



Special Committee Meeting of Council Minutes

**June 1, 2022, 5:15 p.m.
Council Chambers**

City Hall - 200 McIntyre Street East, North Bay, ON

Members Present: Councillor Brousseau, Councillor Mayne, Councillor Bill Vrebosch, Councillor King, Councillor Robertson, Councillor Mendicino, Councillor Valenti

Members Absent: Mayor Al McDonald, Councillor Tanya Vrebosch, Councillor Bain, Councillor Maroosis

Infrastructure and Operations Committee

No Items Addressed.

General Government Committee

No Items Addressed.

Community Services Committee

Public Meetings Pursuant to the Planning Act

CS 2022-05 Report from Peter Carello dated May 17, 2022 re Proposed Zoning By-Law Amendment by Miller & Urso Surveying Inc. on behalf of First Ave. (No.6) Inc. - 485 Frist Avenue West and 486 Algonquin Avenue

Councillor Robertson explained the purpose of the Rezoning Application.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 10th day of May, 2022 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Peter Carello explained the purpose of the Rezoning Application.

Councillor Robertson asked for public presentations in support of or objecting to the Rezoning Application.

No Presentations Made.

Direction: Committee Report be brought forward to Council.

CS 2022-07 Report from Peter Carello dated May 18, 2022 re Proposed Zoning By-Law Amendment and Draft Plan of Condominium on behalf of Miller & Urso Surveying on behalf of Jograh Investments – 771 Golf Club Road

Councillor Robertson explained the purpose of the Rezoning Application and proposed Plan of Condominium.

The City Clerk advised that notice of the meeting was given by prepaid first class mail on the 10th day of May, 2022 to all owners of property within 120 metres of the subject property and by the posting of a placard on the subject property.

Peter Carello explained the purpose of the Rezoning Application proposed Plan of Condominium.

Councillor Robertson asked for public presentations in support of or objecting to the Rezoning Application and proposed Plan of Condominium.

Conflict of Interest:

Councillor Valenti declared a conflict of interest as "I could be related to this developer. I have never heard of this name but there is recognition there and I know we do represent in my field the development in that area".

Presentation:

Rick Miller, Agent for the Applicant

- The proposal is for 12 single residential units.
- It is a vacant land condominium.
- All units will access the property through the common element at the rear of the properties. The driveways will not be on Bain Drive or Golf Club Road.
- This is the same sort of development that is currently on Gorman Street.
- The lands will be maintained through the condominium corporation.
- After draft approval is received the developer will be required to prepare a Stormwater Management Plan.
- Private Well - a pre-blast survey will need to be completed if blasting is to occur and this will include protection of the well.

Direction: Committee Report be brought forward to Council.

CS 2022-09 Report from Joel Therrien and Beverley Hillier dated April 19, 2022 re: Short-Term Rentals

Councillor Robertson explained the purpose of the Zoning By-Law Amendment.

The City Clerk advised that notice of the public meeting was given by placing an advertisement in the North Bay Nugget on Saturday May 7, 2022 and by providing a copy to all agencies as prescribed by Ontario Regulation 545/06.

Beverley Hillier explained the purpose of the Zoning By-Law Amendment.

Councillor Robertson asked for public presentations in support of or objecting to the Zoning By-Law Amendment.

Presentations:

Renee Meyer

- Local Co-host on Airbnb for owners who are out of town. Can be contacted within 10 minutes and attends location within 30 minutes.
- All for regulating and licensing.
- Requests that timing be sufficient to complete the application once that process is implemented so not to disrupt current renters.
- Many of her renters are in town working in the film industry.

Doug Dokis

- Not in the business, is concerned about how this affects a neighbourhood.
- Faceless and for every 1 issues, there are 10-15 people impacted.
- Does Economic Development override the citizens of North Bay?
- The house next door to him does not use the main websites and is a private listing on Facebook, how will those be regulated?
- We need to look at the long term benefits of this v the citizens.
- Against Airbnb in my zone specifically, R1 zones.
- When something was zoned a certain way, there was a reason for this.
- Creates housing shortages, this makes local people suffer.
- These landowners do not care about the state of their property.
- Are the hotels being used? Can someone check on this?
- We need to protect the neighbourhoods.

