



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 23-001
Date: January 17, 2023
Time: 9:30 a.m.
Location: Council Chambers (Planning)
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

Pages

6. DELEGATION REQUESTS

- 6.1 Delegation Requests respecting Short Term Rental Licensing (Item 11.1)
(For today's meeting)

- *a. Added Delegation Requests:
 - (iv) Lilli Jones (in-person)
 - (v) Kwasi Obeng (pre-recorded)
 - (vi) Cliff Lloyd (in-person)
 - (vii) Norah McIntyre (in-person)
 - (viii) Hamza Patel (in-person)
 - (ix) Ben Oburota (virtual)
 - (x) Adam Wayland, Ontario Short-term Rental Hosts Association (in-person)
 - (xi) Bryan and Natascha DiFrancesco (pre-recorded)
 - (xii) John Thistlethwaite (in-person)
 - (xiii) Bob Tyrrell (in-person)
 - (xiv) Scott Ramsay (virtual)
 - (xv) Melina Trindale (in-person)
 - (xvi) Sally Lloyd (in-person)
 - (xvii) James Buren (in-person)
 - (xviii) Emily Power (in-person)
 - (xix) Kevin Marczi (in-person)
 - (xx) Andrew Robertson (in-person)
 - (xxi) Shannon Roberts (pre-recorded)
 - (xxii) Sameera Prematilake (virtual)

10. PUBLIC HEARINGS

- 10.2 Application for Amendments to the Urban Hamilton Official Plan, Stoney Creek Zoning By-law No. 3692-92, and Hamilton Zoning By-law No. 05-200, and Draft Plan of Subdivision for Lands Located at 15 Ridgeview Drive, Stoney Creek (PED23003) (Ward 9)

- *a. Written Submissions:
 - (i) Raivo Uukkivi

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11. DISCUSSION ITEMS

- 11.1 Licensing Short-Term Rental (STR) Accommodations (PED17203(c)) (City Wide (Outstanding Business List Item))

- a. Written Submissions:

- *a. Added Written Submissions:
 - (iii) Lou Piriano, Realtors Association of Hamilton-Burlington
 - (iv) Steven Devisser
 - (v) Mark Krikke
 - (vi) Gabrielle Marchese
 - (vii) Hamza Patel
 - (viii) Omo Aisosa-igiebor
 - (ix) Bryan Adlam
 - (x) Shalaine Ritchie
 - (xi) Kirby Wilkins
 - (xii) Alex Poliakov
 - (xiii) Matthew Ferro
 - (xiv) Adam Oldfield
 - (xv) Paul Bellavia
 - (xvi) Holly Jespersen
 - (xvii) Gillian Fletcher
 - (xviii) Bryan DiFrancesco
 - (xix) Monica Fox
 - (xx) Scott Ramsay
 - (xxi) Connie Kidd
 - (xxii) Toni Daramola
 - (xxiii) Lynn Mackey
 - (xxiv) Cale McKenna
 - (xxv) Mark Wessman
 - (xxvi) Sameera Prematilake
 - (xxvii) Helene Ladouceur

13. NOTICES OF MOTION

- *13.1 Demolition Permit for 820 Rymal Road East, Hamilton

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15. PRIVATE AND CONFIDENTIAL

- *15.1 Appeal to the Ontario Land Tribunal (OLT) for Lack of Decision on Zoning By-law Amendment ZAC-22-025 for Lands Located at 1019 Wilson Street West (LS21023(a)) (Ward 12)
Pursuant to Section 9.3, Sub-sections (e) and (f) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Sub-sections (e) and (f) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, the receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

*15.2 Appeal to the Ontario Land Tribunal for Official Plan Amendment and Zoning By-law Amendment Applications for Lands Located at 405 James Street North (LS23012) (Ward 2)
Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Sub-sections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Cassels

January 16, 2023

Email: clerk@hamilton.ca

City Council
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

ruukkivi@cassels.com
tel: 416.860.6613
file # 058368-00001

Attention: Legislative Coordinator, Planning
Committee

Re: Notice of Public Meeting for Applications by A.J. Clarke and Associates Ltd. (c/o Mr. Franz Kloibhofer), on behalf of 146769 Ontario Inc. (c/o Fabio and Pia Neri) for Urban Hamilton Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 15 Ridgeview Drive, Stoney Creek (Ward 9)

City File Nos.: UHOPA-17-001, ZAC-17-001 and 25T-201701 (the “Subject Applications”)

We have been retained on behalf of First Road West Developments Inc. and 1876427 Ontario Inc., Pyrplan Inc., 2461219 Ontario Inc., DiCarlo Custom Homes and Tuscany Hill Homes Ltd. and DYVB Inc., landowners south of the above-noted Subject Applications.

Our clients request that that Subject Applications not be approved at this time to ensure comprehensive planning, including related to servicing, is addressed. Insufficient consideration has been provided to key components of the Nash Neighbourhood Secondary Plan.

Our clients have complete development applications before the City of Hamilton dating back to 2015 and 2016 which are adjacent to the Subject Applications. Our clients’ applications have undergone a number of revisions to address City and agency comments and the landowners thank the City for being an active collaborator to ensure the integrity of a comprehensive development plan is upheld. In recent years, our clients have been addressing servicing capacity and stormwater management design for the entire Secondary Plan area, including for lands covered by the Subject Applications.

It is integral to the success of the Nash Neighbourhood Secondary Plan Area, and as required by the applicable policies, for landowners to coordinate and resolve shared issues related to servicing and storm water ponds that impact land use decisions across the Nash Neighbourhood Secondary Plan Area and final design. Our clients’ planners, T. Johns Consulting, are of the opinion that approval of the Subject Applications would be inconsistent with the Provincial Policy

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Statement, 2020, not conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and the Niagara Escarpment Plan, and not comply with the Hamilton Official Plan. The piecemeal decision making would undermine good land use planning.

On behalf of our clients, we request that the decisions for UHOPA-17-001, ZAC-17-001 and 25T-201701 not be approved at this time to allow the City and the Nash Neighbourhood landowners further opportunity to resolve outstanding issues and ensure comprehensive land use planning of the Nash Neighbourhood Secondary Planning Area. We also invite City staff and the applicant to reach out to T. John's Consulting Group at 905.574.1993 to resolve these issues.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to be 'Raivo Uukkivi', with a long horizontal line extending to the right.

Per Raivo Uukkivi

RU/AP/nv



January 11, 2023

To: Members of the City of Hamilton Planning Committee and City Council
City of Hamilton
71 Main Street, Hamilton

Thank you for accepting this correspondence from the REALTORS® Association of Hamilton-Burlington (RAHB). We are a 100-year-old not-for-profit organization that proudly represents nearly 3,800 local REALTOR® members. Housing policy issues such as the supply of attainable, affordable ownership and rental housing are a priority for our members. As such, we feel it is crucial to weigh in on Hamilton's investigation into short-term rental regulations.

