

Short-Term Rental Survey

SURVEY RESPONSE REPORT

09 November 2023 - 01 January 2024

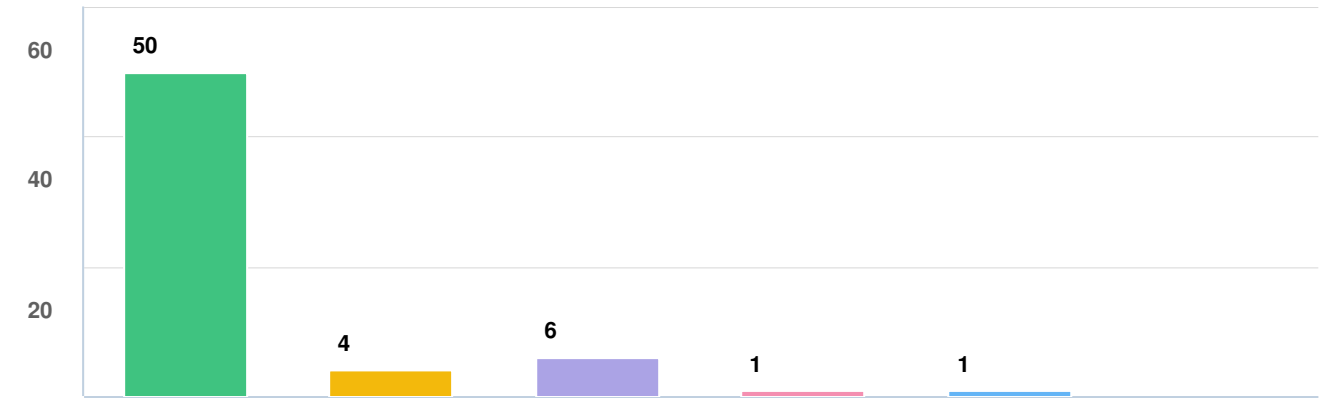
PROJECT NAME:

Short-Term Rentals in Port Colborne



SURVEY QUESTIONS

Q1 Which of the following best describes you? (select all that apply)

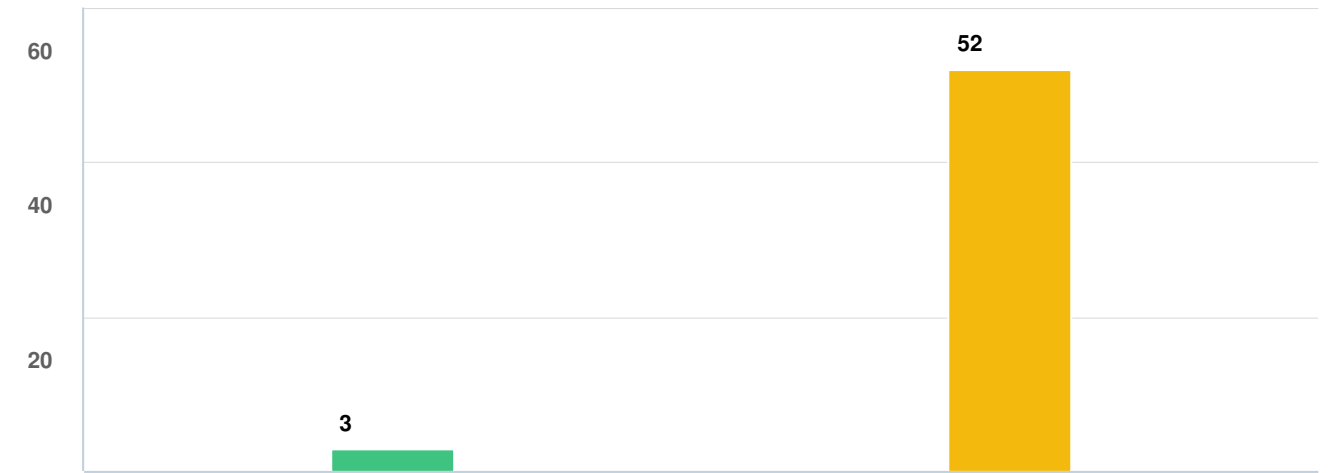


Question options

- I own a property in Port Colborne
- I am a renter of a unit or property in Port Colborne for more than 28 days at a time
- I run a business in Port Colborne
- I'm not from Port Colborne
- Other (please specify)
- I sometimes visit Port Colborne as a seasonal visitor or renter for less than 28 days at a time

