

THE CORPORATION OF THE TOWN OF GEORGINA

SPECIAL COUNCIL *ADDENDUM*

Wednesday, April 24, 2019
7:00 PM

12. REPORTS

(2) REPORTS REQUIRING SEPARATE DISCUSSION

Report from the Office of the Deputy Acting CAO:

- (A) Proposed Amendments to the Town of Georgina Official Plan and the Keswick, Sutton/Jackson's Point and Pefferlaw Secondary Plans and to Zoning By-law 500 pursuant to The Planning Act, R.S.O. 1990, Cp. 13
Short Term Rental Accommodation in the Town of Georgina

Report No. CAO-2019-0018

Additional Comments:

- Jennifer Anderson, Executive Director, Georgina Chamber of Commerce
Pages 1-9
- Joseph Nixon
Pages 10-11
- Jolene Semenchenko
Page 12
- Dan Driedzic, Anita David
Page 13
- Susan Johnston
Pages 14-24
- Nancy Reilihan
Page 25

Subject: FW: STRA Survey Results
Attachments: STRA Business Impact - 2019.pdf

From: janderson@georginachamber.com [janderson@georginachamber.com]
Sent: Wednesday, April 24, 2019 7:52 AM

Cc: Mike Waddington; 'astewart@georginachamber.com'
Subject: STRA Survey Results

Good Morning,

Please find attached, a copy of the STRA Survey Results.

We had 59 people respond to the Survey and answers have been compiled based on all respondents and those who identify as benefiting from Tourism.

I have requested to speak for 5 minutes this evening at the special council meeting. My presentation will be to share the results.

Mike...as discussed, if this document can be forwarded ahead of time, that would be great!

Thanks,
Jenn

Jennifer Anderson
Executive Director
Georgina Chamber of Commerce
Box #644, 20849 Dalton Road, Sutton, ON, L0E 1R0
P: (905)722-8383
www.georginachamber.com





THE IMPACT OF SHORT-TERM RENTAL ACCOMMODATIONS ON LOCAL BUSINESSES

BACKGROUND:

Short-Term Rental Accommodations (STRA) such as those acquired via Airbnb, VRBO, Kijiji etc. are operating worldwide where residents and property owners are renting out rooms or entire units for short periods of time facilitated by online platforms. STRAs have created an informal economy that typically is not yet regulated. Like many other municipalities, these STRA's are also operating in Georgina.

The Town does not currently regulate short term rental accommodations and is working on a long term model that would regulate the presence of the STRAs and address the neighbourhood conflict issues. Staff are conducting extensive research into the matter and public consultation will be a component of the proposed regulations. The Town of Georgina is in the final stages of a study to consider amendments to the Official Plan and Keswick, Sutton and Pefferlaw Secondary Plan policies, and to Zoning By-law 500 with regard to Short-term Rental Accommodation. A Public Meeting concerning the proposed amendments is being held on Wednesday, April 24th at 7pm in the Council Chamber.

REQUEST:

In an effort to advocate on behalf of it's business members (particularly those who benefit directly from Tourism), the Georgina Chamber of Commerce reached out to it's members to let them know the organization would be in attendance at the April 24th meeting and encouraged other businesses to attend as well.

The Chamber also requested members fill out a brief survey on their opinion as it relates to Short-Term Rental Accommodations in Georgina. Survey results have been compiled and shared in this document and will be presented at the Public Meeting as well.

DATA:

- 279 Emails Sent
- 163 Opened (56%)
- 59 Responded to the survey (business owners and employees) (21%)

Of the 59 Respondents:

- 10 Respondents have attended a Georgina Public Information Session on this topic in the past (17%)
- 6 Respondents filled out the Town of Georgina survey on this topic in the summer of 2018 (10%)
- 20 Respondents were planning to attend the Public Information Session on April 24th, 2019 (34%)

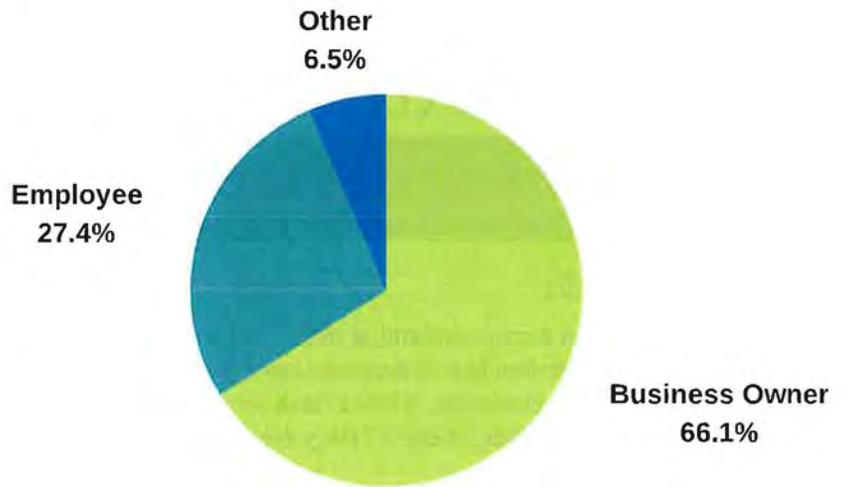
CONTACT:

Georgina Chamber of Commerce
 Located at The Link, 20849 Dalton Road
 Sutton, ON L0E 1R0
 (905)722-8383
www.GeorginaChamber.com

Do you own a business or work for a business in Georgina?

