

November 21, 2022

Dear members of Hamilton City Council,

I had the pleasure of speaking with newly elected Councillor, Matt Francis, on the subject of the proliferation of air b&b's on the Beach Strip.

I retired to the Beach Community 13 years ago and purchased a small bungalow. I was attracted by the strong, cohesive community. My neighbours were also a senior couple with one tenant. Unfortunately, they sold their home 3 years ago to investors from Brampton who converted the home to an air b&b which houses as many as a dozen guests routinely throughout the summer months. This is but one example of the many homes I have seen along the beach converted solely for the purpose of running short-term rentals/air b&b's.

I feel I am losing my community as a result of the increasing numbers of large homes that have been converted to short-term rental units. I no longer have neighbours on two sides of my home. I no longer am familiar with the people who are populating my neighbourhood. From time to time, I feel unsafe.

I also operate an air b&b. It is in within my primary residence. There are never any more than two guests and they are always respectful of my home and of my neighbours. I rely on this income to supplement my fixed retirement income to help cover increasing maintenance and overhead costs.

It is my understanding that a proposed new By-law will require that short-term rental units (air b&b's) be in the primary home/residence of the renter. I am in support of this upcoming recommendation. I am not, however, in support of increased taxes. Investors simply write-off the taxes. Applying a special tax to investors does not address my concerns about loss of community. I also do not support a limitation on the number of rental days in my space.

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

Sincerely,
Norah McIntyre