RAHB is supportive of economic innovation and applauds the City's recent progress in making conversions, secondary suites and laneway housing easier to attain. We believe these amendments will help increase the rental housing supply and benefit homeowners. However, we are concerned about the City's proposed plan to regulate short-term rentals and its potential impact.

While we can appreciate the City's overall goal to protect the rental housing stock, there must be a fair and equitable regulatory oversight rather than restrictive and punitive regulations. In our opinion, the proposed plan to regulate short-term rentals is overly prohibitive and infringes on homeowner and property rights. In particular, we believe that limiting short-term rentals to primary residences and implementing a cap on consecutive and total annual days are unjustly proscriptive. Furthermore, by imposing these restrictions, the City risks losing jobs related to the short-term rental industry, such as property management companies. Additional potential consequences may include a reduction in federal HST collection, reduced tourism and a burden for people travelling to Hamilton for medical reasons.

These overreaching regulations also send the wrong message to investors and are contrary to the Open for Business image Hamilton has been working hard to achieve. It is unfair to those currently operating a short-term rental without issue to lose their business because of a few bad actors. The short-term rental market provides economic benefits, and as such, we are advocating for fair and equitable regulatory oversight that benefits the industry rather than eradicates it.

With regards to the pressing issue of rental housing supply, we have heard from our membership that the long wait times at the Landlord Tenant Board are discouraging would-be landlords from offering long-term rentals. Many landlords have faced financially detrimental situations caused by long delays. We suggest that some of the City's efforts to increase rental supply go toward working with the province to increase capacity at the Landlord Tenant Board.

Hamilton is an increasingly sought-after tourist destination with events and natural attractions drawing visitors to our City each year. Many visitors are looking for unique accommodations that traditional hotels do not offer, and short-term rentals fill this niche.

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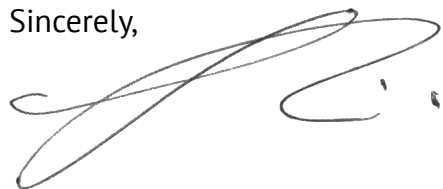
The City of Hamilton is cultivating a fresh, progressive image, and as such, restrictions to short-term rentals, and property rights in general, do not align with this goal.

Our neighbours in Toronto have implemented similar restrictions to short-term rentals as those proposed by the City of Hamilton. While some believed this would help relieve housing attainability and affordability issues in Toronto, the opposite happened – unfurnished rents have dramatically increased. The impact of such regulations in Toronto is evidence that heavy-handed restrictions do not impact the housing supply or decrease the cost of rental housing.

RAHB supports building and developing housing supply rather than infringing on private property rights. We encourage protecting economic vitality, diverse housing opportunities and protecting property owners. RAHB also believes in the principle of fair and equitable taxation. In this regard, City Council should consider how best to maintain a level playing field between the short-term rental economy and other rental options. We ask that the City ensure that any regulations adopted are clear, simple and not unduly restrictive.

Thank you for this opportunity to provide input. We want to offer our resources to participate in the process as a stakeholder.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lou Piriano', with a large, sweeping flourish at the end.

Lou Piriano
2022 President
REALTORS® Association of Hamilton-Burlington

From: Steve Devisser

Sent: Wednesday, January 11, 2023 11:54 AM

To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

Subject: Re: Licensing Short-Term Rental Accommodations

Here's my written submission for delegation

"Hi Everyone,

This committee is considering imposing a license requirement

upon anyone who wants to rent out a room, a unit,

or a house for short terms.

Will this committee also address host protections?

What protections will be in place for hosts

when dealing with a problem guest?

Who will enforce the protections?

Steven Devisser"

January 11, 2023

Hamilton, Ontario

Hamilton City Council

Dear councillors,

I am writing to you today in regards to the proposed regulations for short-term rentals in Hamilton. While not privy to the staff report itself, I have made some educated guesses based on press coverage. Short-term rentals are a win-win for Hamilton, and banning or restricting them is a short-sighted view that council should not pursue. Licensing and regulation would be a better path forward, for guests, hosts, and the city of Hamilton.

Let's look at some numbers for context. CMHC's Rental Market Report of Feb 2022 (<https://assets.cmhc-schl.gc.ca/sites/cmhc/professional/housing-markets-data-and-research/market-reports/rental-market-report/rental-market-report-2021-en.pdf?rev=a5a0eaac-6f70-4058-8aa3-e6d307685910>) indicates that there were approximately 35,000 private primary rental units in Hamilton in 2021. A report from SPRC Hamilton (<https://www.sprc.hamilton.on.ca/wp-content/uploads/2020/03/SPRC-Hamilton-Rental-Landscape-Primary-Private-Rental-Stock.pdf>) indicates that as of 2016, private primary rentals consisted of 51% of available housing. Assuming this trend held, that would give us approximately 70,000 rental units in Hamilton, including private secondary and subsidized.

AirDNA is a short-term rental data aggregator that is used by those in the short-term rental (or STR) industry to help make business decisions. The most recent data indicates that Greater Hamilton (including Binbrook, Mt. Hope, Ancaster, Flamborough, Waterdown) has 1,354 STRs available. Earlier in the year it was at 765, some of the increase being attributable to summertime-only rentals. I expect the number to drop to between 800-1000 in 2023. Of the 1,354, 268 (or 20%) are private rooms, 11 (or 1%) are shared rooms, and 1074 (or 79%) are "entire home" rentals. Entire home rentals consist of self-contained units, so could be a condo, part of a duplex or triplex, or an entire single-family home.

If we can accept that Hamilton has approximately 70,000 rental units (understanding that there are numerous illegal and uncounted rooming houses, etc), then short-term rentals make up about 1.9% of the rental stock in Hamilton. The "entire home" category makes up 1.5% of rental stock. Keep in mind, this is a percentage of rental stock only, not total available housing in Hamilton.

One common argument against allowing STRs in a municipality is that they decrease affordable housing availability. I would argue that they do not affect affordable housing, since these units would never be rented out on the bottom end of the rental market. With the exception of shared accommodations, most STRs have to be appealing, in a nice neighbourhood, and well-maintained, in order to attract guests. As long-term housing, these units would tend to be on the upper end of the rental scale.

It is true that some STRs could be used as regular, long-term rentals (LTRs). If all the "entire home" rentals were converted to LTRs, that would theoretically add 1074 units. This would not materially reduce rental

prices, or alleviate the rental shortage. The City would also face a loss of tourist and other revenue with the reduction in short term stays.