All Businesses Surveyed (59)

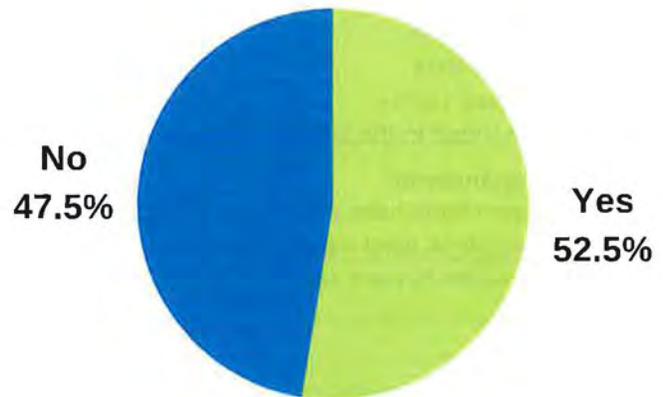
- 41 - Business Owners
- 17 - Employed at Georgina Business
- 4 - Other



Does your business or the one you work for benefit directly from tourism in the Town of Georgina?

All Businesses Surveyed (59)

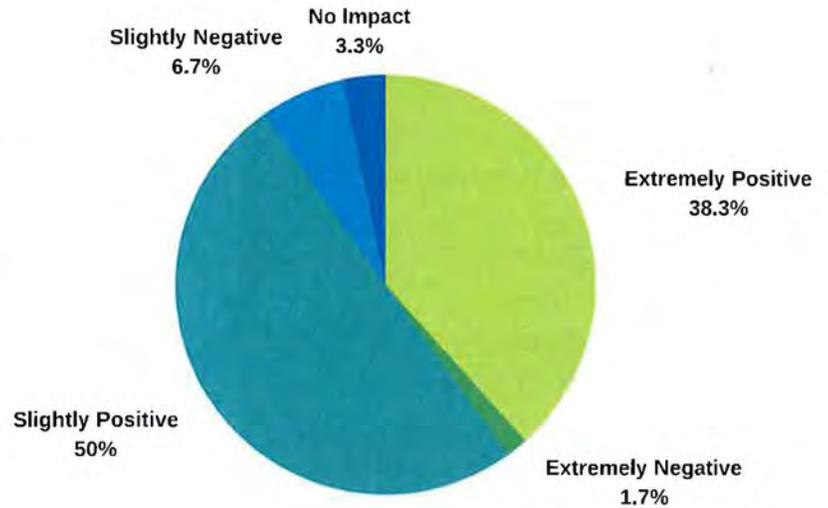
- 31 - Yes
- 28 - No



What impact do you believe Short-Term Rental Accommodations have on Georgina's economy?

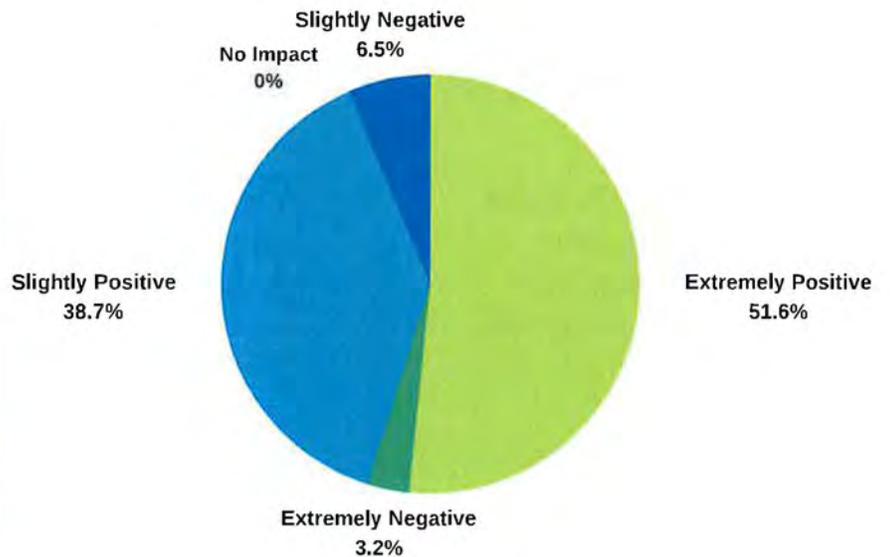
All Businesses Surveyed (59)

- 23 - Extremely Positive
- 30 - Slightly Positive
- 4 - Slightly Negative
- 1 - Extremely Negative
- 2 - No Impact



Businesses Benefiting from Tourism (31)

