Login: Anonymous Email: n/a 
 Responded At:
 Sep 26, 2022 21:14:23 pm

 Last Seen:
 Sep 26, 2022 21:14:23 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2.	What is your age range?	41-65
Q3.	What gender, if any, do you identify with?	not answered
Q4.	Which of the following groups do you identify with?	Living with a disability

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

Benefits of this bylaw could include the Town finally having an up-to-date inventory of the housing that is truly available in Wolfville; this inventory will allow the Town to bring non-compliant units into compliance (with zoning and health and safety and fire regulations); this inventory will allow the Town to limit further residential property conversions in areas where there is already a 50/50 balance of rental and residential properties (as per the Town's stated goals...); this inventory could allow the Town to tax rentals as businesses (and thereby potentially lower property taxes for everyone) and determine the true need for more development on agricultural land.

Q6. How aware are you of the Nuisance Party Bylaw?	I have been effected by this bylaw
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8. If "no", please explain why.	It is not adequately enforced with consequences that deter future incidents.
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	Yes

### Q10. How important are Single Room Occupancies (by the room rentals) and why?

Single room occupancies create more issues than they solve. Our experience of them in our neighbourhood is that they create a revolving door of tenants who have no ownership in the neighbourhood and they are poorly maintained by landlords/property managers causing the neighbouring properties to devalue.

not answered

Q11.If renting, how many bedrooms are in your rental	not answered
unit?	

Q12. If renting, which housing type best describes your housing situation?

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

### not answered

- Q14. If renting, how long have you been a tenant in not answered Wolfville?
- Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Covid led parents to falsely believe that their student would be safer in a rental unit than in a supervised on-campus residence. This led to many first year students moving straight into rental units without ever having lived on-campus. Now that Covid restrictions have eased, this trend continues.

### Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

The Town should be hosting a series of public forums where ideas may be exchanged, added to and improved through sharing the collaborative experiences of everyone effected by this issue.

Yes

### Q19. Is parking an issue where you live?

### Q20. If "yes" please explain why

Landlords have bought little bungalows meant to house a family of 4-5 people with 1-2 cars in the driveway. They have converted these properties into 2 apartments that house on average 8-12 students who bring 8-10 cars with them. The landlords do not discourage renters from bringing cars to a Town and a campus that is entirely walkable, and the cars end up parked (often illegally) in the street. This creates traffic and safety concerns as it is difficult for delivery, construction and emergency vehicles to navigate the streets. Permanent residents are divided on how to deal with this: environmental policies indicate that we should do our best to incentivize students not to bring cars to school with them, yet the solution that seems to be the most commonly implemented is to allow the landlord to increase the driveway area of their little yard for their little bungalow, making the street look like it is full of industrial parking lots for un-necessary cars. Furthermore, students often elect not to park in the driveway as they do not want to have to re-arrange cars in the driveway every time a room mate wants to leave, so regardless of the size of the driveway, many students choose to park in the street.

Respondent No: 98 Login: Anonymous Email: n/a 
 Responded At:
 Sep 27, 2022 00:02:29 am

 Last Seen:
 Sep 27, 2022 00:02:29 am

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2.	What is your age range?	41-65
Q3.	What gender, if any, do you identify with?	not answered
Q4.	Which of the following groups do you identify with?	Other (please specify) sisgender

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

My impression is that this may be disastrous if you're trying to address too many issues in one fell swoop with an 'Omnibylaw'. Why not prioritize issues and make a series of bylaws or amendments to fix them. I would prioritize this way. 1 Student housing. After creating this Version 1 database of landlords, find means and methods of shifting responsibility on both landlords and tenants and put more teeth into enforcement. Get the RCMP onside or make a new force that is vested in Wolfville. Reigning-in student misbehaviour is essential to limiting exposure to extremely negative criticisms through social and media networks. Be as proactive and fair and get Acadia to agree to get engaged and increase their participation is helping to solve the problems. 2 Concurrent to this is making SOT's stick. The Compliance officers need expanded powers to issue citations that are effective. They need to be fully supported to be effective but nothing authoritative, just a refined approach to fair and equitable distribution of By-law compliance. 3 Long and short terms rentals would follow. Each have a place in the town, both as a service and a much needed income for a number of people who really need and deserve it (running a short term property is very challenging from many aspects. Income is usually far from free) 4 There is a category of landlord do nothing but take value away from our community by shirking all moral responsibilities to our community. These 'vultures' (you may use other tags), need to be brought into a social contract with the town as a trade-off for the opportunity to 'invest' here. Other similar sized college towns have created some unique student lease requirements that severely restrict residential disturbances will escalating fines structure FWIW, 'Better understanding of of rental housing stock' seems a wee bit disingenuous. I don't want this 'registration' and bylaw creation to be used primarily as a means of generating revenue. You control the town, you generate the revenue through inevitable tax base growth and don't cling to the existing residents coattails. Service their needs. Again, I think you need to keep this simple and grow into it. Avoid the legal privacy morass that could be created by a serious overreach.