The thousands of stays that Hamiltonians host every year through AirBnB and other platforms are beneficial to the City of Hamilton as a whole. These units provide overflow accommodation for local events, when hotels are full. The following is taken from a Norfolk County report on alternative accommodations: *Airbnb reports that home sharing guests “stay longer than traditional tourists, spend more on local businesses, and are more likely to be return guests to the market as a result of their experience.” The average economic impact of a same day visitor in Southwest Ontario is \$73, while the economic impact of an overnight visitor increases to \$171 per day.* (https://www.norfolkbusiness.ca/development-process/alternative-accommodation-business/#_ftn9)

I have only anecdotal evidence for this, but I would also argue that Hamilton has become a destination for travelers that would not otherwise stay here. AirBnB has created a new type of travel and accommodation that simply did not exist before, and that extends to cities such as Hamilton. As a host, my wife and I have hosted hundreds of people over the years that stayed with us because Hamilton is midway between Niagara Falls and Toronto, and having a place that their whole family could stay in made this a possible vacation destination. Had their only other choice been a hotel, they simply would not have made the trip. My point here is that short term rentals produce new revenue for cities, and this should not be overlooked.

Without getting too far down the rabbit hole, the real culprit in soaring housing prices and the resultant unaffordability is the massive increase in money supply in the last several years. Organic factors such as increased immigration, housing supply shortage, shortage of purpose-built rental stock, and low interest rates have been pushing prices up, especially since 2015, but the increase in M2 since the COVID crisis has pushed prices to a fever pitch. Houses have become commoditized – this is a macroeconomic trend that dwarfs any effect STRs might have.

Another argument against short-term rentals is that they encourage bad behaviour, in the form of parties, and disrupt neighbourhood life. This has been a problem in the past, but platforms such as Airbnb have taken steps to stop these types of bookings before they happen, and to ban guests that engage in such behaviour. Short-term rentals as a category has matured, and hosts no longer can get away with the “list it and forget it” attitudes that were common in the early days of AirBnB. Hosts need to be more business-like and pay attention to their listings and neighbourhoods. In our case, we have actually hosted the families of neighbours of our short-term rental, since we cultivated good relationships and have nice, clean, well-maintained properties.

All in all, STR hosts need to be better landlords than regular, long-term landlords. The reason is that they need to stay in good standing with platforms like AirBnB in order to continue to attract new guests. The way to do this is by getting good reviews from guests, and the way to do that is to have a superior listing that is well-maintained. A short-term landlord can’t afford to ignore that leaky faucet or unkempt lawn.

My wife, Kirsten, and I own Joyhill Property Management. We manage short, mid, and long-term properties, and without a doubt, the owners of short-term rental properties want them in tip-top condition, as opposed to long-term owners that are much less concerned with maintenance and having the property beautify the neighbourhood.

So the benefits to the city include increased tourism revenue, well-maintained properties, and increased visitor presence in the City of Hamilton.

Consider some jurisdictions that have banned STRs, with a few exceptions for in-home stays while the owner is away. These include Toronto and St. Catharines. There are 297 listings in St. Catharines, some brand new. There are over 12,000 in Toronto. Can staff keep up with finding and fining the listings that are operating in contravention of their STR bylaws?

In 2017, Toronto had 12,714 STRs operating. That number is now 11,095 and climbing. Clearly the much-vaunted legislation has had little effect on the number of STRs and certainly has had no effect on affordable housing. This is the road that Hamilton is looking at going down – spending at least a quarter of a million dollars per year for no appreciable effect.

There is another trend amongst investors that will affect housing, and affordable housing, to wit. You may know that the Landlord-Tenant Board system is essentially broken. Landlords are looking at 8-12 months just to get a hearing for eviction of non-paying tenants. I have heard time and again from investors that they do not want to go back to long-term rentals given this scenario, and want to explore short-term rentals. If they are forced to go the long-term route, they are generally upgrading their rental units to upscale accommodations, increasing the rent past market rent, and only renting to tenants with high incomes and impeccable credit scores. Some landlords are only renting by the room to maximize income. “Regular” renters are effectively being squeezed out of the market, or having to live in substandard housing. Restricting short-term rentals will have no effect on this problem either.

A better approach would be to license and regulate short term operators to weed out the bad apples and ensure that the rest are operating to standard. Many jurisdictions have also implemented a lodging tax, similar to that levied on hotels. Most professional hosts, while not volunteering to pay extra, would be in favour of this approach as it creates some certainty in business planning. This would be a great way to turn a challenge into an opportunity.

Hamilton is a growing, vibrant city, becoming a destination in and of itself. Having a flourishing STR industry could only benefit the city financially and culturally. AirBnB is in 191 countries, over 100,000 cities, with over 5.6 million listings. It’s not going anywhere, nor are the many other platforms like VRBO, booking.com, and so on. It would make more sense for the City to acknowledge that short-term rentals are a permanent part of the landscape and benefit from them, rather than fight them.

I would be happy to provide more information, to organize a group of local hosts to give input to the City on short-term rentals on an ad-hoc or permanent basis, and even to organize tours of local short-term rentals to give councillors a taste of what it’s all about.

Wishing you all the best in your deliberations,
Mark Krikke

Dear Members of Hamilton City Council:

I am writing to you regarding the following amendments to the Short-Term Rental By-Law. Regarding changes made to Airbnb STR. I am requesting no cap for the number of nights per year an Airbnb Host can rent out their home.

CITY OF HAMILTON BY-LAW NO.

Short-Term Rental By-law XX-XXX to Amend By-law 07-170, a By-law to License and Regulate Various Businesses

My name is Gabrielle Marchese. I was born and raised in Hamilton. I have resided in Ancaster for 22 years and have been an Airbnb Host for the last three. My Airbnb is in a section of my home above my garage. It has a separate entrance, is fully insured, and is a self-contained unit. It is structured as a very short term stay mini suite; one to two nights. It cannot accommodate longer stays. Additionally, I enjoy my privacy and Airbnb provides me with the flexibility to block of days/weeks/months. Something I could not do with a longer-term renter.

I have owned longer term rental properties in the past, but the process of evicting unruly and/or non-paying tenants became a huge financial burden.

My decision to become an Airbnb Host began as a financial consideration. Single income, empty nester who was looking to maintain my home in my picturesque neighbourhood.

Airbnb Hosting has turned into so much more. Engaging with people from all over the world has been thoroughly enjoyable. I am so proud of my Hamilton community and this business has allowed me to show off our attributes. Through guest engagement and my personalized Ancaster Community Guidebook, I provide a valuable service to my community. Guests learn about our lovely community, its history, and all its conveniences.