Optional question (55 response(s), 0 skipped)
Question type: Checkbox Question

Q3 Do you own a short-term rental in Port Colborne? (rented out for less than 28 days at a time)

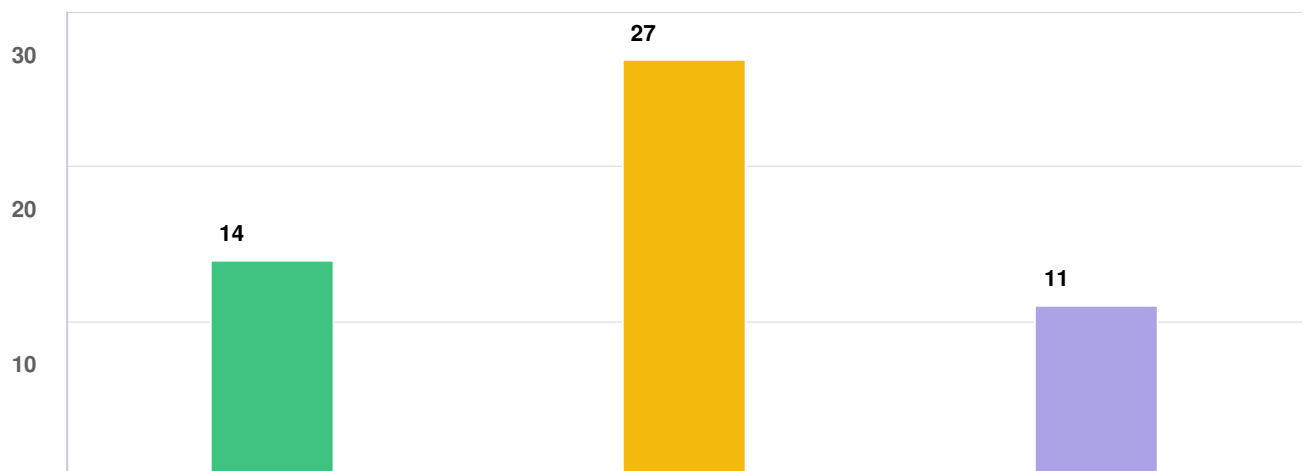


Question options

- Yes
- No

Optional question (55 response(s), 0 skipped)
Question type: Checkbox Question

Q4 If no, would you ever consider owning a short-term rental in Port Colborne?

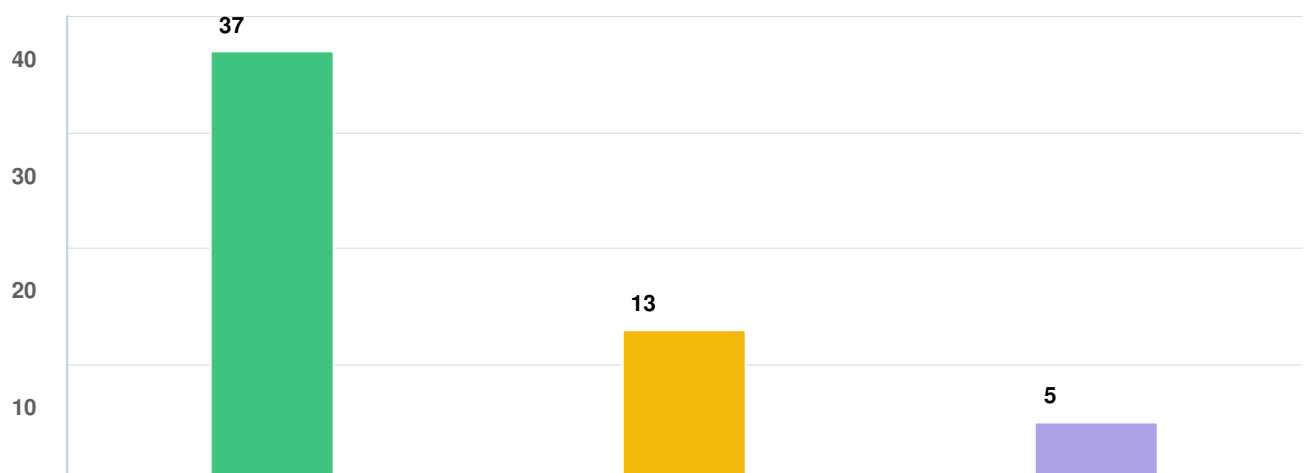


Question options

Yes No Not sure

Optional question (52 response(s), 3 skipped)
Question type: Checkbox Question

Q5 Do you think short-term rentals in Port Colborne should be regulated by the City?