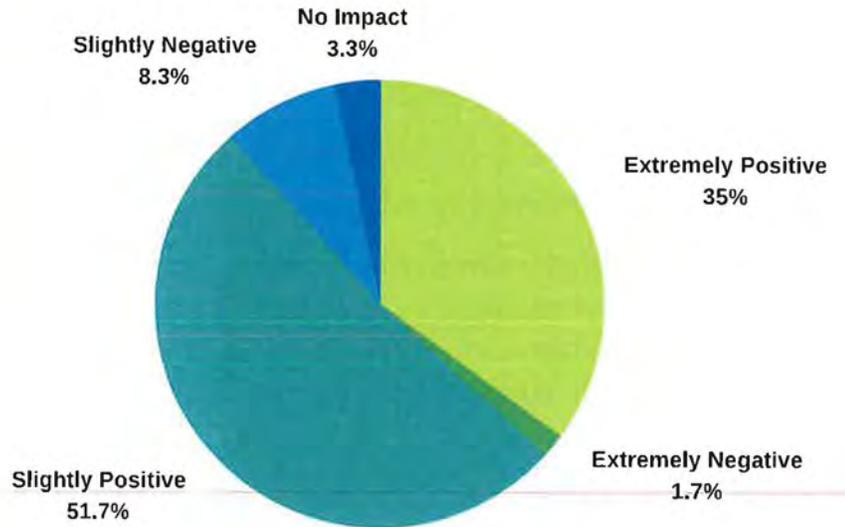
- 16 - Extremely Positive
- 12 - Slightly Positive
- 2 - Slightly Negative
- 1 - Extremely Negative
- 0 - No Impact



What impact do you believe Short-Term Rental Accommodations have on commercial operations in Georgina?

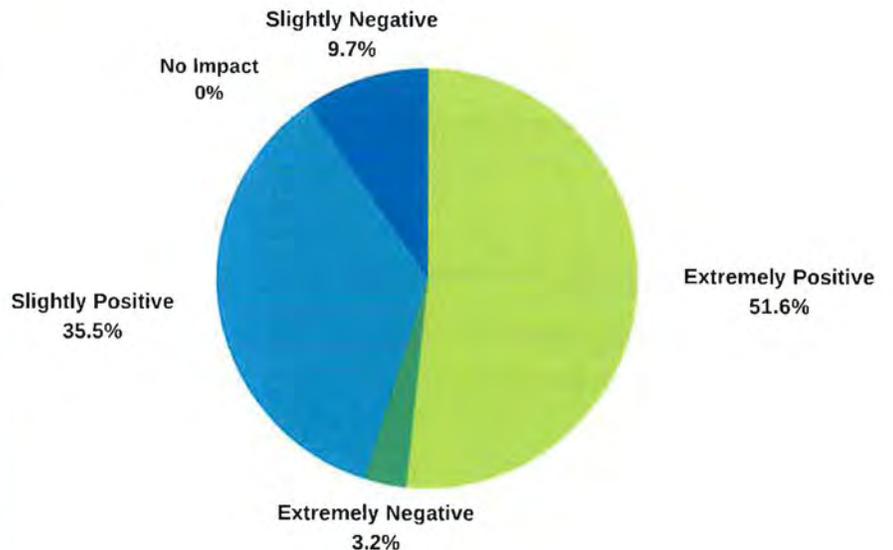
All Businesses Surveyed (59)

- 21 - Extremely Positive
- 31 - Slightly Positive
- 5 - Slightly Negative
- 1 - Extremely Negative
- 2 - No Impact



Businesses Benefiting from Tourism (31)

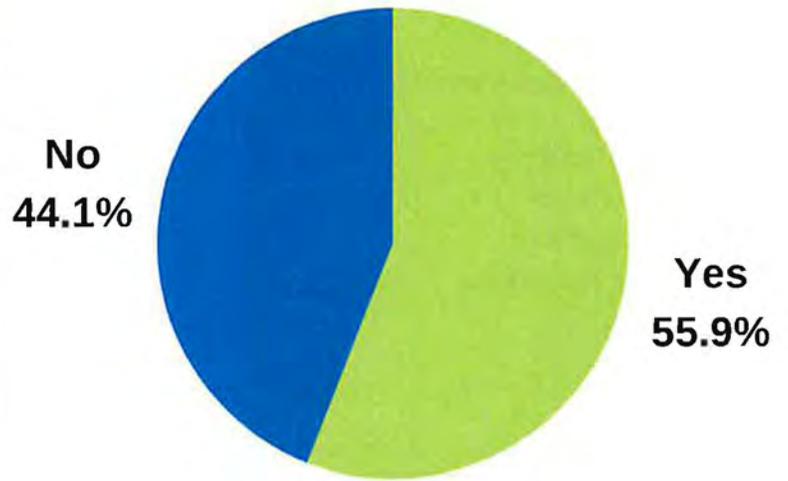
- 16 - Extremely Positive
- 11 - Slightly Positive
- 3 - Slightly Negative
- 1 - Extremely Negative
- 0 - No Impact



Do you believe your business or the business you work at is impacted by Short-Term Rental Accommodations?

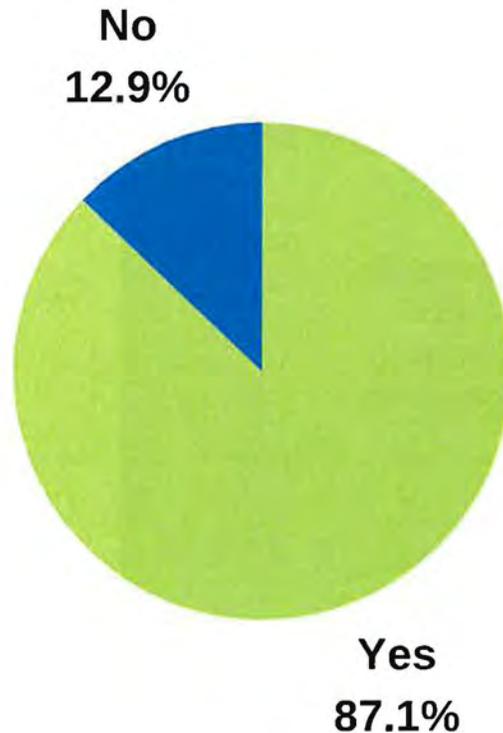
All Businesses Surveyed (59)