I am an Airbnb SuperHost, rated by every guest. This effectively means I have a Five out of Five Star rating. My neighbours are aware and supportive of my little side business, as it is not intrusive. I have never had any unruly guests or unfortunate incidents because Airbnb operates a rigorous vetting process for potential guests, as do I. Outside of the historical beauty and charm of The Barracks Inn, there is limited space available for one or two evening accommodations in Ancaster. Most of my guests attend functions at the Ancaster Mill, as they benefit from my proximity to this famous Ancaster landmark. Of course, this also means that visitors staying in our town patronize our local businesses. My guests regularly support Ancaster Small Businesses; Sammy's, Coach & Lantern, Brewer's Blackbird, Esthetic Retreat, to mention a few.

My Airbnb provides a much-needed service for my guests, my neighbourhood, and the Ancaster business community. Once again, I am requesting no cap for the number of nights per year an Airbnb Host can rent out their home.

Thank you for your time.

Respectfully,
Gabrielle Marchese

From: Hamza Patel
Sent: January 12, 2023 2:38 PM
To: clerk@hamilton.ca
Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

To who this may concern,

I am 27. Born and raised in Ontario, Canada. I recently got into my first property (Hamilton 2022) as a young adult... I got into a vacant property that was over 100 years old and put 1 year and 100k in renovations plus reconstruction into this.

Over the past 6 months I have been able to utilize airbnb to make ends meet with rising interest rates to cover my mortgage. (\$4000)

I have 5 star ratings and no complaints from anyone. From tourists and workers, families needing a home to be closed to loved ones at the hospitals near by...

People who come support other business in the area or attend concerts or sporting events.

If you implement this proposed idea you will put me and my family on the streets as I will default on my house payments.

Knowing that it takes 245k just to qualify for a mortgage today along with rising interest rates. The thought of airbnb cancelling my right to use my property to generate income is absurd. Its wrong and corrupt. Use common sense and take care of things that do matter. Homeless, road infrastructure and climate change.

Me and my and other members along with the help of airbnb beg you to show compassion. Have you no care for the youth of Canada? We are the future! my wife who is a nurse in your community will leave if this is the case. There is already a shortage.

Okay if its your third property on the same street then sure implement a rule but a family doing everything it takes to make ends meet does not deserve this.

Sincerely,
Hamza Patel

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From: Omo Aisosa-igiebor
Sent: January 12, 2023 2:40 PM
To: clerk@hamilton.ca
Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

Please protect homeowners and their interests especially post pandemic. We were a safe haven for a lot family during the pandemic , who had no place to turn to as they needed to isolate from other members of their family.

We have also helped and accommodated alot of new immigrants who are just trying to get their life started in Canada. We shared the beautiful places and resources that Hamilton has,quite a number of them ,decided to settle in Hamilton and are contributing to the growth of our great city.

I personally have again alot from guest as to what country to visit and understanding the culture .

During the summer, Hamilton city benefits from the tourist attractions that the quests bring as it is close Niagara fall and so many activities .

I really do not understand the reason for restrictions because Hamilton need to get back to its glory days and this a great way to revive the city.

Sincerely,
Omo Aisosa-igiebor

From: Bryan Adlam
Sent: January 12, 2023 2:40 PM
To: clerk@hamilton.ca
Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

Hello Hamilton council,

I am an airbnb host who lives in his home that is an airbnb.

I have been running my airbnb for 7 years in Hamilton.

The people that i have hosted have included students who arrive to hamilton without a long term residence secured and need a temporary place until they find that long term residence, Students who only come in for a 1 or 2 week course, Mohawk, McMaster, Ontario Osteopathy College are examples, new immigrants to the country who only arrive to canada with a suit case of clothes and no knowledge of rental requirements or an inability to obtain canadian accomodation because of a lack of canadian credit and employment, individuals who have been evicted from their homes who cannot find anywhere else to stay, tourists to canada who cant afford a hotel or hostel, family members of a patient at a local hospital, individuals who are here locally for a short term work placement be they doctors, nurses or industrial workers in the North of the city I have more examples as well. There quite obviously is a demand for airbnb and a need for lower cost accomodations then the hotels can provide.

All of these people do not affect my neighbourhood in a negative manner they come and go without any negatives and airbnb offers them a inexpensive way to stay in the city. Limiting me to 120 days a year max would limit my ability to host some of these people. Am i to kick someone out onto the street because i am over the city mandated limit?

I am supplying a public need in the city. All of the income generated i declare and it is taxed as income on both a federal and provincial level and HST is also applied and paid.

As i live in the home the primary residence restriction does not affect me but i do think people should be allowed to do with their homes as they please. The 120 day max would affect me and while i am not rented out 365 days a year limiting this makes no logical sense. What does this solve? My home is room rentals not whole home. Peoples length of stay is determined by their need.

I ask you to look at who this bylaw benefits and who it hurts?

Where there quite obviously is a need for short term airbnb style accomodation. Why else was the laundry room a purpose built airbnb hotel built on Augusta st? If you want to limit the

number of airbnbs in a certain area that seems more logical.
Limiting it to primary residence and 120 max is short sighted and doesnt solve the issue except to force the closure of some airbnbs furthering the demand for more to be made available. There quite obviously is demand and need for this kind of accomodation.

I am available if you would like to speak to someone who is a long term host and also very educated on the topic.

Bryan Adlam

From: Shalaine Ritchie
Sent: January 12, 2023 4:27 PM
To: clerk@hamilton.ca
Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

Hello, our names are James & Shalaine.

We have been renting a private basement suite within our family home through Airbnb over the last 3 years. We have had so many amazing interactions with people coming to hamilton as tourists, visiting family, travel out of the airport, weddings or local events, people coming here for work, exploring our amazing city trails and waterfalls, as well as local getaways for residents. We strongly believe by doing this, it brings so many people to our great city and provides money and guests to local restaurants and venues as well as financially supporting us and our family within our own home in a safe neighborhood that is not disruptive to our community.

We really hope you will continue to allow rentals within people's own home to be without a cap on number of stays. We do not allow long term stays in our suite and would not plan to have a long term guest stay here ever so the idea of restrictions being put into place to address the shortage of long term rental apartments is upsetting and deeply concerning that those of us that rely on the extra income to pay our bills and support our family would be lumped into rules to address issues of investors from other cities that don't live here buying up units in hamilton for rental only (which we agree has become a huge issue here in our city).

Please consider local residents like us that use our space to promote visitors to Hamilton & provide for our family and make ends meet financially. Our guests always rave about our awesome neighborhood and city and I hope we can continue to host & give back to our city.

Thank you for your time.

Sincerely,
Shalaine Ritchie

From: Kirby Wilkins
Sent: January 12, 2023 4:28 PM
To: clerk@hamilton.ca
Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

Hello,

My name is Kirby and my husband and I run an Airbnb in the Hamilton area. Our feedback from the public has been really well received. We offer upscale accommodations to people who are here to visit family or need a place to stay while getting married in the area. We never have once received a complaint from the community and we feel our guests are kind and respectful. Guest staying with us have dined at local restaurants and shopped at local retailers contributing to our community success. By offering opinions for people to stay we increase the number of individuals who help support our local businesses and contributed to our overall well being as a community.