Q6.	How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Yes
Q8.	If "no", please explain why.	not answered
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No

### Q10. How important are Single Room Occupancies (by the room rentals) and why?

It allows international students an inexpensive and alternative way of integrating into Wolfville .

Q11. If renting, how many bedrooms are in your rental unit?	not answered
Q12. If renting, which housing type best describes your housing situation?	not answered
Q13. Share your ideas for how the Town can help impro	ove community harmony in Wolfville
Q14. If renting, how long have you been a tenant in Wolfville?	not answered
Q15. Has the demand for rental properties in Wolfville increased in recent years?	yes
Q16.If yes, explain how the demand has changed	
Phones calls, social media, strangers at the store. T arbitrarily rein in one without the others. Hence the nee	There's a crisis in affordable housing across the board. You can't d for a velvet glove. Baby steps.
Q17. Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville?	no
Q18. What other information should the Town be collec	ting related to these topics?
Hard to say, not a lawyer. But commenting on #17, the be long term before long.	market will weed out bottom feeding short term rentals and they will
Q19. Is parking an issue where you live?	Yes

### Q20. If "yes" please explain why

Neighbouring Multi unit student housing building consistently has car overflow, creating chaos getting in and out and around

Respondent No: 99 Login: Anonymous Email: n/a 
 Responded At:
 Sep 27, 2022 10:07:45 am

 Last Seen:
 Sep 27, 2022 10:07:45 am

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2.	What is your age range?	41-65
Q3.	What gender, if any, do you identify with?	Male
Q4.	Which of the following groups do you identify with?	<b>Other (please specify)</b> European Canadian

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

The benefits of this by-law include greater awareness of the sizeable rental market in Wolfville, perhaps help ensure rental units are of a good standard for students, familiarity with ownership outside of Wolfville and Nova Scotia, and help with efforts regarding safety, i.e. having a better notion of number of people on a property in the event of an emergency.

Q6.	How aware are you of the Nuisance Party Bylaw?	I am somewhat aware of this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	lf "no", please explain why.	My sense is that the nuisance party law is not enforced as much as it could and it appears that some renters borderline mock this bylaw. I am not sure if both tenant and landlord receive a fine in the event of a nuisance party violation.
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No
Q10. How important are Single Room Occupancies (by the room rentals) and why?		
	My sense that single room occupancies, if I understand comfort.	I the gist correctly, are important for safety, cleanliness and housing
Q11	I. If renting, how many bedrooms are in your rental unit?	not answered

Q12. If renting, which housing type best describes not answered your housing situation?

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

My sense is that in an effort to mitigate partying on the Acadia campus and in the residences, students have moved off campus where there is the perception of greater freedom to "let loose." This in turn results in local residents having too close of an experience with students when they may not be their best selves - thus residents opinion of university students can be tarnished and university students take on the tone of "you should know it will be load on this street, if you don't like where you live move." If partying were more accepted on campus, then this may be safer for students, have noise bothering students rather than residents, assist in a environment in which students may better regulate each other. Such an approach could improve harmony in that Wolfville residents would see students more in their best light (i.e. volunteering with SMILE, working at local businesses, engaging in sport, enjoying a night out at restaurant / bar, studying at a coffee shop etc). Likewise, students would experience less of the "grouchy, not with it, sleep frustrated locals" and see locals in a better light of appreciating all that university students bring to a small town too.

Q14.If renting, how long have you been a tenant in Wolfville?	not answered
Q15. Has the demand for rental properties in Wolfville increased in recent years?	not answered
Q16. If yes, explain how the demand has changed not answered	
Q17. Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville?	yes

### Q18. What other information should the Town be collecting related to these topics?

Ways in which Wolfville can maintain its charm that draws people in for tourism and to study and often eventual live.