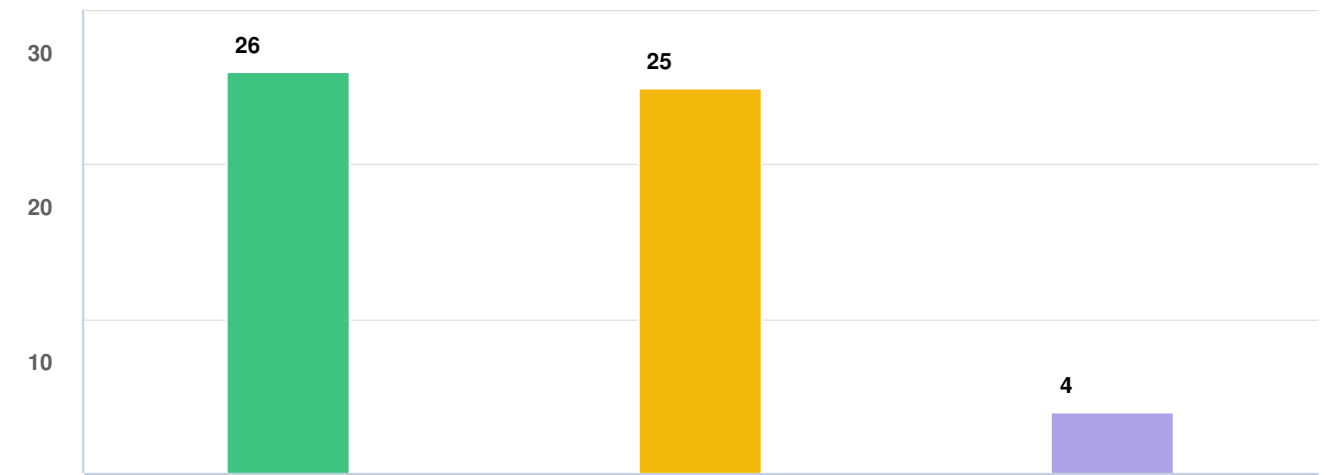


Question options

Yes No Not sure

Optional question (55 response(s), 0 skipped)
Question type: Checkbox Question

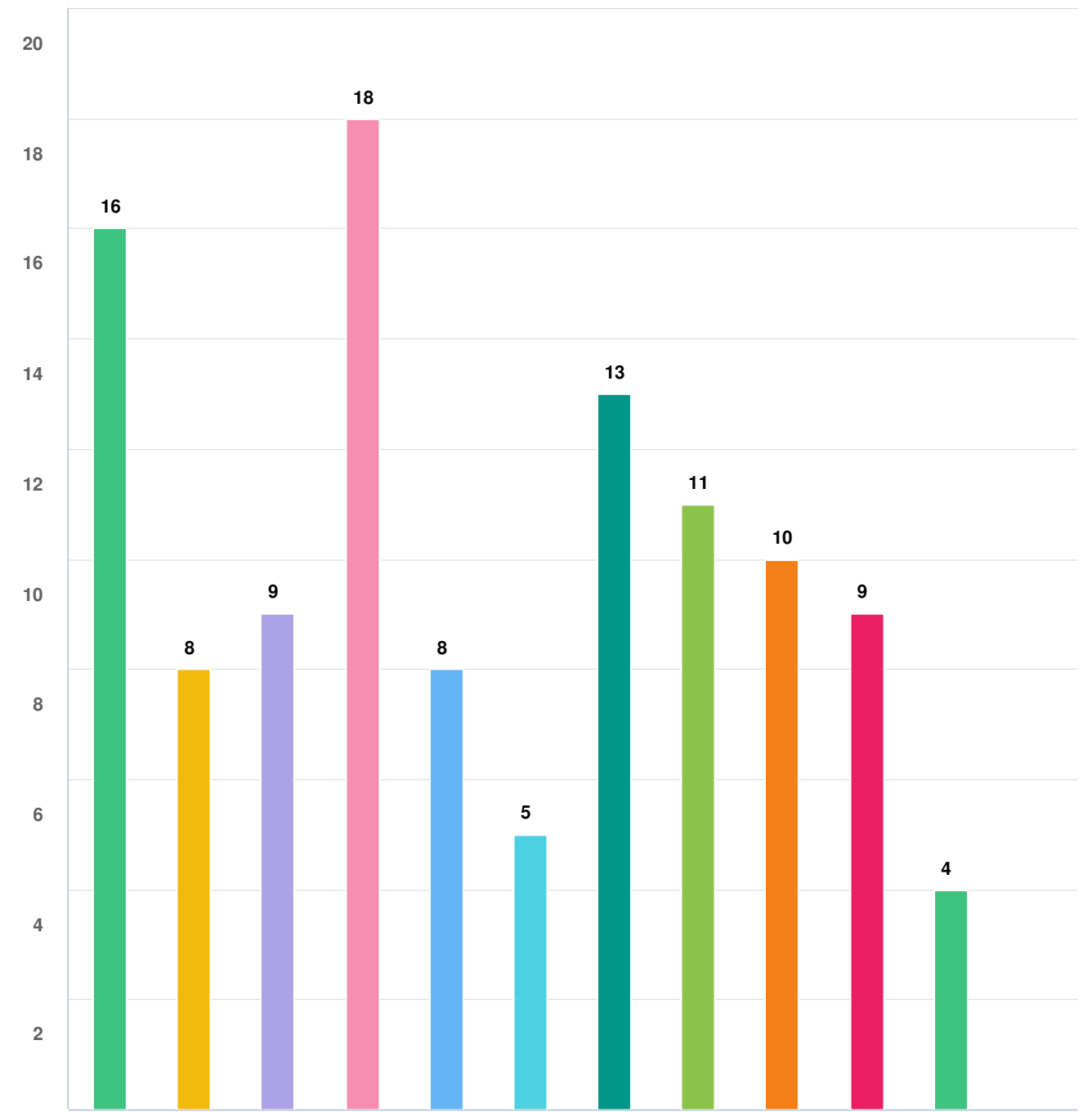
Q6 Are you aware of any short-term rental(s) in your neighbourhood that cause challenges for you or your neighbours?



Question options
Yes No Not Sure

Optional question (55 response(s), 0 skipped)
Question type: Checkbox Question

Q7 | If yes, what type of challenges have the short-term rental(s) in your neighbourhood caused for you or your neighbours? (sel...