Please take these points into consideration while making your decision. Thank you.

Sincerely,
Kirby Wilkins

From: Alex Poliakov
Sent: January 12, 2023 4:29 PM
To: clerk@hamilton.ca
Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

We really looking at the city for help and guidance to grow our family business and prosper.
Please give us the chance we deserve.

Sincerely,
Alex Poliakov

From: Matthew Ferro
Sent: January 12, 2023 4:30 PM
To: clerk@hamilton.ca
Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

Good afternoon,

As I'm sure many other Airbnb hosts can agree, the thought of having a cap on how many nights we can host our Airbnb will be devastating financially. Current inflation and high interest rates are skyrocketing mortgage costs and many Hamiltonians rely on Airbnb income just to stay afloat. Many homeowners do not want/are unable to host a full-time rental tenant and so Airbnb is our only option to open up our home to some potential income however, the potential night cap puts us in a no-win situation.

Hopefully you will do the right thing and continue to allow Hamiltonian home owners to maintain their current regulations within the Airbnb platform.

Sincerely,
Matthew Ferro

From: Adam Oldfield
Sent: January 13, 2023 9:34 AM
To: clerk@hamilton.ca
Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

Dear Hamilton City Council,

I am writing to express my support for the continued use of AirBnB within the city of Hamilton (without restriction) and my opposition to the proposed by-law that would impose a 120-day restriction on AirBnB rentals. I would like to share a personal experience of how AirBnB helped a couple in need of short-term shelter after their home was destroyed in a fire.

The couple, who were long-time residents of Hamilton, lost everything in the fire, including their home and all of their possessions. They were understandably devastated and needed a place to stay while they worked to rebuild their lives.

They reached out to us, as hosts of an AirBnB rental, in search of short-term housing. We were able to accommodate them in our home and provide them with a comfortable and safe place to stay while they worked with insurance and other organizations to rebuild their lives.

During their stay, they were able to find a permanent home, but they were not ready to move in right away. If it wasn't for AirBnB, they would have been in a difficult situation as the hotels in the area were fully booked or were not able to accommodate their needs. We offered the ability of having a furnished stay that helped with their already stressful situation.

The couple's experience highlights the importance of the availability of short-term housing options like AirBnB for those in need, whether it be due to unexpected circumstances like a house fire or other financial difficulties.

Furthermore, the proposed 120-day restriction on AirBnB rentals would greatly impede the ability of property owners like myself to cover the costs of providing short-term shelter to those in need. For many, renting out their property on a short-term basis is the only way to make ends meet, especially in this inflation climate and the cost of living increasing every day!

I urge the Hamilton City Council to consider the real-life impact that this proposed by-law would have on the availability of short-term housing options for those in need and to instead focus on finding solutions that would address any concerns that may exist without imposing such a severe restriction on AirBnB rentals.

Thank you for your consideration.
Sincerely, Adam Oldfield

From: paul bellavia

Sent: January 13, 2023 9:35 AM

To: clerk@hamilton.ca

Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

We need short term rental to help pay our monthly mtg ever month.

We purchase a home with the intention of generating additional income to offset some of the high cost to run our home

we will not be able to afford it if we lose this income

Sincerely,
paul bellavia

From: Holly Jespersen
Sent: January 13, 2023 9:37 AM
To: clerk@hamilton.ca
Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

To Whom This May Concern,

I set up short term rentals around hospitals and medical centres, specifically to serve those who need to travel for medical reasons.

I've hosted patients, their loved ones, doctors, residents, nurses, those coming to the area to do their medical placements, as well as regular travellers, when I have availability. Often times even the "regular" travellers have a medical reason behind coming to my homes, such as my most recent guests, who didn't disclose until several days in that not only was he coming to the area to see his family, as he shared upon booking, but he was spending precious, priceless time with his dad who had received a recent, serious, cancer diagnosis, and he wanted to be close to him, as he went through chemo.

I've helped many, many families since I started doing this, in 2019.

My guests say it best.

"Thanks for doing what you do! This place was everything we needed during a very stressful time. My husband had a serious medical issue that brought him to Hamilton, and with two young kids I couldn't make the commute back and forth and needed a place close by. Holly was absolutely wonderful! She was incredibly kind and understanding of our situation and accommodated its evolution by allowing me to extend our stay twice. "

— Guest Of Holly's   Homes

"Thank you for our stay. It was the perfect spot close to the hospital, Bill's surgery went well and it was so comforting to know I was just a few blocks away those first few days. What you do is amazing!! Thank you!"

— Guest Of Holly's   Homes

I have so many stories I could share!

I implore you, please reconsider your stance! Putting restrictions, such as what is being considered would put an end to the help I am able to offer these families!

Thank you.

Holly Jespersen

From: Gillian Fletcher
Sent: January 13, 2023 3:30 PM
To: clerk@hamilton.ca
Subject: Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

Since 2018 I have been offering a 2 bedroom Bnb to guests through Airbnb.

I am a senior and have depended on this money to provide some of the things in life that can make advancing years more enjoyable. This is particularly important now that taxes and other costs are rising more quickly than income. I have also met some wonderful travellers and have enjoyed directing them to all our city has to offer.

If this legislation is passed you will be putting me out of business.

It is upsetting to learn that my city, which I have applauded to my guests, cares nothing for me or the well being of people like me. We are being swept away by over-reaching bureaucracy. Parts of this bylaw make no rational sense. What possible good is done by restricting rental to 120 nights except to benefit larger owners of other rental services?

Please reconsider this very bad legislation

Sincerely,
Gillian Fletcher

From: Bryan & Natascha DiFrancesco

Sent: Saturday, January 14, 2023 7:35 PM

To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

Cc: Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>

Subject: Re: Written Submissions and Public Delegations - January 17th Planning Committee meeting

Dear planning committee, another important consideration is that we have a regional cancer hospital in Hamilton at Juravinski Hospital. I have hosted many families and patients for short term stays who are going through cancer treatment and who have travelled from other parts of Ontario. They report they have enjoyed being together in a home environment to support their loved one. They say the alternative is that they would be staying in nondescript hotels, and this would not be the same positive experience. It is important that you ask yourself, what is the healing effect of a loving home during one's cancer treatment? Is it safe to say that Airbnb's help, albeit in a small way, with the patient's cancer treatment while they are fighting for their life? Please consider the negative ramifications of excessive and restrictive regulation of short term rentals! Ask yourself what are you truly trying to fix and is it worth these and other negative ramifications that the staff report failed to address in their report?