33 - Yes
26 - No



Businesses Benefiting from Tourism (31)

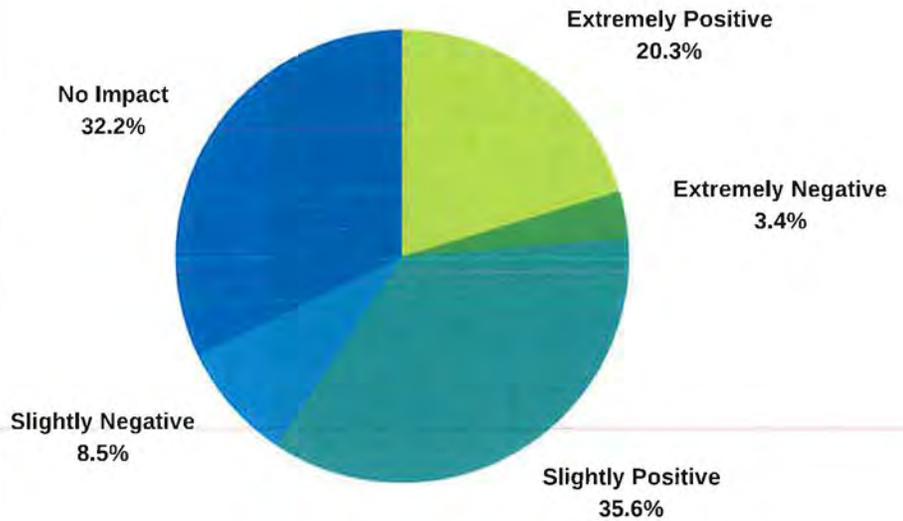
27 - Yes
4 - No



In your opinion, what impact do Short-Term Rental Accommodations have on your business or the business you work at?

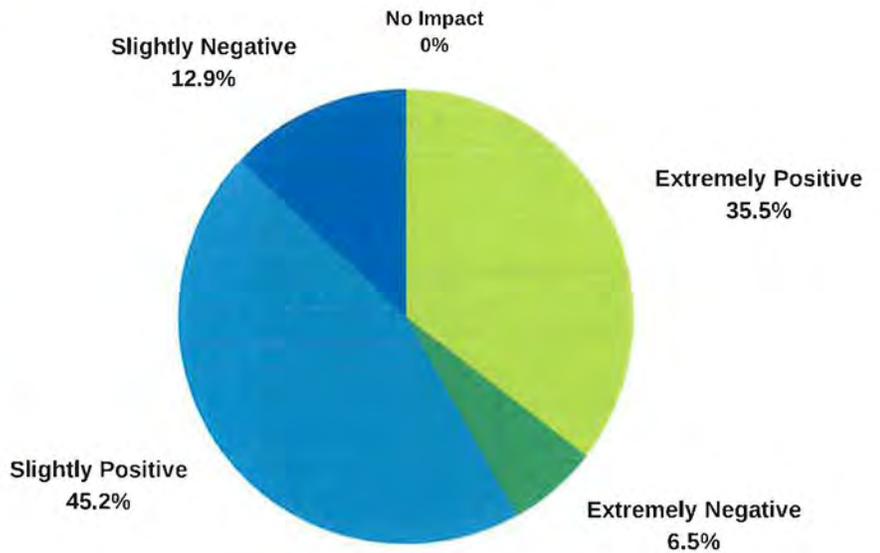
All Businesses Surveyed (59)

- 12 - Extremely Positive
- 21 - Slightly Positive
- 5 - Slightly Negative
- 2 - Extremely Negative
- 19 - No Impact



Businesses Benefiting from Tourism (31)

- 11 - Extremely Positive
- 14 - Slightly Positive
- 4 - Slightly Negative
- 2 - Extremely Negative
- 0 - No Impact



Comments



As long as there's rules governing how they're done it shouldn't be an issue. Thanks!



As a small business owner, It is extremely difficult to find short term rentals and that affects our bottom line and prevents our growth.



Without doubt a requirement, but need to be handled so as not to disrupt the feeling of a small town. Resident only parking, seems elitist but is required. Food trucks, concessions at the beach to cater to visitors, and significantly improved garbage collection and enforcement for June through Start of Sept.



Absent landlords who do not know what is going on in their property are responsible for allowing much of the mayhem inflicted on neighbours. People who rent out str's should be available and accountable for their guests behaviour.



The only impact I can immediately foresee on my business is reduced parking especially If short term rentals (and their vehicles) overtake an area. I believe parking in general in Georgina is already challenging for everyone.



The current problem with these STRs is that the Owners of the homes being rented out do not live in Town and don't see who is renting their home. They think they are renting to a couple and 100 people show up for a party. It is not fair to the neighbours who pay taxes and support our community. There should be regulations on these properties and Landlords be held accountable. They should also be taxed differently if they are going to rent out their homes as Air BnB's. The Town has to come up with a solution before the summer when these problems will happen again..