219. Is parking an issue where you live?
--

### Q20. If "yes" please explain why

The town bylaw regarding what side of the street people can park results in cars being regularly parked in front of our house, sometimes resulting in access issues, snow removal challenges and nuisance litter. This I believe is due to too many people living in a location relative to the number spots, and perhaps deeper rooted in that it seems more common that students have their own car - thus creating higher demands on space than what may haven previously.

Respondent No: 100 Responded At: Sep 27, 2022 13:21:21 pm Login: Anonymous Last Seen: Sep 27, 2022 13:21:21 pm Email: n/a **IP Address:** n/a Q1. Please describe the option that best describes I live next to a rental property in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify not answered with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Benefits are having the ability to address issues regarding violations of bylaws by tenants. Direct communications with landlords regarding properties impacting the neighborhood. Accountability. Q6. How aware are you of the Nuisance Party I am aware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. Students/tenants continue to have parties and most are from entitled affluent, privileged households- thus the minor fines are absorbed easily. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11. If renting, how many bedrooms are in your rental not answered unit? Q12. If renting, which housing type best describes not answered your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville Stricter occupancy rules by landlords of their tenants that support harmony in the neighborhood. Expectation of renting with

consequences if viloation is the best deterrent. Building relationships does not seem to be as effective to date. Acadia also having responsibilities regarding students off campus - academics repercussion for poor behaviours in community.

Q14. If renting, how long have you been a tenant in Wolfville?	not answered
Q15. Has the demand for rental properties in Wolfville increased in recent years?	not answered
Q16. If yes, explain how the demand has changed not answered	
Q17. Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville?	not answered
Q18. What other information should the Town be collect not answered	ting related to these topics?
Q19. Is parking an issue where you live?	not answered
Q20. If "yes" please explain why not answered	

?

 Responded At:
 Sep 27, 2022 13:34:35 pm

 Last Seen:
 Sep 27, 2022 13:34:35 pm

 IP Address:
 n/a

 Q1. Please describe the option that best describes you
 I live next to a rental property in Wolfville

 Q2. What is your age range?
 not answered

 Q3. What gender, if any, do you identify with?
 Age and gender should not be a relevant question.

 Q4. Which of the following groups do you identify with?
 BIPOC (Black, Indigenous, and people of colour)

Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

No more bureaucracy please! If the town wants to know who landlords are, look at who pays the taxes. Licensing will have little to no effect. Costs will simply be passed on to tenants. Thus making rents higher. Without prejudice all stakeholders (RCMP, Bylaw Enforcement Officials, Acadia and Town) need to enforce existing bylaws / Code of Conduct consistently. It would appear that current zoning has made it very lucrative for investor development of more student housing.

Q6.	How aware are you of the Nuisance Party Bylaw?	I have been effected by this bylaw
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No
Q8.	If "no", please explain why.	The bylaw fines are not consistently enforced. To dismiss this or make excuses for inappropriate behaviours is invalidating those who are affected. Violations should be progress fines.
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	Yes
Q10. How important are Single Room Occupancies (by the room rentals) and why? Single room occupancy can help residents / taxpayers to make their homes more affordable. It can provide affordable housing for some. However what appears to be happening is the creation of more student housing.		
Q11	. If renting, how many bedrooms are in your rental unit?	not answered
Q12	2. If renting, which housing type best describes your housing situation?	not answered

### Q13. Share your ideas for how the Town can help improve community harmony in Wolfville

Relook at the new zoning and enforce bylaws. Look at objectives of the new zoning and look at the consequences. It would appear that it has not created much affordable housing but rather student housing which can be very lucrative. Residents need to feel that their Counsellors are supporting their constituents concerns.

Q14. If renting, how long have you been a tenant in	not answered
Wolfville?	

Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

An aging population wanting to down size, need for affordable housing and Acadia has created an environment where students opt to live off campus.

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Identify landlords through tax bill, identify who are absentee and have all provide a local contact.

### Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

So I had to answer yes as I would not had the opportunity to reflect on parking in town. This question is constructed in a way that does not allow residents to comment on any parking issues they might see. No it is not a problem where I live BUT the town has allowed apartment developers to not provide sufficient parking spots. There is a formula as to the number of cars permitted per driveway but no one appears to be enforcing it. So where do people park, on lawns or the street, going in any direct. When it appears no one is enforcing the laws, the problem just grows. It is human nature to push the limits.

 Respondent No:
 102
 Responded At:
 Sep 27, 2022 14:54:54 pm

 Login:
 Anonymous
 Last Seen:
 Sep 27, 2022 14:54:54 pm

 Email:
 n/a
 IP Address:
 n/a

- Q1. Please describe the option that best describes you
   I live next to a rental property in Wolfville

   Q2. What is your age range?
   65+

   Q3. What gender, if any, do you identify with?
   I am more man than you'll ever be, and more woman than you'll ever have

   Q4. Which of the following groups do you identify with?
   not answered
- Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw.

It is far past time the town got a handle on this. All rental properties should be registered, and the owners held accountable for the actions of their clients in the form of fines to the owner.

Q6. How aware are you of the Nuisance Party Bylaw?	I unaware of this bylaw	
Q7. Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No	
Q8. If "no", please explain why.	Weekly shit shows in the student ghettos	
Q9. Are you aware of the Town's regulations on Single Room Occupancies?	Yes	
Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered		
Q11. If renting, how many bedrooms are in your rental unit?	not answered	
Q12. If renting, which housing type best describes your housing situation?	not answered	
Q13. Share your ideas for how the Town can help improve community harmony in Wolfville		
Stop fucking around with this problem. Hold Acadia accountable for their willful ignorance of the situation and lay legal charges against the university if in any way possible.		

Q14. If renting, how long have you been a tenant in not answered Wolfville?

# Q15. Has the demand for rental properties in Wolfville increased in recent years? not answered Q16. If yes, explain how the demand has changed not answered increased in recent years? Q17. Are you concerned that Short Term Rentals (like Airbnb) are or may impact the availability of long term rentals in Wolfville? not answered Q18. What other information should the Town be collecting related to these topics? not answered not answered Q19. Is parking an issue where you live? not answered

### Q20. If "yes" please explain why

not answered

Respondent No: 103 Responded At: Sep 28, 2022 12:40:17 pm Login: Anonymous Last Seen: Sep 28, 2022 12:40:17 pm Email: n/a **IP Address:** n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? not answered Q4. Which of the following groups do you identify Other (please specify) with? Nuclear family Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Bylaws are great if people followed them. Q6. How aware are you of the Nuisance Party I am aware of this bylaw **Bylaw?** Q7. Do you find the Nuisance Party Bylaw effective Yes at deterring nuisance parties? Q8. If "no", please explain why. not answered Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? not answered Q11.If renting, how many bedrooms are in your rental 3-4 bedrooms unit? Q12. If renting, which housing type best describes entire family home your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville not answered 0-1 year Q14. If renting, how long have you been a tenant in Wolfville?

Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Housing crisis province wide.

### Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

My neighbor claims he owns half of driveway. We are in a flood zone and the same neighbor has his property graded to drain into our yard. House floods and any effort we as renters have made to solve the solution has been ruined by said neighbor because he says we are just renters and shouldn't care if his yard drains into ours.

Respondent No: 104 Responded At: Oct 02, 2022 09:15:04 am Login: Anonymous Last Seen: Oct 02, 2022 09:15:04 am Email: n/a IP Address: n/a Q1. Please describe the option that best describes I live next to a rental property in Wolfville you Q2. What is your age range? 41-65 Q3. What gender, if any, do you identify with? Male Q4. Which of the following groups do you identify Living with a disability with? Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Secondary market rentals are difficult to capture and are the primary issue in terms of quality, cost, and disturbances. Adding administrative costs to housing can negatively impact housing costs for those most vulnerable to rising rents. Q6. How aware are you of the Nuisance Party I have been effected by this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? Q8. If "no", please explain why. It's an after the fact approach, that is not very substantial. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? This is an essential form of housing - unfortunately by the room rentals can create environments that are problematic for tenants and neighbours. Q11. If renting, how many bedrooms are in your rental not answered unit? Q12. If renting, which housing type best describes not answered your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville Increase density. Increased diversity of housing (1,200 units per km2) and density will reduce these types of conflicts as the main issue is having rental ghettos of people aged 18-25. Q14. If renting, how long have you been a tenant in not answered

Wolfville?

