



Nov 14th, 2017

Re: PG 24.8 Zoning By-law and Zoning By-law Amendments to Permit Short-term Rentals

Dear Planning and Growth Management Committee,

We are writing today to support the regulation of short-term rentals in the City of Toronto.

Our main concern with AirBnB is not people who rent out a spare room in a house or apartment. This is about 50% of AirBNB's business and we're fine leaving those folks to do this. Our concern is with the other half of their business: commercial operators, with multiple listings/units who take rental units off the market and then rent them out on Air BNB.

The loss of units is serious. It's ravaged the rental markets in a number of cities including New York, Berlin, San Francisco and Vancouver. Currently, models assume thousands of units have *already* been lost in Toronto. This represents a massive amount of housing.

We believe everything should be done to protect both the City's supply of long-term rental housing, and the affordability rental housing. The City's rental vacancy rate is notoriously low. Homelessness continues to rise, young people can't afford to move out of their parents' homes, and people across the city have so few options that they end up stuck in unpleasant and unsafe living situations.

While the City's proposed regulatory framework is an excellent start, there one significant issue with the zoning aspect of the by-law that needs to be addressed: **Operators should not be permitted to rent out secondary suites.**

Operators should be limited to renting out their principal residence. The short-term rental of secondary suites seriously undermines the City's goal of protecting long-term rental housing stock in two ways:

First, rental of secondary suites make up a significant percentage of the City's rental market, especially in the most desirable neighbourhoods in the City, and it is these neighbourhoods which are most at risk of short-term rental conversion and require protection by this by-law.

Second, it will undermine the possibility of effectively enforcing the proposed principal residence requirement, as it is next to impossible for an operator to provide adequate documentation that proves their legal eligibility to rent out a secondary suite.

We urge you to ban the use of secondary suites for short-term rentals. We're in a housing crisis in the city and we need all the units we can get.

Sincerely,

Geordie Dent
Executive Director - FMTA