While STRAs do not affect my business, they do affect my personal life. I live in a lakefront home and a house on our street was an Airbnb last year. The noise, unacceptable and sometimes illegal behavior, and out of control conduct of the renters was beyond imagination. The Town must set forth strong and enforceable by-laws or controls for these places as quickly as possible in order to minimize the negative impact these rental properties and those who rent them have on our neighbourhoods..



Short term rentals are a necessity, much like hotels. They are often more affordable, spacious and most times, better located than hotels. The issue is that they need to do a better job of qualifying prospective occupants, enforce higher deposits and hold the landlords and potential property management companies such as Air BNB to a higher standard. Taking short term out of the equation is not something our governments should be fully empowered to do. A better idea is to enact systems and procedures, policies and an act, much like the hotels act. Not allowing these within municipalities is a mistake.



Party palaces like the ones near our business do not bring in any business and in fact likely do harm because the regular cottagers are staying away due to noise and partying etc.



Keswick has very limited hotel space for visitors from out of town. We offer many sports events including hockey tournaments youth sports, fishing tournaments etc. and we promote Lake Simcoe as a destination for recreation and we need places for our tourist to stay. I have also traveled to places and used ABB and found it quite reasonable. Overall Georgina needs to get with the times and stop being closed minded to new ideas. Uber is the largest taxi company and doesn't own a car, Trivago is one of the biggest hotel business and doesnt own a building. ABB is a large tourist promoted company that allows property owners to exercise their bundle of rights. The Town has no right to dictate the Bundle of rights away.

Comments



In my opinion, short-term rentals have very little effect in Georgina's economy since they do not provide a significant amount of new consumers to local businesses and not a steady income to people renting their rooms/units.



minimum 1 month rental



I believe that the majority of STRAs deliver positive economic benefits to the community with no downside to neighbouring property owners. But there are a few 'bad actors' that are spoiling it for the rest. If the Town passes regulations to license them they must also be aggressive in enforcing the rules to QUICKLY weed out the bad actors. ONE STRIKE AND YOU ARE OUT!!!



If the local municipality wants to regulate it, they should remove 30 existing regulations to implement one more. We are over regulated already. The existing bylaws and enforcement team is in place, they have good existing rules, procedures and processes and it is all we need. let the local economy flow and benefit from short term rentals, a new found, wonderful value add & commerce driving benefit, by a disruptive business model.



We are in the home improvement business and those households that are renting out their homes/or parts of will want it to look good and therefore make improvements, thus affecting our business.



need to move with the times and changing expectations of the consumer. Still brings money to the area, grows awareness of what is in the area and over time can improve overall positive impact for growth in economic factors



having them regulated would help with the few that continue to have disruptive occupants



I believe that Short-Term Rental would open the opportunity for Georgina to host more sports and cultural events, additionally it would allow those willing to open their doors as STR the opportunity todo so without concern.



Most Short Term Rentals spend little in the local economy, some grocery and liquor/beer. Unless the rental is for a week or so most STRs don't explore the community and use restaurants, and other shops and attractions.



I believe STRs can be a very good economic driver as long as the STRs are regulated and follow the rules and guidelines set out for them.

RECEIVED

APR 17 2019

TOWN OF GEORGINA

April 15, 2019

The Corporation of the Town of Georgina
26557 Civic Centre Road
Keswick, Ontario
L4P 3G1

Dear Sir/Madam:

Re: Short-Term Rental Accommodation, Proposed Amendments to the
Georgina Official Plan, Secondary Plans and Zoning By-Law No. 500

Further to the Notice of Public Meeting with respect to the proposed amendment concerning short-term rental accommodations, I am submitting my comments, as follows.

During the summer of 2018, the residents of Jacksonville Road were subjected to not one short-term rental property, but two short-term rental properties. One of the properties was located at 773 Jacksonville Road and the other property was located at 776 Jacksonville Road.

Car doors were slammed shut at all hours of the day and night. People arrived at one of the short-term rentals at 4:00 in the morning and the occupants of the vehicles shouted greetings to each other. On another occasion, young people were playing volleyball on the street in front of the short-term rental at 6:00 in the morning, cheering and shouting to each other with no regard to the residents of Jacksonville Road who were trying to sleep.

We live in an area close to Lake Simcoe, which is obviously of great interest to people looking for a vacation property, but having different groups of people arrive every weekend to stay at these short-term rental properties has taken away the expectation of peace and quiet for the residents.

.../2

The continual stream of different people who are not familiar to the residents of Jacksonville Road is also a safety concern for the residents and for their property.

I am planning on attending the public meeting on April 24, 2019, and would appreciate the opportunity to speak to Council concerning short-term rental accommodations.

If you have any questions or require clarification, do not hesitate to contact the undersigned.

Yours truly,

Joseph Nixon

A handwritten signature in cursive script, appearing to read "Joe Nixon".

To: Mike Waddington
Subject: RE: Short Term Rentals; Letter of Support

From: Ride the Wind Rentals
Sent: Tuesday, April 23, 2019 9:24 AM
To: Mike Waddington
Subject: Short Term Rentals; Letter of Support

Hello Mike,

As a business that benefits directly but not solely from short term rentals, I would like to put forth my support for Short Term Rentals. Georgina is a community of hugely diverse backgrounds, incomes, interests and cultures. It is difficult for any subject or plan to have everyones support. I understand that some Airbnb's have a terrible history of unruly occupants and I believe that they have to be held responsible for it. The points system I heard of, to me, is a fantastic way for the owners to be held accountable. But to eradicate short term rentals entirely is perhaps, not looking at the greater benefit that they have. And that's supporting a great majority of our local businesses.