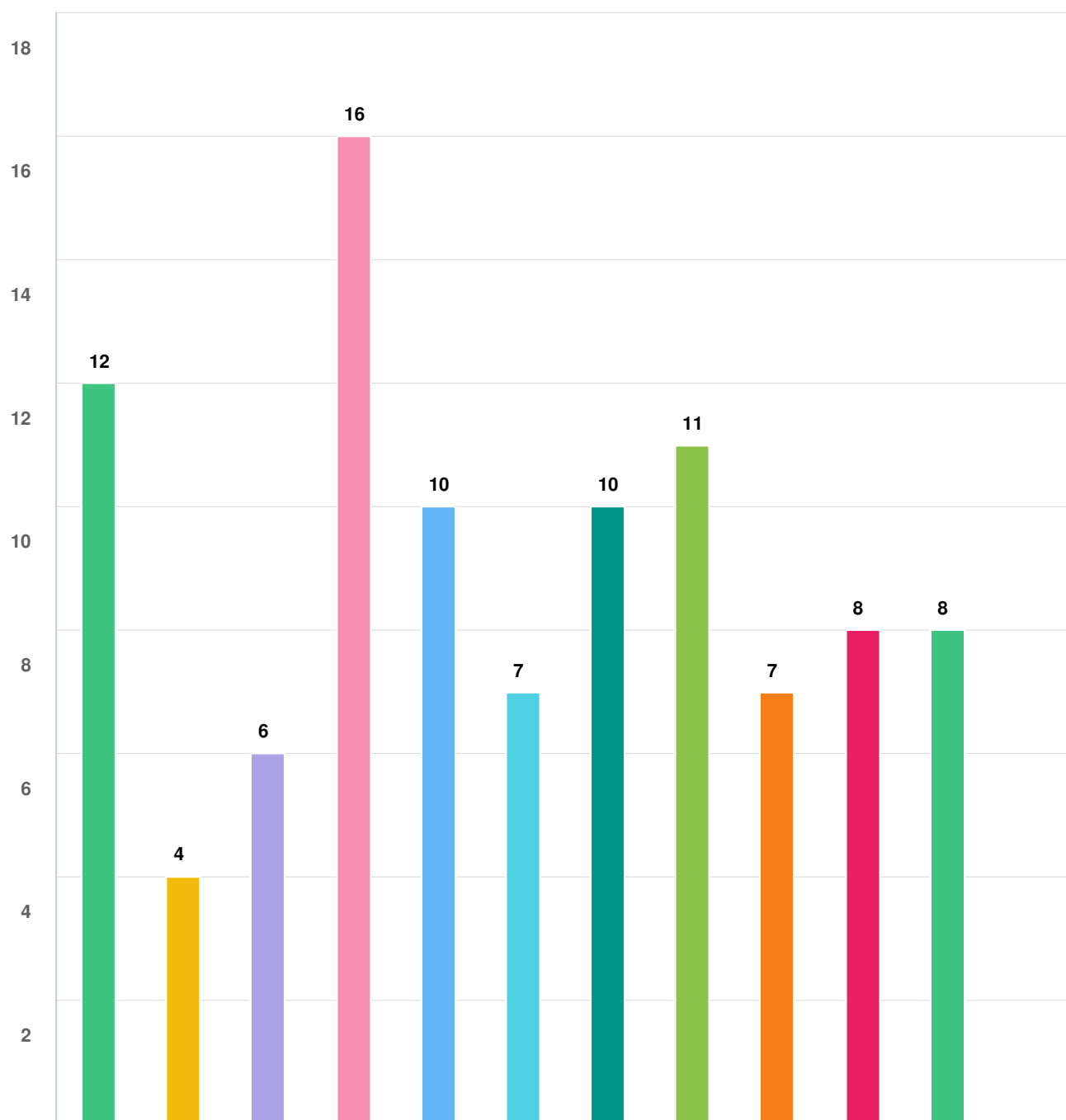


Question options

- Too many guests at the property
- Turn over of guests is too high
- Too many short-term rentals in one area of town
- Issues with noise
- Problems with garbage and recycling
- Issues with property maintenance (grass, snow, etc.)
- Increase in traffic around the area
- Issues with parking
- Loss of community feel
- Concerns with safety/security
- Other (please specify)
- No concerns

Optional question (26 response(s), 29 skipped)
Question type: Checkbox Question

Q8 If no, what type of challenges do you believe short-term rental(s) could pose for you or your neighbours? (select all that...)



