

**Pilon, Janet**

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**Subject:** Protect short-term rentals in Hamilton

**From:** Scott Ramsay

**Sent:** January 17, 2023 9:52 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Protect short-term rentals in Hamilton

Dear Town Clerk Town Clerk,

I will be submitting a longer letter to the meeting Tuesday Jan 17. I just wanted to say that any decisions made on how businesses are run without without the input and collaborartion of those business owners is not how the city should be conducting themselves.

I fully support regulating all Airbnbs and other STRs. I strongly disagree with a ban on non primary homes and the 120 cap.

I run a 5 star reviewed property in the Strathcona area that has the full support of neighbours and local business. Our guests are treated to small discounts at local stores and restaurants. We promote many local businesses in our guide book.

In speaking with our guests, which include film producers, casting agents, families and business professionals, most do not want to stay in hotels, want to be in the community, be close to family, and have a home away from home. They also don't want to share a home, they prefer a non primary stay.

Many are choosing Hamilton because Toronto has become too expensive to stay, as Hotels again hold a monopoly over the accommodation industry. It is next to impossible to find a place under 400/night in the downtown area. This is a massive opportunity for the city of Hamilton to capatilize on Toronto's mistake in limiting STRs.

The short sightedness of the plan is head scratching. Hamilton sits in the middle of Niagara and Toronto and has become in demand for places to stay. New technology makes it much easier to prevent and even eliminate parties (which I speak to in my letter to the committee).

I fully support licensing for all STR owners. But instead of limiting and banning some rentals, why not start with strict fines, suspensions and loss of licences for the bad apples. Implement the use of cameras and noise monitors. Don't punish those of us who provide a wonderful service that helps promote the city, its tourism, and there local businesses. Allow the city to grow its tourism on all fronts.

Banning non primary rentals will also do nothing for the rental market. The LTB is keeping owners away from LTRs. Look at what has happened in Toronto since 2021. Rents are sky high and the rental shortage has not improved at all. I urge you to take the lead in how cities work with STRs instead of following city's plans that did not work as intended and are frankly, outdated.

People who travel gravitate towards airbnbs not out of necessity but because they prefer it. By limiting STRs you are limiting the amount of people that stay in the city, thus affecting local businesses already struggling after covid.

I am including a few reviews from our place as well...

"Incredibly beautiful house that looks even better in real life. Loved the well maintained backyard, the neighborhood,

and the overall aesthetic of the place, highly recommended for a stay in Hamilton!"

"This is a lovely sanctuary in Hamilton - close to all the nice spots. It was lovely to work out of the little office during the day and relax in the nice backyard at night. This is a must stay place when you visit Hamilton! Scott is the fastest in follow up and kindest person. And the art is beyond gorgeous!"

"Scott's place was wonderful—thoughtfully designed, cozy and quiet. Loved the neighborhood; went for nice runs by the harbor every morning and stopped by the market at the corner for healthy breakfasts. Conveniently located, and easy to get around Hamilton (and surrounding cities)."

"Scott's home is bright, beautiful, clean and tastefully decorated. The area is very quiet and comes with a private backyard. It was a great home base for a few days. The kitchen also comes stocked with a spice cabinet and coffee. There is a nice market at the corner where you can pick up freshly brewed coffee, delicious fresh bread, pastries or made to order sandwiches. It also has a nice variety of fresh produce and specialty items. Heading in the opposite direction is a park, all within walking distance to the home. I wouldn't hesitate to stay here if Hamilton is your destination."

"Scott's place was perfect for our week stay in Hamilton. The space is warm and cozy while being immaculately clean and brand new. We loved the fully stocked kitchen and great decor. The kids loved the backyard too! Easy access to the highway and downtown Hamilton and we highly recommend the bread/pastries at the market on the corner! Scott was very responsive. Would definitely stay again!"

I urge you to be proactive in working with us, not against us so that we can all help the community grow in a positive way.

Sincerely

Scott Ramsay

Sincerely,  
Scott Ramsay

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