Historically, we have already witnessed the economical decline and affects of less tourism, particularly in Jackson's Point where my business is. With less tourism, my business will not grow. Being open seasonally, I need every customer I can get. More than 50% of my rentals are from postal codes outside Georgina. I want to create more jobs, but with less visitors, I simple won't grow to support my community more. All of us, in some way, benefit from more tourists, and we need the support to be able to handle the growth of tourism.

Georgina has been coined the 'Hidden Gem' from outsiders from all over Ontario. We all moved here or stayed here because we saw what beauty and inspired living there is to gain from our waterfront community. Can we really blame anyone else from wanting to enjoy it? It's amazing here. We have everything. Some residents wish to preserve this area, and some want to keep it from growing. There has to be compromise. We simply do not have enough accommodations here for the guests we attract. Being less than a hour from the GTA naturally gives us tourists. Not only do I have guests from Ontario, but last year I saw tourists from Germany, England, Belgium....it's was mind blowing. My own cousin is visiting this year with a crew of 16, staying at an AirBnb. They looked at The Briars and the Ramada, they found it expensive for their budget.

Lastly, some residents have disruptive neighbours that live next door all year round, not just a few weekends in the summer. We can't eliminate them, we have a process to evict them. So lets use the points system as the process to hold the short term owners responsible.

Jolene Semenchenko
Ride the Wind Ebikes and Rentals
Retail, Rentals, Repairs, Parts & Mobility www.ridethewindrentals.ca Shop 905-596-7433

Carolyn Lance

From: John Espinosa
Sent: Monday, April 15, 2019 8:48 AM
To: Michael Smith; Patrice Asaph; Harold Lenters; Anna Geniole; Carolyn Lance
Subject: FW: Short Term Rental Accommodation Proposal

From: Anita David
Sent: April 13, 2019 6:28 PM
To: John Espinosa <jespinosa@georgina.ca>
Cc: Dave Neeson <dneeson@georgina.ca>; Margaret Quirk <mquirk@georgina.ca>
Subject: Short Term Rental Accommodation Proposal

John,

As suggested by Michael Smith, and in relation to the upcoming April 24th meeting, we are forwarding our concerns with respect to the proposed Short Term Rental Policy.

Based on the information we have so far, we have the following points to raise.

- 1) Michael's comments regarding the possible exclusion of the waterfront from the policy is disappointing. We suggest that individuals using the waterfront attached to the rental be limited to the maximum number of renters allowed under the policy.

- 2) We also strongly feel that the maximum number of renters is still too high. 12 individuals on a property can create a significant amount of noise and disruption - please consider reducing the maximum to 8 (including residents). This would allow some relief for neighbours affected by short-term renters. We feel that any more than 8 is a business and not suitable in a residential area.

Your consideration of our comments will be appreciated.

Dan Driedzic, Anita David

April 24, 19

Re: Short Term Rental By-Law Amendments

I have owned a home in Jackson's Point over 30 years. My family has grown up here and come to know Jackson's Point as a mostly quiet oasis away from our hectic lives in the city.

I am writing this because I am very concerned about the short term rentals by-law that the town of Georgina is about to introduce and how it will change our neighborhoods and quiet enjoyment of our homes and cottages.

I understand that there will be two diametrically opposed sides on this issue. Home owners like myself want to raise their families in a safe, clean, quiet environment; and investors whose main objective is to make maximum profit from their investment; many of whom are from Toronto or even overseas. They have little concern for the character of our small town or their neighbours.

I would like to applaud the town for spending considerable time to study this important issue and for trying to come up with a solution that satisfies both sides. I have carefully read the background research and process that the town has gone through to come up with this proposed by-law change. I have also spoken with Michael Smith; a town planner about the issue. I can however say that I cannot agree with some of the conclusions that have been made.

I understand the town has looked to several municipalities like ie: Niagara on the Lake, The town of the Blue Mountains and others who are several years ahead of us with regard to this problem and who have already implemented short term rental by-laws and even revamped them over the past few years.

I myself researched the short term rental by-laws of 3 towns that I feel somewhat resemble our area, these are my findings:

1- Collingwood –

No short term rentals (less than 30 days) are permitted in residential homes. Bed and breakfasts are permitted as long as the home owner lives in the home and as long as the breakfasts are provided on the premises.

2- Wasaga Beach-

No short term rentals are permitted in most residential area except for the tourist commercial zone and the tourist accommodation zone.

3- The Town of the Blue Mountain-

Short term rentals are only permitted in a very limited area directly adjacent to the Blue Mountain development.

They have amended the by-law recently to only give out short term rental licences to homes that are at least 120 meters from another short term rental. This will prevent clusters of rental properties disturbing families quiet enjoyment of their homes.

They have also implemented a change that requires the short term rental owner to respond (in person) physically to an issue at their property within 1 hour of the officer on duty receiving the complaint call.

My concerns are probably the same as most home owners in the town.

1-Noise and disruption of my quiet enjoyment of my home.

2- Damage to properties.

3- Parking or lack thereof.

4-Garbage disposal.

5- Safety of myself and my family.

6- Loss of affordable housing; whether to rent or buy for those who live and work in the area.