Thank you,

Bryan DiFrancesco

Thursday, January 12, 2023

To: City of Hamilton, Planning Committee

Re: Short Term Rental Accommodations Proposal

I have been a resident of the City of Hamilton all my life. I have worked, lived, and raised my children in this community. We support our local shops. We contribute to and enjoy our community.

We own two properties; one is our primary residence, and the second we run short term rentals. We use the latter property for our personal use part of the year and rent short-term for the remainder of the year. Having this second property has allowed us to use it for personal purposes when needed while still providing a service for guests in need of housing through short-term rental.

We have never had an issue or complaint about any of our guests from neighbours. We have had guests from all over the world stay with us. They have enjoyed exploring the Hamilton area, shopping, hiking, etc. Some of our guests, those who were in-between homes, were grateful to have found our property which they could make home for that time. During COVID, we hosted a guest who had to quarantine from his elderly father while working in healthcare. We have had guests with families who needed a kitchen to prepare meals. We have had guests here to celebrate weddings, anniversaries and birthdays — those who were looking for a comfortable place to share time together, a home rather than a hotel.

Running our Airbnb has allowed me to stay home to raise our children while still providing an income for our family. We pay our taxes on the property and on the income we receive from renting.

The severe restrictions which the city of Hamilton is considering for short term rentals are over reaching and unfair. This is our home and property and we should decide how best to run it.

We disagree with this proposal and say NO to the 120 day limit on STR, and NO to only primary residence for STR.

Monica Fox

To Whom It May Concern,

First and foremost, I would like to say that I fully support regulation of short term rentals in Hamilton. However, I do not approve of some of the motions put forward by the planning committee without any consultation with Hosts. My main objection is to the elimination of non primary address short term rentals. I understand the desire to reduce the amount of "party" homes in the city and potentially increase units available on the long term rental market but I don't think that eliminating non primary addresses from the short term market will yield the results the city is seeking.

The city of Toronto proposed (2018) and implemented these same measures 2 years ago which only resulted in less accommodation options for the booming tourism market, higher long term rents and more expensive hotel stays.

We have heard from many of the guests staying at our property that they are choosing to come to Hamilton in order to avoid the massive costs in Toronto. As a property owner and host here, I see this as great opportunity for the city of Hamilton to increase its volume of tourists and increase the amount of tourism revenue for local businesses still struggling to recover from the last three years of COVID measures.

No good Host wants a party house. As an owner of a bungalow in the Strathcona neighbourhood that is not my primary residence I share one measure that has benefitted me and could benefit both the city and other airbnb hosts such as myself. That is the use of a noise monitoring devices. We have chosen to use a Minut device which looks like a fire alarm but monitors the sound DB in the house. You can set the parameters of the device and it will notify you if guests exceed it. In our case, if the DB level is over 75 for more than 10 minutes after 11pm, the device (linked to our airbnb) sends us and the guest a text notification of the noise. The Minut also monitors the number of devices connected to the wifi in the unit, which helps to eliminate multiple unapproved guests in the property. The use of this device mentioned on our listing which immediately deters renters looking to have a party. Needless to say we have not had to deal with one noise issue implementing the use of this device. The mandatory installation of a noise monitoring device in all non primary residence Short Term Rentals could go great lengths towards eliminating so called party homes.

Another point is that there is a thought that by eliminating non primary residences as short term rentals, these units will become available for long term renters in this time of low inventory. This is simply not true. If you look at what happened in Toronto, the only thing that was accomplished was that rents were driven higher and the market is even more bare now.

Airbnb owners are gravitating to the platform in large part because of the inefficiency of The Landlord Tenant Bureau (LTB). Small landlords are outright afraid of getting a bad tenant and not being able to remove them if they stop paying rent or damage the home. Our homes are simply safer in the hands of Airbnb. Until the LTB is fixed cities are going to see less and less long term rentals available.

Going back to this idea of Airbnbs being “party homes.” House parties have existed long before Airbnb, especially in college cities such as Hamilton. I wanted to make one point that seems to be overlooked. In the unfortunate chance there is a party at an AirBnB, the owner has the full legal right to have that guest removed immediately. If that same house goes on the long term rental market and is rented to someone who has parties all the time, given the current state of the LTB, that owner may not be able to evict that tenant for over a year, which would subject the community to a party house for months on end.

I hope that you consider giving all types of short term rental hosts the opportunity to be licensed and run their business in a professional manner that, in the end, will benefit the city, the community and the owners. I also propose that, rather than restricting short term rentals, the city could implement a ticketing and suspension system that would eventually eliminate the bad apples and allow responsible hosts to keep their licenses.

In closing, many of our guests have chosen to stay with us because they want a home away from home. They are families, travellers and professionals who are not interested in sharing multiple hotel rooms, sharing a home or prefer the quiet of a private residence. All of our guests have been wonderful and respectful of the home and community. Everyone travelling has a different preference of the type of place they stay and there is no harm in giving people more options within the city as long as they are run professionally and with respect for the community. This can still be achieved without limiting who is able to host short term rentals.

I would gladly offer my time to discuss more potential options for both the city and hosts.

Thank you for hearing my thoughts. I look forward to continuing to be a contributing member of Hamilton’s community.

Respectfully,
Scott Ramsay

From: C Kidd

Sent: January 13, 2023 8:29 PM

To: clerk@hamilton.ca

Subject: Airbnb

Apparently there are a few incompetent Airbnb operators whose partying/holidaying guests regularly violate Hamilton bylaws, disturbing neighbours with noise, trash, etc. The City of Hamilton must address these owners through Bylaw enforcement with property owners. Also, there is a Airbnb 'Neighbourhood' phone number anyone can use to alert Airbnb to such incompetent hosts, who can be sanctioned and possibly removed from the Airbnb platform. These are tools already available to the City that have not yet been properly utilized.

That has NOTHING to do with me and my Airbnb guests, who are all courteous, conscientious people working/doing placements or studying in Hamilton for a few months. My guests are ... law students articling with Hamilton law firms, immigrant doctors recertifying to practice in Canada, med students in placements at hospitals, mature professionals taking specific work related courses at Mohawk College, international grad students arriving for their first semester at McMaster, and a whole variety of other mature professionals. They all work hard and I hardly hear them in the house. However, the changes proposed *will penalize me* greatly and unnecessarily, while NOT even solving the City's problem with a few incompetent hosts and unruly guests!

I am *outraged* that the City is taking this harsh but totally useless approach that penalizes good hosts and guests, instead of using the means already available through Bylaw and Airbnb to address the few problem hosts and guests.

I would be happy to see the City use its existing resources to develop a plan to deal with the few problems that reflect on all of us, while ensuring that the vast majority of good hosts and welcome guests are not impacted unnecessarily.