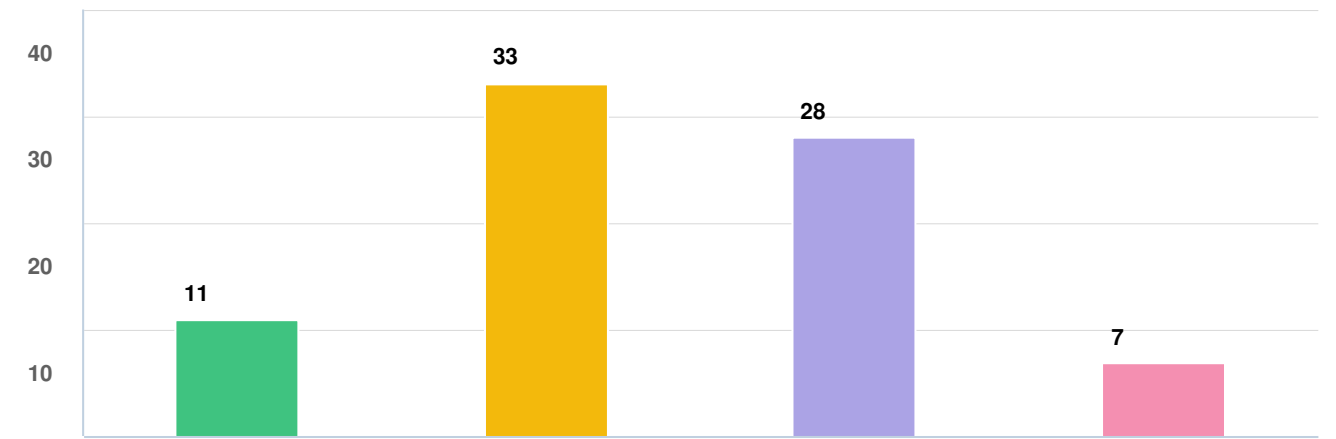
Question options

- Too many guests at the property
 ● Turn over of guests is too high
 ● Too many short-term rentals in one area of town
- Issues with noise
 ● Problems with garbage and recycling
 ● Issues with property maintenance (grass, snow, etc.)
- Increase in traffic around the area
 ● Issues with parking
 ● Loss of community feel
 ● Concerns with safety/security
- No concerns
 ● Other (please specify)

Optional question (24 response(s), 31 skipped)

Question type: Checkbox Question

Q9 Do you think any of the following are potential benefits about short-term rentals? (select all that apply)



- Question options**
- Positive impact to property values
 - Additional income for property owners
 - More accommodation options for visitors
 - Other (please specify)

Optional question (41 response(s), 14 skipped)
Question type: Checkbox Question

Q10 | Is there anything else you want to share about short-term rentals?

Anonymous

12/01/2023 07:08 AM

We have one in our neighborhood and 2 years ago there was a huge part with about 100 guests loud music all weekend and police and by law were called numerous times! We do not want them in our neighborhood!

Anonymous

12/01/2023 08:22 AM

Limited police resources are strained when dealing with noise complaints and other issues that arise from these rental properties.

Anonymous

12/01/2023 06:03 PM

They should be taxed similar to a hotel or motel because they are providing short term accommodations. Ex: not month to month leasing. They should be required to have annual inspections by the fire department. Required signage on property to indicate that it is a short term rental. The property should be rezoned from residential to commercial. Thus allowing the community to have more input on short-term rentals within their areas.

Anonymous

12/03/2023 10:54 AM

Short-term rentals (AirBNB, etc) should be regulated much like Bed and Breakfasts, Hotels, and Motels. They should be contributing to the city in-which they are located in by helping fund affordable housing (Housing for low and impoverished people). Short term rentals should need to purchase a yearly license, pay for inspections from the fire department on a bi-annual basis, pay more in property taxes, have signage indicating short-term rental with contact information for the property owner. Further, the city should force either a rezoning initiative for homes that want to convert to short-term rentals, or have notice placed much like we do with public hearings. This would allow for the community in-which these operate in the chance to have their say. In my opinion, the above would be helpful in making housing more affordable within the city, while also providing extra income to services within the city. Instead of a AirBNB superhost coming in, and having most of the money leave the city, save for property taxes, water/sewage services etc. AirBnB and other apps like it are being used to by-pass rules and regulations, much like Uber verse Taxi Cabs. Sources:
<https://spacing.ca/toronto/2023/03/08/op-ed-the-emergence-of-the-airbnb-rental-shadow-market-is-harming-tenants/>
<https://toronto.citynews.ca/2023/11/14/millennial-money-these-airbnb-horror-stories-can-teach-you-what-to-watch-for/>
<https://www.theinvisibletourist.com/why-you-shouldnt-use-airbnb-issues-you-didnt-know/> <https://financialpost.com/real-estate/property-post/how-the-airbnb-ban-led-to-lower-rental-prices-in-canadas-major->

cities <https://www.theglobeandmail.com/canada/article-how-small-canadian-towns-are-grappling-with-airbnbs-explosive-growth/>
<https://www.theglobeandmail.com/canada/article-quebec-cracks-down-on-airbnb-after-deadly-fire-as-some-continue-to/>

Anonymous

12/07/2023 10:55 AM

Only allow those that have property owners residing on the same property when occupied.

Anonymous

12/09/2023 08:28 AM

People should have the ability to make extra income from rentals. The city should steer clear or regulating this. I feel those who complain are primarily an older generation who do not have to worry about the longevity of our community and what it means to attract new, younger income to our area.

Anonymous

12/09/2023 08:29 AM

I believe short erm rentals are more likely to decrease, rather than increase, the value of nearby properties.

Anonymous

12/09/2023 08:37 AM

There are so many rentals in Sherkston. They do not pay property taxes in Port or pay taxes to the gov't. This needs to be controlled more so that it's fair to all. Short term rentals is a good thing if you follow the rules.