Laura Fischer

- Has been a landlord for 8 years long term, and how has been in short term rentals for 6 years.
- Will never go back to long term rentals, the Landlord & Tenant Act is too cumbersome.
- Has met people from all over the world.
- Also co-hosts for 3 friends and has had various experiences, some good, some bad as some people do lie.
- Regulations are the way to go.
- Fees are an issue, if there are additional costs on top of that fee.
- Would like some clarification on 3 month rentals for example, are they allowed? and just not allowed to be listed on the short term website?
- What if I choose to rent longer than 28 days, can that be listed on the short term website?
- North Bay has a film portal site that I don't think people know about.
- Out of town owners are not maintaining and improving their properties like we are.

Katie Brodhagen

- We have been renting on Airbnb for 7-8 years.
- We rent a space in our own home, it's completely private and seperate.
- I have a tight hold on my renters, one tried to have a party and I put a quick stop to that.
- The 28 day thing is my issue, I usually rent 60-90 days to doctors, film industry, etc.
- I would not rent long term, I've only heard bad things about renters.

- How can we make this for people from North Bay and not non-owners?

Chantal Szydluk

- Owner of an Airbnb
- Biggest concern is the 180 day limit/50% occupancy.
- If there are cancellations that would be loss of money.
- 101 rentals is not strangling North Bay.
- Cottage rentals, established businesses should be removed from there.
- Noise complaints, not just visitors that are the issue, locals are as well.
- My Airbnb is within our home, we do it to better our life and help with our retirement, to cap it off at 50% is not fair.
- We fill a need that has direct community impact.

Bill Woods

- Has been a landlord for 30 years and has never seen anything like this.
- This has been nothing but a nightmare for him.
- Short term rentals are causing property values to drop.
- Live on the beach and these renters are using their property.
- The landlord next to him is abusive.
- Has had groups of teenagers partying and called the police which took 3 hours to respond.
- They leave garbage on the beach.
- This is an irresponsible owner from Toronto.
- There are many hotels across the street and they've never had these problems with those guests.
- Can I put a fence up to the water?
- This is just not responsible property ownership.
- If the landlord is there, that's ok but absent ones are not ok.
- The landlord next to me said he would physically beat me because I complained about his renters.

Edna Wardell

- I've called and complained to the by-law officer. There are parties, we ask them to turn down their music and they are not nice at all.
- Owners that don't live in the area are the problem.
- If we knew there were Airbnb's on that property we would never have bought here.
- There are many hotels on Lakeshore drive that have empty parking lots.
- These renters block our driveways with their skidoos, trailers and their vehicles.

- They advertise these places as weekend getaways
- They leave garbage on the beach, their dogs do their business on our property, not their rented properties.
- Feel that the demerit point system should be stronger than what it is.
- Owners and renters need to be more responsible.
- Regulations/standards have to be there.

Chantal Phillips

- Appreciate the work staff has done and is happy to conform to the regulations.
- I have been renting a studio to students for the last 5 years, so I have 4 months where my space is empty and do short term rentals.
- Rent to people coming through the City and to the film industry.
- \$600 fee plus \$200 annual renewal is not affordable for her since she only rents for such a short amount of time.
- The application process is cumbersome and creates an additional barrier.
- The licensing fee should be a percentage instead of a flat fee.

Kobi Rosoph

- The only issue I have is the 180 days.
- I bought a house expecting to be able to rent it 365 days per year and at only 50% I would not be able to cover the mortgage.

Direction: Item to remain on Committee.

Public Meeting pursuant to the Municipal Act

CS 2022-10 Report from Beverley Hillier dated May 5, 2022 re: Short-Term Rentals User Fees

Matter Deferred until the CS 2022-09- Amendment to City of North Bay's Zoning By-Law 2015-30 to Define and Regulate Short-Term Rentals has been dealt with.

Special Committee Meeting of Council adjourned at 8:25 p.m.

Acting Chair, Johanne Brousseau

City Clerk Karen McIsaac