

Lookout Residents Group

How Might We Understand the Impact of Air BNB's on our neighbourhood?

July 25, 2018

Fact Finding:

1. Uncertainty of guests
2. Smoking pot
3. 2 AirBNB's beside homes
4. Impact on children**
5. Unsightly property
6. Complete lack of by-law enforcement*
7. Safety*****
8. Transient nature of guests*
9. Negative impact on property values**
10. One week 7 different families
11. Concern with engagement with children
12. Now lock doors
13. People entered home – strangers
14. People arriving to wrong homes
15. Afraid to be home alone
16. Hotel like activities**
17. Neighbourhood could become a destination
18. Private deck is advertised on Air BNB site
19. Concern about fire between townhouse units*
20. Expansion of Air BNB's without rules
21. Liability concerns*
22. Don't know about if Air BNB's are carrying proper insurance
23. People have invested a lot of money in their homes
24. Increase traffic**** (26)
25. Increase parking –unsafe parking*
26. Parking block sight lines
27. Ground maintenance is lacking
28. Zoning By-law does not permit hotel in R1 Zone –only permits single detached dwelling / licensing usage*****
29. Bought property signing off that is would be used as single residential use*
30. Town restricted structural change to home – exterior man door
31. Properties rent more than 3 bedrooms
32. Secondary plan only permits single detached uses
33. Corey says Anosan has told him they would operate as an Air BNB due to damage
34. Jake is not operating Air BNB*

35. Anosan is operating Air BNB
36. Anosan is living in the house
37. No one's business as to how many houses Anosan has
38. Anosan and Jake represent 4 properties
39. 5 Air BNB's exist in the neighbourhood
40. Several properties are being used to fill rooms
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43. Air BNB online was 9
44. Distinction between Air BNB and Bed and breakfasts
45. Do not have clear definitions of Air BNB, hotel, bed and breakfast*
46. Concern that Air BNB is not principle resident / no one is living there
47. No mechanism for complaints
48. Assume residential means residential*
49. Town may not capture tax from commercial use
50. Would rather pay tax to the Town
51. Value of house could depreciate***
52. Looking to install security system at home
53. Private property owner incurring additional expense for security
54. Guests do not have no stake in the neighbourhood
55. Only one police officer available*
56. Late night noise / impacts**
57. Concern over potential for marijuana tourism
58. Proximity to Niagara Falls where Air BNB's have been banned in residential areas
59. This is a fairly new phenomenon
60. Disruptive technology impact*
61. People are supplementing income to carry the costs
62. Town does not have licencing by-law*
63. Zoning by-law amendment process is available to owners
64. Air BNB is a term not a use
65. Look at NOTL example
66. Peace of mind*
67. Safety of family members
68. Maintain property values
69. Sense of community = neighbours know your neighbours*
70. Confidence in Town leadership
71. Accountability for residents if no guests*
72. Homes not hotels
73. Property standard maintained
74. People's vision of neighbourhood fulfilled
75. Living without fear
76. May resolve issues with traffic
77. Meet contractual obligations with Mountainview
78. No enforcement mechanism

79. Enforcement needs to be developed
80. Town enforced by-law in the past
81. Does not understand why Town does not enforce by-law
82. Province has a guideline for home sharing
83. What motivated people to operate a BNB
84. Is Pelham known to have loose rules*
85. Interim restriction of Air BNB's until issue is resolved*