Connie Kidd

Dear Members of the Hamilton City Council,

I am writing to express my concern about Hamilton Council's consideration of limiting measures on short-term rentals. The measures come at a time when we are navigating ever-increasing interest rates and the high cost of living. As a result of STRs, we are able to survive economic pressures.

I am a relatively newly arrived immigrant who has made Hamilton home since stepping into Canada for the first time in 2019. I have fallen in love with the city and its people and I have become an unpaid marketer for the City. I remember meeting Councillor Esther Paul during her campaign visit and stating how I look forward to being active in the next election cycle.

My story of transiting from tenant to homeowner in Hamilton is one that speaks to the possibilities and potential of enterprise in Hamilton. I speak for a lot of budding immigrant families like myself when I state STR has provided a viable means of translating into home ownership with more confidence.

When I contemplated renting out my basement unit, I read with dismay the various horrid stories of landlords with several months of unpaid rent owed by tenants. I also read about the huge backlog of cases with the Landlord and Tenant Board. It became clear I was not willing to take a huge risk with long-term rent and so I took the STR option which has given me a lot more peace of mind. I do think it is imperative to underscore how many of us got into renting on Airbnb because of a system that has become largely ineffective in promptly protecting people who should offer long-term rent.

As a member of the visible minority group, a sizable number of my STR guests look like me and are just landing to begin their Canadian dream. I have found it a fulfilling part of my experience hosting this group of people, helping provide information, directions, and quick tips to help smooth their journeys. There are short decks I provide with information on multifamily residential rental firms that cater to immigrants in Hamilton, the closest Service Canada mall, immigrant-friendly banks, where to buy products at the cheapest price in the area, etc. This is a service that has helped at least 10 families settle in Hamilton and some have progressed from guests to becoming close family friends. I have a growing group of STR hosts that are now more than acquaintances. When we connect, we share very similar sentiments.

I provide value that many Hotels, Motels, and B&Bs cannot; I advocate for this city so much you'd think I was running for Mayor. If the City pushes ahead with this policy as it is, you will be losing this valuable service from a lot of hosts. I have lots of return guests, students settling into Macmaster and Mohawk College, Healthcare workers in training, young couples immigrating, and Manufacturing and construction workers on out-of-station postings who have made my basement their home. These people are on their journeys but quite a lot of them are here to make our city a lot better.

I have never had a guest host a party. I have not had noise complaints on my property, and I have not had any parking issues with a neighbor. However, I would have to suffer for the offenses of hosts who may not be as invested in the City.

I do believe that a blanket hammering of this policy and not creating a clear path for dutiful and committed homeowners to work together with the City to responsibly host the myriads of dynamic guests Hamilton receives is draconian.

For a secondary property, the homeowner's proven ability to monitor it should take precedence over this outright ban. In my opinion, STR hosts, such as me, would rather opt for agreed punitive measures when there are valid complaints. This could include suspension or revocation of licenses for repeat complaints. I agree that secondary homeowners should show responsibility but taking away their choice of short- or long-term rental is myopic and far-reaching.

If secondary homeowners rent out their units at current interest rates it won't be at a price point that will be affordable for most. Realistically speaking, this becomes the case. All over the world, we know the real help to the housing deficit is by making support available to build mega multi-family units and condo projects designed with low-income earners in mind. I know the City is embarking on many of these, but the expected inventory of 600 units from current STRs will only be available for the affluent rental market. These are not people who need help. The Toronto case study shows this, it has not impacted rental costs in any way.

As an Airbnb host, I know this. However, I do want the committee to research the benefit Hamilton has had from the implementation of the By-law in Toronto. From my experience, I get guests who are en route to other provinces but cannot get a place to stay in Toronto. They decide to come to Hamilton and end up exploring our city and improving our local economy in the process. I had a guest who was Saskatchewan bound as a Provincial nominee and who informed me that she would be returning to Hamilton once her mandatory stay is over. We will end up passing this benefit on to other more open neighboring cities

I also believe the 120 days cap in the proposed amendment by-law serves only to drive the final nail to the coffin for the brief reprieve we enjoy in a difficult time. We may as well ban STRs altogether.

My firm belief is that we can address excesses, set controls, and still go about licensing hosts who have shown a track record of properly managing their STR units without these far-reaching restrictions.

I appreciate you taking my comments into consideration. I would be happy to discuss this matter further with any one of you.

Sincerely,
Toni Daramola

From: Lynn Mackey
Sent: Monday, January 16, 2023 10:42 AM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>; clerk@hamilton.ca
Subject: Hamilton Short-Term Rentals - Planning Committee Meeting Jan 17th

Written Submission:

Hamilton Short-Term Rentals

Dear Councilors,

I am writing to you today as a Hamilton Airbnb host to express my support of short-term rentals in Hamilton.

I operate a one-bedroom Airbnb unit on the main floor of my home located in the Stipley neighborhood.

Having the additional income from the Airbnb unit has allowed my partner and I to afford our home. As young homeowners, we chose to go the short-term rental route as we don't have a large amount of savings to fall back on should we end up with a long-term tenant who stops paying rent. We have heard too many horror stories of bad tenants taking years to evict to take on this risk. We went with Airbnb as the platform is easy to use, guests and hosts are reviewed, and payments are received up front. So far, we have only had positive experiences with Airbnb, and we believe our hosting has also had a positive impact to the community of Hamilton.

Most of our guests have stayed for two weeks to a month. We have never had any issues with noise complaints, and we keep our property in pristine condition. Our hosting experience has allowed us to meet people from all over the world and introduce them to Hamilton. We have hosted people from Vancouver, Colombia, and Peru all looking to relocate to Hamilton and using our Airbnb as their base well they search for a long-term rental/housing and get settled in the city. We have hosted members of our community as they go through a large renovation of their own home, and international students here for exams. There is a need for short-term rentals in Hamilton. Airbnb hosts like myself provide a valuable service that traditional hotels cannot always meet. We allow newcomers to stay in a residential area and get a real feel for the city as opposed to most hotels located downtown in the core. We allow people with pets to have the comfort of a backyard and the space only a house can provide.

I understand the concerns around short-term rentals. The number one issues being the impact on affordability. I do not believe that limiting Airbnb will solve these concerns. The lack of affordable housing is due to years and years of underfunding and lack of city development. There is no guarantee that all Airbnb units would be added to the long-term supply market, nor would they be offered at an affordable price. We have seen in Toronto; rental prices continue to increase after limiting short-term rentals. Forcing homeowner to either rent long term or not all, will have little to only a short-term impact on the Hamilton housing market, but a large impact on Hamilton homeowners themselves who depend on this source of income and cannot afford a bad tenant.