7- Loss of the character of the town.

I understand that many “short term renters” are responsible law abiding people who are looking to spend a few quiet days away from the city enjoying the beautiful lake only an hour away from Toronto.

But many are looking for a week end of partying and drinking and now pot smoking with no respect for the local community.

I do not believe that short term rentals will boost the economy of the local area. Most people bring their own food and supplies with them. They may increase the revenue of the LCBO but that is it. The only thing they will leave in the town will be their garbage. This point is evident now when hundreds of people flock from Toronto to our beaches in the summer. They bring their own food and drink and only leave behind their garbage for us to clean up and pay for. They park illegally as the parking lot is often full and they create a traffic nightmare on both Lake Drive and Metro Road.

The town has concluded that most short term rentals are high end properties on the lake and will not take away from affordable rentals in the area.

I strongly disagree with this and to prove my point a new Air BNB listing has just popped up across the street from my property. This property is a residential single house that has 4 rental units in it. I’m not

sure if they are legal or not. For the past 30 years it has been lived in by the owner and his tenants. The house recently sold to an investor who lives in the Toronto area for less than \$500 000.00. I believe the owner has no intention of living in the house but has purchased it for short term rental purposes... to be used as a business. All units are available for rent individually or the house as a whole can be rented. According to the new proposed by-law this could allow 12+ people on this property. The listing provides no contact number or email. There is a "lock box" on each unit for renters to let themselves in or out. There is a list of "house rules" which include before you leave please clean the unit, pack up your garbage and throw it in the neighbors garbage bin across the street! (Mine)

The rentals haven't even started yet and there is already a blatant disregard for the neighbours. The new owners recently approached someone who was working on my property and asked if I wouldn't mind cutting down some trees so they could get a better view of the lake! This "newly listed" short term rental has now taken 4 affordable rental units out of Jackson's point.

Although I couldn't find an actual statistic on the vacancy rate for the area, I can only assume it is quite low. My search for rentals on MLS etc. showed almost no rentals in the area; only whole houses for \$2200.00 + per month.

Being an employer in Toronto I have seen what happens when affordable long term rentals are taken off the market and used as short term rentals.

You cannot find employees because they can't find an affordable place to live in the community.

I foresee more people from Toronto or overseas purchasing inexpensive properties in the area and turning them into short term rentals.

This will also remove affordable housing for local purchasers to buy and raise their families in. I believe this is a slippery slope to go down.

Comments on proposed short term lease agreement

As a home owner in Georgina I would prefer to see a ban on short term rentals (of less than 30 days) in residential areas as implemented by Collingwood.

If the town proceeds with the short term rental by-law I do agree that a licence at least attempts to control the issue. I have read the proposed licencing by- law for Georgina and I have also looked at licencing in the other more “experienced” municipalities. I am concerned that Georgina’s proposed by-law does not go far enough to control these short term rentals and it is not clear to me how the by-law and demerit point system will function in real life.

After several years of implementing a licence system The Town of Blue Mountain has made some changes to their licence.

1. They will not allow a short term rental licence within 120 meters (almost 400 feet) of another short term rental. This will help and prevent local home owners from being affected by several adjacent properties.
2. They have made it mandatory that the owner must respond to a complaint within 1 hour of the town/ police receiving the complaint.

I have many questions and concerns with regard to the implementation and enforcement of the proposed licencing by-law.

1. What exactly is a single detached residential unit?

What would the single residential unit across the street be then?

With four rental units in a single family home?

2. How does the town propose to know how many people are staying or visiting a unit? Will they hire by-law police to count the number of people that are entering the houses?

3. Will the town have a phone number that will be staffed with personnel 24/7 to take your calls if you have concerns?

4. Will they visit the site immediately to assess and police the situation?

Clearly most issues will not take place during regular business hours; Monday to Friday. I suspect they would be between 11pm on Fridays until late on Sunday. Who do we call between midnight and 5am? A voice message is not acceptable. It must be answered 24/7 by a live person. Do I call the police? This will cost all the tax payers in the Town of Georgina.

5. What exactly is a noise or disturbance? (item 6 on renters agreement) I find this very ambiguous. What are the hours you can't disturb your neighbours?

Demerit point proposal

The town will implement a demerit point system similar to that of The town of The Blue Mountains. I have several questions about how this will actually play out in real life.

1. How does the noise by-law infraction differ from the violation of renters code of conduct? ie. If you make a noise complaint do the

owners get 4 demerit points per incident or 8 per incident as they have violated 2 infractions.

2. If police/ authorities are called more than once in a day, or on a Friday, Saturday and Sunday of some weekends. How many demerit points is this? 4 points 1 day x 3 days= 12 points?
3. If there are 3 or 4 rental units in the property does each unit count as "demerit point unit" ie. Will the property owner get 4x4= 16 demerit points per incident?

What are the maximum number of demerit points before action is taken against the home owner?

4. What exactly happens when you have more than the proposed allowable demerit points? Must you stop renting immediately? Or can you continue operating until a long drawn out appeals process happens?

I find the description of appeals process very confusing.

