

Some STR's are BAD! Others are Community Assets.
Recognize the differences!

STOP the bad ones

TAX the good ones

A presentation by Chris Johannsen and Chelsea Miller,
operators of a beneficial STR close to the River District

Today, council votes on the issue of the Rental Cap for STR's.

Why punish the small owner-operated STR's when instead of causing problems, we ACTUALLY provide a valuable community service?

Airbnb's Have Done Terrible Things:

We can all probably agree that the system has been abused and has gone unregulated for too long.

The question is:

Should Council treat all STR's the same way when some are actually community assets?

We know about Short Term Disasters:

1. Party Houses
2. Corporate Run houses
3. Entire buildings containing nothing but STR units
4. Evicting tenants to run STR's

The bylaws that council has already agreed on will address these problems.

What gets less attention is the fact that many STR's are responsibly run by locals in their homes.

Many are run by people who would never be willing or able to offer a traditional rental unit.

These small operators provide a valuable service that visitors want.

Why go after “the little guys” that aren't causing any problems.

We agree that regulation is good.

Regulation will eliminate Short Term Disasters.

STR Taxation will create new funds for Owen Sound.

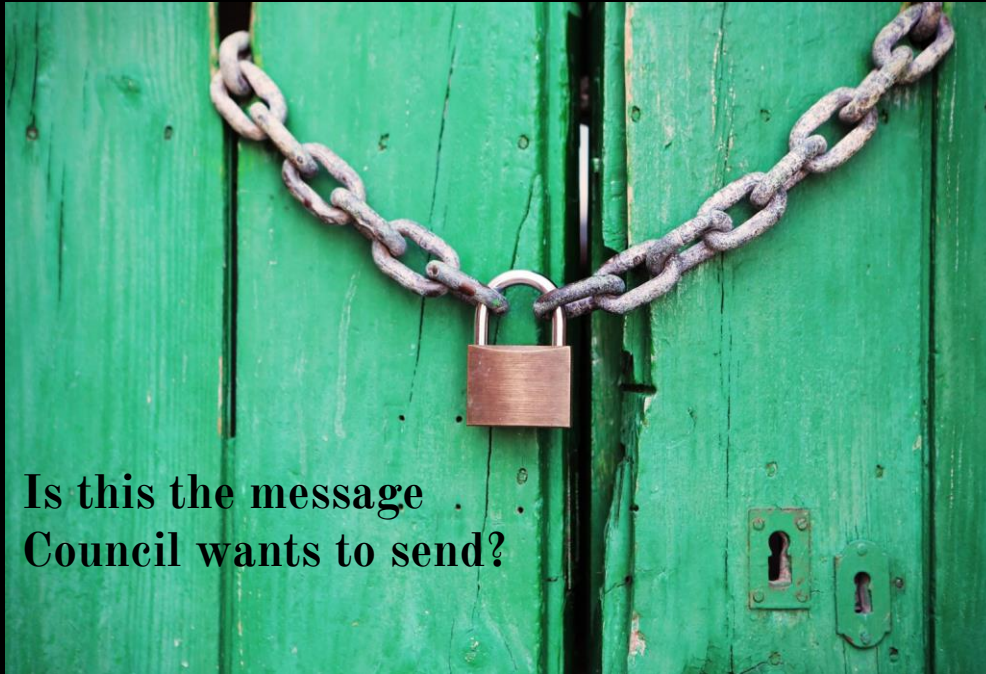
Registration will help accurately assess and track each STR.

What we don't agree with is the
proposed rental cap by day.



A 90 day limit per year, or 25% allowed, will
cause much harm and little if any benefit.

Would you tell a community asset that they can only provide benefits 25% of the year.



Is this the message . . .
Council wants to send?

“Sorry, even though your neighbours support you and you provide lodging for all these people that help enrich our community, we’re going to stop you from operating.

Those students, PSW’s, Doctors, Tourists, Nurses, Business People, Contractors, House hunters, friends and family of locals...

Well, Council thinks they should stay mostly in Hotels even if what they really want is an STR.”