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

Wolfville has been very effective at attractive residents. This is what success looks like in NS. We need to increase housing availability rapidly.

### Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

not answered

Respondent No: 105 Responded At: Oct 05, 2022 14:42:43 pm Login: Anonymous Last Seen: Oct 05, 2022 14:42:43 pm Email: n/a IP Address: n/a Q1. Please describe the option that best describes I am a tenant living in Wolfville you Q2. What is your age range? 18-24 Q3. What gender, if any, do you identify with? Female Q4. Which of the following groups do you identify Student with? Other (please specify) I have ADHD Q5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Not sure. Q6. How aware are you of the Nuisance Party I unaware of this bylaw Bylaw? Q7. Do you find the Nuisance Party Bylaw effective No at deterring nuisance parties? I have no idea what that is. Q8. If "no", please explain why. Q9. Are you aware of the Town's regulations on No Single Room Occupancies? Q10. How important are Single Room Occupancies (by the room rentals) and why? I'm anti-social so I'm not sure. But I'd say pretty important Q11. If renting, how many bedrooms are in your rental 2 bedrooms unit? Q12. If renting, which housing type best describes apartment in a multi unit building your housing situation? Q13. Share your ideas for how the Town can help improve community harmony in Wolfville I'm not sure. 0-1 year

Q14. If renting, how long have you been a tenant in Wolfville?

# Q15. Has the demand for rental properties in Wolfville somewhat increased in recent years?

### Q16. If yes, explain how the demand has changed

not answered

Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

not answered

Q19. Is parking an issue where you live?

Yes

### Q20. If "yes" please explain why

People keep getting parking tickets when they're in parking spots and can hardly find a spot at times.

Respondent No: 106 Login: Anonymous Email: n/a 
 Responded At:
 Oct 06, 2022 14:20:56 pm

 Last Seen:
 Oct 06, 2022 14:20:56 pm

 IP Address:
 n/a

Q1.	Please describe the option that best describes you	I live next to a rental property in Wolfville
Q2.	What is your age range?	41-65
Q3.	What gender, if any, do you identify with?	Female
Q4.	Which of the following groups do you identify with?	Other (please specify) Canadian / longtime resident
	5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Waist of money. We don't need more bylaws , enforce the bylaws that are in place now Supply public washrooms , so	
	people leaving the downtown have a spot to go How aware are you of the Nuisance Party	I am aware of this bylaw
QŪ.	Bylaw?	
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	Yes
Q8.	If "no", please explain why.	not answered
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	Yes
Q10. How important are Single Room Occupancies (by the room rentals) and why? Very important It allows everyone a lease and the responsiblity that goes with it		
Q11	. If renting, how many bedrooms are in your rental unit?	not answered
Q12	If renting, which housing type best describes your housing situation?	triplex or duplex
Q13. Share your ideas for how the Town can help improve community harmony in Wolfville not answered		
Q14	If renting, how long have you been a tenant in Wolfville?	not answered

# Q15. Has the demand for rental properties in Wolfville yes increased in recent years?

### Q16. If yes, explain how the demand has changed

As you know. Demand has certainly increased. Silly question for this survey. Perhaps this survey is tilted by the way the questions are asked ??

# Q17. Are you concerned that Short Term Rentals (like no Airbnb) are or may impact the availability of

long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

The town should have most of this info.

### Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

Parking is an issue in Wolfville, maybe parking meters would help so employees we not parking in prime time space, cycling is encouraged in Wolfville, paid monthly or meters parking on town owned lots could help.

Respondent No: 107 Login: Anonymous Email: n/a

Q1. Please describe the option that best describes

Responded At:	Oct 10, 2022 21:22:12 pm
Last Seen:	Oct 10, 2022 21:22:12 pm
IP Address:	n/a