5. Will the \$2000.00 (initial) + \$750.00 yearly licensing fee be enough to cover the costs of the implementation and enforcing of the short term rental laws? Including 24/7 officers to receive complaints and respond to incidents. Appeals officers to hear appeals etc. or will local tax payers be responsible for added costs ie. If the police are called.
6. Should the town implement a 120 meter distance between short term rental units as they have recently implemented in The Town of the Blue Mountains?
7. Should the town implement a 1 hour response time for the owner of the property to physically show up at the property to deal with the situation? (As they have done in the Town of the Blue Mountains). (There are 2 demerit points added per incident if they do not meet the 1 hour deadline).

In summary, as a long time home owner in Jackson's point I would prefer that Georgina follow the town of Collingwood and ban short term rentals (less than 30 days) in residential homes. We could however continue to allow traditional Bed and Breakfasts- where the home owner must live and where breakfast must be served in the traditional Bed and Breakfast way. We could also grandfather some long standing properties that have been rented out for years for short term stays (ie. Whispering Pines).

If the town does proceed with the implementation of the licencing of short term rentals, there should be changes made to the licence as well there must be clarification as to how the actual implementation and enforcement will really work.

It is useless to have a system that looks good on paper but doesn't work in the real world.

The time to do it right is NOW.

Dr. Susan Johnston

Jackson's Point

From: SUSAN JOHNSTON
Sent: Wednesday, April 24, 2019 1:08 PM
To: Carolyn Lance; Frank A. Sebo; Robert Grossi; Margaret Quirk; Michael Smith; Harold Lenters
Subject: Fw: House Rules!

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Sunday, April 21, 2019, 11:58 AM, SUSAN JOHNSTON <docspj@rogers.com> wrote:

Please print

[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Friday, April 19, 2019, 9:51 AM, Scott Stevens <sc





On Fri, Apr 19 2019 at 9:44 AM Scott Stevens
<_ te:

House Rules

No smoking, parties, or events
Check-in is anytime after 3PM
Self check-in with smart lock

- ABSOLUTELY NO PARTIES
- NO SMOKING INSIDE THE HOUSE
- All Garbage needs to be properly bagged and taken out to the bin across the street
- Please do not leave doors open in Winter or Summer when the Heating system is on
- Please beware of the neighbours and keep noise to a minimum

You must also acknowledge

Must climb stairs - 1st floor has about 2 to 5 steps on the stairs and 2nd floor can only be accessed through stairs as well as the third floor

Security Deposit - if you damage the home, you may be charged up to \$950

Surveillance or recording devices on property - There are security cameras outside of the house for protection only

Hide rules ^

\$282 per night

Dates

Check-in → Checkout

Guests

1 guest

**Book**

You won't be charged yet

Special offer: 20% off this home

This host is offering a one-time deal to the first 3 guests who book a trip between now and 09 Jul.



Report this listing

From: Frank A. Sebo
Sent: Wednesday, April 24, 2019 1:11 PM
To: Carolyn Lance; *Mayor & Council (incl. CAO, D-CAO & EA)
Subject: STRAs

Could we please have the comments below, from a resident/Air BnB operator, added as an addendum to tonight's meeting;

I have briefed over this a few times now. As I mentioned I'm in Washington DC working. On first glance I'm not really seeing anything that's jumping out at me that I do not deem to be fair. Except. The fees.
I'm one of the longest running AirBnB's.

I've done some quick checks and my occupancy of 365 days is about 100 days. One or two rooms. These rooms typically go for about \$95 a night.

Airbnb keep detailed notes so does my accountant. We can use me as a test example and go through this but on average I make somewhere around \$10,000 will call it a year.

I don't want to even go there as to what the expenses are to keep this going.

But the rate of \$2000.00. For the initial and then \$750.00 per year. Seems really really high Is there anything we can do about this ??

Also.
Sadly because I deal with this all the time Airbnb also takes in Barrie and Georgian Bay Area. I get this all the time people trying to book weddings that are actually in Barrie-Airbnb doesn't seem to get the idea that there's a lake in the middle. FYI.

The town seems to think there's over 100 operating. ?

I'm going to do another double check on that figure, and report back.

Nancy Reilhan
Jacksons Point

From: Anne Winstanley
Sent: Wednesday, April 24, 2019 1:19 PM
To: Ryan Cronsberry
Cc: Carolyn Lance; Patrice Asaph; Anna Geniole; John Espinosa; Harold Lenters
Subject: Facebook re STRA

Additional comments from same person on Facebook.

 **Frank Anthony Sebo** Nancy Ann Relihan would you like your comments added as an addendum to tonight's meeting for the public record?

Like Reply Message 1h

 **Nancy Ann Relihan** Frank Anthony Sebo yes. Pls.

The \$2000 would be , 25% of my companies Airbnb business in a year. Never mind all my other expenses. And all the other service fees etc.

My Airbnb is busy. I have also never had a problem in five years. I come up basically first in the search engine.

I would imagine others are only making maybe \$7000.00. ...

So yes please see how this can be addressed.
 To me this is price gouging?

The only other interesting point is I have been again running for five years and never other than the odd time have I put a third person into a bedroom Unless it's a child. to me just sounds gross And open so wide door

One bedroom should contain a standard bed for two adults end of story. (With maybe children) So the numbers are kind of weird.

Regular bed and breakfasts were allowed up to four where they not ? Adjusting the amount of rooms makes more sense.

Unless of course we want a new byelaw called AirBnB/brothels/Swing clubs. ?

#ThisIsNotVegas.

Thanks Frank And yes please add to records.

Nancy.

Like Reply Message 22m