Some of you believe that if you stop STR's, you will create more rental units.



For us, and many people like us **who rent space in their home**, this is a FALSE premise.

The 90 day cap will NOT cause us to create a traditional rental unit.

Therefore, if we cause NO HARM
let us operate.

Many STR operators will NEVER offer a traditional rental unit in their homes because...

- a. Many hosts just offer rooms, or do not have the architectural set-up to offer a separate self contained rental unit
- a. Hosts want to keep their 'STR space' available for friends and family that visit between paying guests
- a. **The Landlord Tenant Act** gives homeowners few rights about what happens under their own roof - for this reason many of us will never offer a traditional rental unit.

In consideration of these facts,

We propose:

1. Let responsible Home-Operated STR's operate 200+ days per year
2. Tax them more - leverage this existing asset
3. Use tax revenue to create affordable housing
4. Use the first year of regulation to assess each STR and quantify its value to the community

If an Airbnb does NOT:

- a. Cause noise disturbances
- b. Cause traffic and parking problems
- c. Host parties
- d. Take away a traditional rental unit
- e. Bother neighbours

Then WHY limit its ability to operate?

If you limit STR's to only operate 90 days per year, you will only collect a fraction of the possible tax revenue from them.

(And you'll have fewer visitors to Owen Sound)

The STR's that don't cause
problems....

...produce benefits.

Documented benefits of STR's for Communities:

1. **Direct Economic Benefits** - Additional income for homeowners, which can stimulate local economy. Increased tourism in neighbourhoods boosts River District Economy.
2. Environmental Benefits - Airbnb is more sustainable than hotels
3. Increases diversity in neighbourhoods
4. Flexibility for neighbours to use local airbnbs for their visiting family and friends and for special events

Some Guests that have recently used our STR:

- 1. Doctors on Locum at Owen Sound Hospital**
- 2. PSW's who were in Owen Sound on short term contract**
- 3. Nurses on short term contract**
- 4. Neighbours' family members**
- 5. Business executives in town for work**
- 6. Contractors doing important infrastructure work**
- 7. Tourists**

Do you not want to give these people every incentive to come and stay?

A Montreal Study Showed that STR's visitors stayed Twice as long as Hotel Visitors!

In this day and age, visitors want to stay in and explore unique neighbourhoods. I bet most people here who travel have used an airbnb and loved it.

Travellers want STR's.

The fact is, with fewer lodging options available, fewer people will come to Owen Sound.

Fewer enticing places to stay = Fewer Visitors = Less Local \$

It's a simple equation.

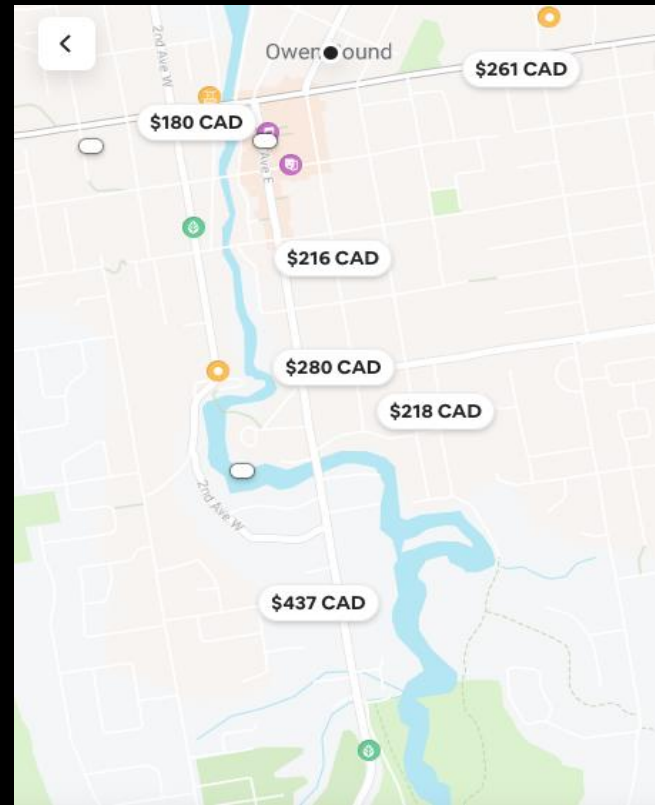
It's a self evident truth

The indirect benefits of visitors staying in neighbourhoods is not easy to quantify.