I am a tenant living in Wolfville

	you		
Q2.	What is your age range?	41-65	
Q3.	What gender, if any, do you identify with?	Male	
Q4.	Which of the following groups do you identify with?	English as a second language New Canadian	
	5. The Town is exploring the idea of a Business Licensing Bylaw for residential rental properties in Town, requiring all rental properties to be registered with the Town. Outcomes of this Bylaw could include a better understanding of rental housing stock in Wolfville as well as improved compliance efforts as a result of a database of all rental properties in Town, including property owner or management contact information. Please share what you believe could be benefits or drawbacks of this bylaw. Good idea.		
Q6.	How aware are you of the Nuisance Party Bylaw?	I am aware of this bylaw	
Q7.	Do you find the Nuisance Party Bylaw effective at deterring nuisance parties?	No	
Q8.	If "no", please explain why.	Still lots of fire works in the nighttime	
Q9.	Are you aware of the Town's regulations on Single Room Occupancies?	No	
	. How important are Single Room Occupancies (by t	he room rentals) and why?	
Q11	. If renting, how many bedrooms are in your rental unit?	not answered	
Q12	If renting, which housing type best describes your housing situation?	not answered	
Q13. Share your ideas for how the Town can help improve community harmony in Wolfville not answered			
Q14	If renting, how long have you been a tenant in Wolfville?	not answered	
Q15	Has the demand for rental properties in Wolfville	yes	

increased in recent years?

### Q16. If yes, explain how the demand has changed

Increased prices going up.

### Q17. Are you concerned that Short Term Rentals (like yes Airbnb) are or may impact the availability of long term rentals in Wolfville?

### Q18. What other information should the Town be collecting related to these topics?

Only allow Airbnb if it's the owners main resident, or registers as business.

Q19. Is parking an issue where you live?

No

### Q20. If "yes" please explain why

not answered



### **INITIAL DRAFT FOR DISCUSSION PURPOSES ONLY**

### 1. Title

This bylaw shall be known as bylaw 109 and may be cited as the Business Licence Bylaw.

### 2. References

- 2.1 Nova Scotia *Municipal Government Act* (NS MGA), sections 172(1)(f) and 172(2)
- 2.2 Policy 140-015, *Municipal Fees Policy*

### 3. Definitions

- 3.1 In this Bylaw:
  - (1) **"business**" means the carrying on of a commercial or industrial undertaking of any kind or nature or the providing of professional, personal or other services, for the purpose of gain or profit (this includes Short and Long-term residential rentals);
  - (2) **Bylaw Enforcement Officer**" means the Bylaw Enforcement Officer or other persons acting on behalf of the Town properly authorized by law to enforce this Bylaw.
  - (3) "council" means the Wolfville Town Council;
  - (4) **"Inspector**" means the person appointed from time to time by Bylaw or resolution of Council as Inspector of the Town for the purpose of enforcing and carrying out the provisions of this Bylaw and shall include any acting or assistant Licence Inspector, or their delegates.
  - (5) **"licence**" means a licence issued pursuant to this Bylaw;
  - (6) "licencee" means a person which holds a valid licence to operate a business within the Town under this Bylaw;
  - (7) "**person**" includes any corporation, partnership, sole proprietorship, party or individual;
  - (8) **"premises**" means a building or portion of a building or an area of land occupied, or capable of being occupied, by a business for the purpose of carrying on a business;
  - (9) **"Town**" means the Town of Wolfville.

### 4. Licence Required



- (a) Every person who owns or operates a business in the Town shall apply for, obtain and hold a licence for each business.
- (b) Every person who operates a business at more than one premises shall obtain a separate licence for each premises.
- (c) No person shall carry on any business for which a licence is required under this bylaw without holding a valid and subsisting licence for the carrying on of such business.
- (d) Every person who carries on a business in the Town shall comply with all bylaws of the Town and all applicable laws, rules, codes, regulations and orders of all federal or provincial authorities having jurisdiction over such business.

### 5. Effect of Licence

- (a) Every licence issued under this Bylaw is personal to the person named in the licence and may not be transferred to another person.
- (b) A person shall not carry on a business in or on any premises other than those identified on the licence without first making an application for and obtaining a new licence.
- (c) The granting of a licence under this Bylaw in no way implies or constitutes a representation or warranty of the Inspector or the Town that the licencee is competent in the business operation for which they are licenced or that the licenced business or the business premises comply with the Town's bylaws or any federal or provincial laws.
- (d) Every operator of a business is responsible for complying with, and is subject to, the requirements of all other Town bylaws and federal and provincial laws applicable to the business.

### 6. Licence Period and Renewal

- (a) A licence shall be valid for one year from the date of issuance.
- (b) On or before the expiry of a licence, the licencee must renew the licence for a further oneyear period.