The second issue is around party houses. Airbnb has rules against hosting parties and events. Also, the city of Hamilton has bylaws about noise levels and parking. These bylaws should always be enforced and used to deal with the issues around parties. Our experience has only been positive, and I would hate to see the city of Hamilton lose out on all the positives short-term rentals can bring (visitors and tourist

dollars into the community and giving members of the community options when short-term needs arise to name a couple) due to a few bad apples.

I hope the city will consider a way to allow short-term rentals to continue in an unlimited way in Hamilton. The current proposed restrictions of only being your principal resident unit and only for 120 days max are highly restrictive and would force most short-term rental operators out of business, including myself. I would like to see the removal of the primary resident unit and a no limitation on the number of nights. I can understand the need for a licensing system to ensure the city is aware of operating short-term rental units and would support this as long as the license is not cost prohibitive to smaller operators like myself.

Thank you for taking the time to read my letter and I hope the City of Hamilton and Short-Term Hosts can work together to find a solution for all for a better Hamilton.

Sincerely,

Lynn Mackey

From: CALE McKENNA

Sent: January 16, 2023 11:02 AM

To: clerk@hamilton.ca

Subject: Airbnb hearing

To Airbnb Hearing

I am writing to you to voice my opinion on proposed Airbnb rules and regulations.

I believe in a regulated Airbnb platform, licensing etc. I do not support the limited days or primary dwelling. I have had exceptional guest stay at my place and most do not want to stay at hotels that are in the area.

I will not rent out my place long term as I feel there is limited protection from the current landlord tenant act.

This is how I pay my bills and provide for my family. With inflation where it is and a potential recession coming, losing this revenue could be crippling for me.

Thank you for your time.

Cale McKenna

From: Mark Wessman
Sent: January 16, 2023 11:05 AM
To: clerk@hamilton.ca
Subject: Airbnb commit from Hamilton home owner

Dear Town Clerk
I am a home owner in Hamilton and have two Airbnb's.

One beside the Hamilton Hospital and the other on Beach Blvd.

I would just like to say that people visiting Hamilton either for surgery or for a few nights stay on the Hamilton beach. Visiting Hamilton need and or enjoy the Short term family size service.

Neighbours have never never complained and have used my short term lodging when they have ad family visiting.

I understand the need to regulate but with some of the proposed new regulations including a maximum 120 days a year or not being able to use a separate residence on the same property Would make me not rent or offer the service anymore and would not open up rental properties to the public as I cannot take on a tenant with the current landlord tenancy law rules and regulations.

Hope this helps
Thanks Mark Wessman

From: Sameer Prematilake
Sent: Monday, January 16, 2023 12:33 PM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Subject: Re: Licensing Short-Term Rental Accommodations

Dear Planning Committee at City of Hamilton,

I'm a homeowner near the border of Hamilton and Stoney creek. I thank the City of Hamilton for creating a safe and accommodating city for everyone (residents and visitors alike). I live and host a portion of my home (a studio apartment) as a short term rental (STR) unit. Since I'm renting my primary residence most of the restrictions suggested by report PED17203(c) do not affect my STR operation but there are three sections that do. See below list of the sections and why they hinder STR operation.

Section 4.1: Fees of over \$300 just to start a STR would leave home owners like myself debating if it is worth the investment of retrofitting unused portions of the home for STR.

Section 4.8: 120 nights per year limit would mean the STR unit is empty for over half the year which would contribute negatively towards the housing crisis in Hamilton.

Section 4.9: 2 adults per sleeping area means families with children older than 2 years of age will not be able to use STRs in the City of Hamilton! This is a restriction that will be felt deeply by families visiting as they oftentimes can not find a safe, private, affordable and large enough accommodation through other means (Hotels and Motels).

Furthermore I would like to point out below paragraph from Lou Piriano's (President of REALTORS® Association of Hamilton-Burlington) letter:

"While we can appreciate the City's overall goal to protect the rental housing stock, there must be a fair and equitable regulatory oversight rather than restrictive and punitive regulations. In our opinion, the proposed plan to regulate short-term rentals is overly prohibitive and infringes on homeowner and property rights. In particular, we believe that limiting short-term rentals to primary residences and implementing a cap on consecutive and total annual days are unjustly proscriptive. Furthermore, by imposing these restrictions, the City risks losing jobs related to the short-term rental industry, such as property management companies. Additional potential consequences may include a reduction in federal HST collection, reduced tourism and a burden for people travelling to Hamilton for medical reasons."

In conclusion, as per the three limiting by-law terms (Section 4.1, 4.8, 4.9) I mentioned above and Lou's letter, the suggested STR by-law is not suitable for a city as large and diverse as Hamilton. I would recommend looking into reducing some of the restrictions suggested by report PED17203(c) to allow STRs to operate.

Thanks, Sameera Prematilake

January 16, 2023

Ref : Short-Term Rentals Bylaw amendment 07-170

To whom it may concern,

I am a retired person and I am hosting on the Airbnb Platform since June 2018.

I took pride for being a super host since I decided to host in June 2018. I have always had good experiences with people.

Hosting allowed me to stay active, be socially involved and also provide me the necessary income to help me make ends meet as the cost of living continues to rise.

On a personal matter, I loved to help people to find a solution for the short term period rentals. They have different reasons such as:

Visiting the area, Visiting families, The need of an interim shelter because of a home sale, an hospital appointment, a study session at Mohawk or Macmaster, a business reunion, etc....

The short term rentals meet different needs, brings a lot of benefits in our community and for the hosts as well.

As you are considering such restrictive measures, it will impact my livelihood as well as that of my community.

High fees like the ones proposed, limits on properties and night caps will only harm Hosts like me who rely on the income earned from our rental to afford crucial expenses and make ends meet.

Please protect Hamilton's economy, businesses, and way of life by preserving the right to host.

Kind regards,

Hélène Ladouceur

CITY OF HAMILTON NOTICE OF MOTION

Planning Committee: January 17, 2023

MOVED BY COUNCILLOR

SECONDED BY COUNCILLOR

Demolition Permit for 820 Rymal Road East, Hamilton

WHEREAS, the owner of the above-mentioned property would like to demolish the existing dwelling without having to obtain a Building Permit for the proposed 14 unit townhome plan prior to receiving a demolition permit at 820 Rymal Road East, Hamilton; and,

WHEREAS, there have been ongoing issues for approximately six years with the vacant single-family home being repeatedly trespassed and vandalized, creating ongoing safety and security concerns for the surrounding neighbours and owner;

THEREFORE, BE IT RESOLVED:

That the Chief Building Official be authorized to issue a demolition permit for 820 Rymal Road East, Hamilton, pursuant to Section 33 of the *Planning Act* as amended, without having to comply with the conditions in Sub-Section 6(a) of Demolition Control Area By-law 22-101.