Anonymous

12/09/2023 08:40 AM

I believe the city should regulate short term rentals so when there are issues they can easily be reported and handled and also to ensure there aren't too many in one area

Anonymous

12/09/2023 09:12 AM

Regulate the heck out of them... And do NOT ignore the world's biggest short teem rental that is Sherkston Shores. The biggest bad actor you have helped create.

Anonymous

12/09/2023 10:24 AM

I think that they should be allowed, property owners should not be responsible for the govt mis-management, lack of housing, inflation, and high interest rates. I own multiple properties, 2 in Ontario and 2 internationally and my hard work should not be undermined. To be clear the properties in Ontario are a primary residence and a long term tenancy, I do not currently have any short term rentals in Canada.

Anonymous

12/09/2023 11:09 AM

My understanding is that when now listing a home for sale, you must declare if a short term rental is nearby, which if correct implies they

are a negative to property value

Anonymous

12/09/2023 11:15 AM

The exposure of our children to loud parties, increased speeding in neighbourhood.

Anonymous

12/09/2023 02:47 PM

To me , it would make sense for the City to regulate short term rentals . Specifically due to news reports concerning some bad experiences with short term rentals .

Anonymous

12/09/2023 05:52 PM

Every unit needs to have occupancy limits for safety that are determined by the fire department. Fire department can charge the owner for the service (it would be additional revenue for the city and ensures the safety of short term renters and also neighbours)

Anonymous

12/09/2023 08:45 PM

I've already noticed the increase in traffic. Mostly young people speeding in our area at all times of day and night. It's dangerous for people going for walks with children and dogs.

Anonymous

12/10/2023 07:40 AM

Short term rentals while the owner is onsite (i.e. rental of a bunkie or an apartment unit within the home) should not be included for consideration of regulations alongside absentee landlord rentals. They are completely different.

Anonymous

12/10/2023 10:51 AM

Any issues with noise, garbage, occupancy or problem occupants should be able to be handled by local by-law and police if needed. If regulations are required to be enforced, we would be completely on board. We do not want to see the short term rental market take over affordable housing for Port Colborne residents. Regulations like requiring registration seems to be very reasonable. Since our mobile short term rental exists as a self contained unit on our own property in the country, we don't believe that it will have any negative impact on neighbours, parking or the housing market. We will be diligent at enforcing occupancy, parking on our own driveway with designated spots, noise and other potential issues. As my husband works for Niagara Regional Police, we have no desire of creating a problem for anyone. We are hopeful that our guests (our unit is not open yet) will purchase local goods, produce and take part in local activities adding a positive impact.

Anonymous

12/11/2023 08:55 AM

The concept is great for supporting both local businesses and local home/cottage owners. I feel that these rentals should continue and

yes, I have one right next door. The new Airbnb no-party policy has made a tremendous difference in dealing with problem guests and sound violations. My last two calls to Airbnb have stopped the parties and dispersed the people within twenty minutes of the call. This should be advertised more so that neighbors have an option to deal with unruly guests. In general, most renters are very courteous and kind but the owners should also take the initiative to be more aware of the number of people renting and the effect on the neighborhood. I am not sure that this should be a regulation done by the city as it would crush the incentives to support tourism in the area.

Anonymous

12/11/2023 08:10 PM

Sherkston Shores is very close to where I own and live full time in the area. The park should have rules in regards to renting. The impact spills over to the residences. They are a drain on our EMS system.

Anonymous

12/13/2023 02:14 PM

Port Colborne needs short term rentals if they want to encourage tourism.

Anonymous

12/14/2023 06:20 AM

When you buy your home, you choose it for the house itself but also for the location- the people who live in the area, the traffic, closeness to amenities etc. When you have people renting out their property, many times you loose some of these qualities! When you pay a lot of money for your home and then your neighbour rents theirs out and there are late night parties with loud music, it is not fair. I believe that if this is to happen, there should be very strict rules with licensing that are monitored and if there are complaints, then the license is taken away.

Anonymous

12/22/2023 01:06 PM

Approach with caution

Anonymous

12/27/2023 02:10 PM

The City of Port Colborne should have no say regarding short term rentals.

Optional question (24 response(s), 31 skipped)

Question type: Essay Question