### 7. Licence Application and Fee

- (a) The applications for a licence and for the renewal of a licence and the licence issued thereafter shall be in the form prescribed in the Town.
- (b) Every person applying for a licence or a licence renewal shall, at the time of making the application, pay to the Town the applicable fee as prescribed in the Town's *Municipal Fees Policy*.

(c) Any person applying for a licence or to renew a licence must, at the time of making such application, make a true and correct statement in writing disclosing the nature of and character of such business to be carried on by the applicant, including business name, legal business name if different, contact information, and number of persons employed or otherwise engaged in the business.

### 8. Licence to be displayed

(a) Every licencee shall keep a copy of the licence posted in a conspicuous place on the premises where the business is conducted and for which the licence is issued.

### 9. Inspector

- (a) The Council may, by resolution, from time to time, appoint an Inspector for the purposes of administering and enforcing the provisions of this Bylaw.
- (b) An Inspector shall have the authority to grant or refuse a licence or a licence renewal and to suspend or cancel a licence.
- (c) At all reasonable times, an Inspector may enter premises to inspect and determine whether the requirements of this Bylaw are being met.

### 10. Granting and refusal of licences

- (a) The Inspector must grant a licence or a licence renewal where the Inspector is satisfied that the applicant has complied with the requirements of this Bylaw and has no reasonable grounds to believe that the applicant and the business do not comply with all other applicable bylaws and provincial and federal laws.
- (b) The Inspector must refuse to grant a licence or licence renewal where the Inspector is satisfied that the applicant has not complied with the requirements of this Bylaw or has reasonable grounds to believe that the applicant and the business do not comply with all other applicable bylaws and provincial and federal laws.
- (c) The Inspector must not unreasonably refuse to grant a licence or licence renewal and, in the case of refusal, upon request, the Inspector must provide written reasons for the refusal.

### 11. Suspension and cancellation of licences

(a) The Inspector may suspend or cancel a licence for failure by a licencee to comply with a term or condition of the licence, with this Bylaw, or with any other Town bylaw or federal or provincial law, and the Inspector must provide written reasons for the suspension or cancellation.

### 12. Council reconsideration of refusal, suspension or cancellation of licence



- (a) The refusal, suspension or cancellation of a licence by the Inspector shall be made in writing and sent by regular mail to the applicant or licencee to the address given by the applicant or licencee on the application for the licence.
- (b) If the Inspector cancels, refuses or suspends a licence, the applicant or licencee may appeal the decision to Council.
- (c) An appeal under subsection (b) must be made by written notice provided to the Town Clerk within 10 business days of the date on which the notice under subsection (1) was sent. The notice of the appeal shall state in concise fashion the grounds upon which the appeal is based.
- (d) Upon receiving notice of an appeal, the Town Clerk shall refer the matter to Council to appoint a time and place for the hearing of the appeal.
- (e) The applicant or licencee shall be given notice of the time and place for the appeal, and shall be given an opportunity to be present and to be heard at the appeal.
- (f) Upon hearing an appeal, Council may uphold the Inspector's decision or may make any other decision that the Inspector was entitled to make with respect to the licence.

### 13. General

- (a) Where any federal or provincial laws or any other Town bylaw applies to any matter covered by this Bylaw, the issuance of a licence under this Bylaw shall not relieve the licencee from complying with the provision of such other laws.
- (b) A licence is not assignable or transferable. If ownership of a business, or control of a business entity, changes, the new owner(s) of the business must apply to the Town for a new licence.

### 14. Penalty

(a) Any person who contravenes any provision of this Bylaw is punishable on summary conviction by a fine of not less than \$\_\_\_\_\_ and not more than \$\_\_\_\_\_ and to imprisonment of not more than three months in default of payment thereof.

### 15. Effective Date

(a) This Bylaw comes into force and effect on (INSERT DATE).

### Clerk's Annotation for Official Bylaw Book

Date of first reading:

### Town of Wolfville Bylaw Ch109 Business Licence Bylaw



Date of advertisement of Notice of Intent to Consider:

Date of second reading:

Date of advertisement of Passage of Bylaw:

Date of mailing to Minister a certified copy of Bylaw:

I certify that this **Business Licence Bylaw 109**-- was adopted by Council and published as indicated above.

Laura Morrison, Town Clerk

Date