

Dear Mayor and Council,

I wish to comment on the City of Guelph's plan to regulate and register Short Term Rentals better known as Airbnb, Vrbo, etc.

I as a home owner living in a residential neighbourhood am quite concerned about regulating Short Term Rentals and believe that the City of Guelph should actually have a ban in place and not allow them legal or otherwise.

From what I have researched, as well my 10 years plus being involved with The Town and Gown and Shared Rental Housing Committees (with various changes of organizations and mandates over the years), it is apparent that licensing and regulating does not prevent investors of such activities from going under the radar, into the underground economy. There are various reasons for this which include: cost to meet codes (fire and building), provision of parking, quality of housing and not being taxed on the income generated. There are still many accessory apartments out there that are not registered.

Regulations and Licensing will not stop people from having as many short term rentals as they want. A total ban and treating anyone operating one to be in contravention of the "Home Occupancy Regulation and By-law" would be a better way to control these units.

Short term rentals eat away at our limited number of long-term rental housing and plays a role in increased housing prices and rents. The data is out there telling us of the impact that short term rentals are having all across Canada.

Very recently Airbnb rental units have been involved in nine people missing in an Historic Old Montreal building which had unregulated Airbnbs operating in it. Montreal has regulations for Airbnb, but this building was operating with illegal Airbnb units. An 18 year old girl made two 911 calls saying she couldn't get out because there were no windows in the room she was renting through Airbnb. There were 15 units in the building and at this time of writing this nine people are still unaccounted for.

I have a few questions and concerns about the initial Stakeholders Committee for Short Term Rentals. Did this committee include resident homeowners from the different wards? There should have been one from each ward. I know there was a "have your say component" but it is still not the same as having residents on the Stakeholder Committee. I believe that many residents are not even aware of this whole process and the decision that will be made by this Council. I feel that it is apparent by the low participation that took place with the this whole process.

I also wish to ask how many shared rental units will be allowed if it includes your primary residence plus one. Would that mean that if you had a secondary residence with three units that all three could be short term rentals this would then be four short term rentals plus one primary?

I also feel that in the final decision making process by this Council that any Councillor involved in owning a Short Term Rental/Airbnb should declare a pecuniary interest as they could benefit by the outcome.

I am not in favour of allowing Short Term Rentals in the City of Guelph for these reasons:

- 1 Destabilizing of residential homes and neighbourhoods.
- 2 Parking issues.
- 3 The affect it will have on hotels and bed and breakfasts in Guelph, who already play by the rules. There are plenty of accommodations legally operating in Guelph.
- 4 Increase cost of house prices and rents because of new players in this housing game.
- 5 Property standards, noise and music issues. By-law enforcement is not the answer to solving this as it becomes neighbour against neighbour, snitching and the complainant looking like the bad guy. Plus it can be a long and drawn out process to solve the problem.
- 6 Transient populations coming and going, which puts a strain on trying to provide safe stable neighbourhoods.
- 7 Increased traffic caused by guests who don't have a stake in the neighbourhood, therefore perhaps not caring about their affect on the community.

If City Council decides to approve the regulating and licensing of Short Term Rentals/Airbnb I wish to see the following:

- 1 Only allowed within your primary residence.
- 2 Limit on how many units are in each area of Guelph and a good distance apart from each rental. I live near the downtown and am concerned that we could bare the brunt of Airbnb/short term rentals. I do not want to see our neighbourhood become part of the downtown entertainment district.
- 3 Enough parking must be provided on site.
- 4 Garbage, etc, must not impede other residents quality of life
- 5 Fees paid by Airbnb investors must include all costs, by-law enforcement, fire, police, property standards, etc., not just a fee to cover the paper work.

I have also included some attachments which I hope you will find interesting.

Thank-you for your time,
Lorraine Pagnan

<https://www.rentalhousingbusiness.ca/is-airbnb-really-stripping-this-many-homes-from-canadas-biggest-rental-markets/>

<https://breachmedia.ca/airbnb-has-eluded-regulation-for-years-now-housing-groups-are-demanding-a-ban/>

<https://www.iheartradio.ca/cjad/audio/worst-thing-to-go-through-as-a-parent-father-of-missing-daughter-visits-site-of-old-montreal-fire-1.19382525>

<https://www.cbc.ca/news/canada/newfoundland-labrador/bonavista-housing-market-1.6736419>