

FRIENDS OF KENSINGTON MARKET**15 Casimir Street, Toronto, Ontario M5T 2P6**

Planning and Growth Management Committee 10th Floor,
West Tower, City Hall 100 Queen St. West
Toronto, Ontario M5H 2N2

Dear Chair and Committee members,

Re: Zoning By-law Amendments to Permit Short-term Rentals - Item PG24.8

Friends of Kensington Market (FOKM) represents both residents and supporters of Kensington Market.

Thank you for considering the issue of regulating short-term rentals, which have a huge effect on the health livability of neighbourhoods like ours. We consider the proposed regulation to be balanced between the desire of homeowners to use their homes for money-generating and the common good, which for neighbourhoods like ours, includes the right to not have unlicensed hotels next to residential areas with no regard for zoning.

Two issues concern us, however. Firstly, we oppose the proposal that property owners be permitted to remove secondary suites from the long-term rental market and rent them out for short-term, hotel-like use. A secondary suite is NOT the home or principal residence of the property owner. The creation of these suites was allowed by Province of Ontario precisely to create affordable housing.

The City of Toronto's Official Plan and zoning by-laws embrace this policy. Secondary suites have found a ready market of moderate-income tenants, gaining the support of property owners. These long-term tenants assure the health of neighbourhoods like ours, helping to preserve their historic character and uses. Allowing secondary suites to be removed from the long-term rental market makes no sense, especially in the current housing crisis. It goes against the principle by which secondary suites were created and against the good of our city. Please reconsider this aspect.

We are also concerned that users of Airbnb and other platforms would not be required to show proof of residency. This is baffling, a clear loophole that will not solve the problem these regulations are designed to deal with—unregulated ghost hotels. If proof of residency is required for a parking permit, then it must be required to rent out rooms in one's home.

We ask you, for the good of neighbourhoods and individuals and the health of our city overall, that you restrict secondary suites for long-term rentals and that you require proof of residence in order to make the proposed regulations enforceable.

Thank you,

Dominique Russell
Chair, Friends of Kensington Market