- Visitors feel safer in neighbourhoods than in downtown and commercial zones
- Visitors get a taste of neighbourhood living in Owen Sound, putting our best face forward
- Visitors get to experience Owen Sound as a pedestrian, which enhances the River District
- Locals can have their family or friends stay next door or around the corner
- People shop more when they are on holiday
- Multiple lodging options makes a destination more desirable

Right now, before
regulation begins,
there are few places to
stay in the River
District.

If council wants to support local
business, they should not limit
the responsible STR's that
visitors want.



Often there are five or less options
available in the River District. After
new bylaws, there will be far less.

Do you really want people to say this:

“There used to be some great places to stay in Owen Sound but they’re usually inaccessible now because of the new strict local bylaws.”

Wouldn't you rather people said this



Let's go to Owen
Sound. There are lots of
great places to stay!

With a 90 day Rental Cap:

What are you gaining?

What are you losing?



Some thoughts from our direct neighbour:

“My name is Annette Cunningham. We have lived beside Chris and Chelsea since October 2020. Since they started airbnb we have had zero noise complaints, zero damage. All guests are polite and respectful. I feel there has to be some exceptions to the rules on 90 days a year. **We support them to continue with airbnb and actually encourage it in our neighbourhood. And with our community being a tourist destination it is amazing that they have a beautiful spot for people to enjoy.** If you have any further questions, please feel free to contact me. Thank you very much for your time.”

Some thoughts from our other direct Neighbours:

“My neighbours, Chelsea and Chris, run a B&B in their home, and I would hardly be aware of it except for the odd time I get to have an interesting conversation with someone who is visiting the area.”

Next door neighbour, Jane Warner

25% availability = less \$

100% availability = more \$

Visitors bring \$ to
Owen Sound.

If you as a councillor vote for a rental cap, be prepared to apologize to local small business owners for reducing their bottom line.

Closing Thoughts

Look, let's be real. New bylaws for STR's that you've created and agreed on are going to solve the problems of the disaster locations. They're going to put those houses that have been bought JUST for STR's back on the market. These new bylaws will likely eliminate most of Owen Sound STR's, and will likely create some new rental units. What you're looking at NOW is the last piece still standing, and that's the homeowner operated STR, the real heart of the STR model. They are able to make some extra money renting out space in their homes. These people, like us, are not going to have traditional renters in their home. The whole reason we run an STR and provide this community benefit is because the GUESTS all eventually leave, and we have our homes to ourselves again. Do you want a renter that "once welcomed into your home, can basically never be asked to leave, because that's the Landlord Tenant Act. Give homeowners more rights about what happens under their own roof and more of them will offer rental units, but that's a provincial matter. Council should be thanking us for welcoming these Short Term Visitors and bringing in more community wealth. Instead, after approving new bylaws that will get rid of most of the STR's, now you're considering a rental cap on the few airbnb options that will remain, further decreasing availability for visitors and tourists. I honestly cannot believe council hasn't already decided that a rental cap on most homeowner operated STR's is completely counterproductive to Tourism and to Owen Sound's long-term goals, and it's certainly no solution to the affordable

By limiting my STR
and one's like ours, you
will not create more
housing. Please don't
use a sledgehammer to
kill a mosquito. Please
support tourism and
please find a REAL
solution to the housing
crisis.

Thank you for
listening.

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Sidenote on Survey:

It's great that Owen Sound had an online survey, but I wouldn't take the results as an accurate reflection of community opinion on STR's.

One inflammatory outrageous party house on Millionaires Row provoked a lot of people.

People who are outraged tend to fill in surveys, and the rotten eggs get all the attention.

It was not a randomized survey. By its methodology, bias is inherent. People tend to disparage without knowing all the details.