

City Council**Motion Without Notice**

MM11.26	ACTION			Ward:All
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Regulating Temporary Accommodation Rentals - by Councillor Kristyn Wong-Tam, seconded by Councillor Janet Davis

- * Notice of this Motion has not been given. A two-thirds vote is required to waive notice.*
- * This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*
- * This Motion has been deemed urgent by the Chair.*

Recommendations

Councillor Kristyn Wong-Tam, seconded by Councillor Janet Davis, recommends that:

1. City Council request the Executive Director, Municipal Licensing and Standards, together with the Chief Planner and Executive Director, City Planning, the Chief Building Official and Executive Director, Toronto Building, the Fire Chief and General Manager, Fire Services, the Chair, Toronto Police Services Board and the Executive Director, Social Development, Finance and Administration to report to City Council, through the Licensing and Standards Committee in the second quarter of 2016 on:
 - a. options to regulate and enforce infractions at temporary accommodation rentals through rezoning rental properties;
 - b. an investigation of the social and health impacts of rentals including occurrences of sexual violence, working conditions for employees and the health and safety standards of rental buildings and renters;
 - c. measures for management and enforcement of the provincial Fire Prevention and Protection Act and Ontario Building Code for preparedness to prevent fires or carbon monoxide exposure;
 - d. measures to ensure cooperation between City divisions, residents and Toronto Police Services to prevent crime at temporary accommodation rentals;
 - e. the impacts of rentals on vulnerable residents and measures available to prevent the displacement of vulnerable residents by rentals; and
 - f. developing fines between \$5,000 and \$100,000, with the amount rising to \$200,000 to repeat offenders for non-compliance.

2. City Council request the Province of Ontario to take effective steps to manage temporary rentals including the requirement that temporary rental owners must obtain provincial government authorization as a hotel or bed-and-breakfast operator and pay the provincial hospitality tax.

Summary

Recent media reports and resident correspondence suggest that activities related to temporary accommodation rentals is burdensome, unregulated and poses safety risks to renters and neighbourhoods around the world, including Toronto.

The lack of municipal regulations and enforcement impacts people who cannot enjoy their home because of the often illegal and dangerous activities taking place at these properties, including drug use and incidences of sexual violence.

Additionally, temporary rental owners are not regulated by the same standards as hotel and bed-and-breakfast owners through the *Occupational Health and Safety Act*, the *Ontario Fire Code* and the *Ontario Building Code*, posing serious safety risks to renters, employees and neighbourhoods.

Media reports and resident correspondence also indicate that temporary accommodation rental sites often replace rooming house locations can displace vulnerable residents who are searching for affordable housing options.

This situation has been observed for many years, without any apparent improvement.

Residents of the City of Toronto would not expect to have commercially-operated hotels in their residential neighbourhood. By logical extension residents of the City of Toronto should not expect to have unregulated, commercially-operated accommodation rentals operating in their residential neighbourhood. It is in the interest of public safety that management and enforcement mechanisms for these temporary accommodation rentals for the City of Toronto are needed.

This Motion is urgent as residents across the City, as well as experts, note there is extensive growth in the area of temporary accommodation rentals, and there have been growing concerns among Toronto residents that are adversely impacted by these temporary rentals. This Motion requesting that staff investigate the impacts and develop options to mitigate the impacts of temporary rentals is needed now as the City is reaching a critical turning point in the prevalence of short-term rentals, and this direction should be incorporated into the 2016 work planning of involved divisions for a timely response back to Council and Toronto residents.

Background Information (City Council)

Member Motion MM11.26