

Attachment 3: Detailed Summary of Research and Consultation Findings

Short-term Rental Market Overview

In Toronto, people are using a number of online companies to facilitate short-term rentals. After reviewing short-term rental websites in April 2017, staff found there were 16 websites offering rentals that met the City's definition of short-term rentals with a combined total of approximately 20,000 listings (see Table 3-1 for details). Many of these listings are advertised by more than one company, so while there were over 20,000 advertisements for short-term rentals, the number of properties listed in Toronto is likely smaller.

Table 3-1: Companies that facilitate short-term rentals in Toronto

Number of listings advertised in April 2017 (Source: review of website unless otherwise stated.)	Company
Less than 50	BBCanada, Premier Suites, Sonder*
50 to 300	Craigslist – vacation rentals Toronto, Roomorama, Sabbatical Homes
300 to 1,000	Kijiji – short-term rentals, FlipKey, Trip Advisor – vacation rentals, Expedia* (includes HomeAway Canada and USA, VRBO or Vacation Rentals By Owner, Travelmob, Owner Direct, Homelidays)
More than 1,000	Airbnb*

**Source: Company provided information to City in March or April 2017*

In terms of the number of nights rented through short-term rental companies, staff have obtained data from Airbnb and Expedia. In 2016, there were 988,378 nights rented on Airbnb and 24,301 nights rented on Expedia.

Airbnb Activity

Airbnb is the company with the most short-term rental listings being advertised in Toronto and the majority of its listings meet the proposed definition of short-term rental. Below are some general details about Airbnb activity in Toronto based on data provided by Airbnb:

- 15,869 listings related to 10,800 properties were rented in 2016. The number of listings rented in 2016 has more than tripled since 2014.
- Approximately 9,900 hosts rented at least one listing in 2016. This means that on average, each host had 1.6 listings.
- 72% (11,407) of all listings were for condominiums, apartments or lofts; 26% of listings were for houses, bungalows or townhouses; and 2% of listings were in other types of buildings, like boats or boutique hotels.
- Of listings rented in 2016, 81% (12,824) booked only short-term rentals, 16% (2,554) booked a combination of short- and long-term rentals, and 3% (491) booked only long-term rentals.
 - Note that Airbnb's definition of short-term is 29 days or less, whereas the definition used in this report is 28 days or less.

- In subsequent analysis, when "short-term rental listings" from Airbnb are discussed, this refers to data that excludes the 3% of Airbnb listings that only booked long-term rentals.
- 65% of short-term rental listings (10,042) offered the entire unit for rent, while the remaining 35% (5,336) offered a room in a unit.
- There were 1,064 short-term rental entire unit listings that were rented for 180 days or more in 2016.

Geographic distribution of Airbnb listings

While Airbnb listings are located across Toronto, an analysis shows listings are concentrated in the downtown area. Half of the listings rented in 2016 (53%) occurred in ten of the City's 140 neighbourhoods; all in the downtown area. Around a fifth of all listings (21%) were rented in the *Waterfront Communities-The Island* neighbourhood, which includes the central waterfront area from Bathurst to the Don River south of Queen and Front Streets, and includes Toronto Islands. See Table 3-2 and Figure 3-1 for further details.

Table 3-2: Ten neighbourhoods with the most Airbnb listings rented in 2016

Official Toronto neighbourhood (neighbourhood number)	Short-term rental listings rented in 2016	Percentage of short- term rental listings rented in 2016
1. Waterfront Communities-The Island (77)	3,160	21%
2. Niagara (82)	941	6%
3. Church-Yonge Corridor (75)	729	5%
4. Bay Street Corridor (76)	616	4%
5. Annex (95)	557	4%
6. Little Portugal (84)	471	3%
7. Kensington-Chinatown (78)	454	3%
8. Moss Park (73)	448	3%
9. Dovercourt-Wallace Emerson-Junction (93)	410	3%
10. Trinity-Bellwoods (81)	375	2%
Total of ten neighbourhoods with the most listings	8,161	53%
Total of all neighbourhoods	15,378	100%

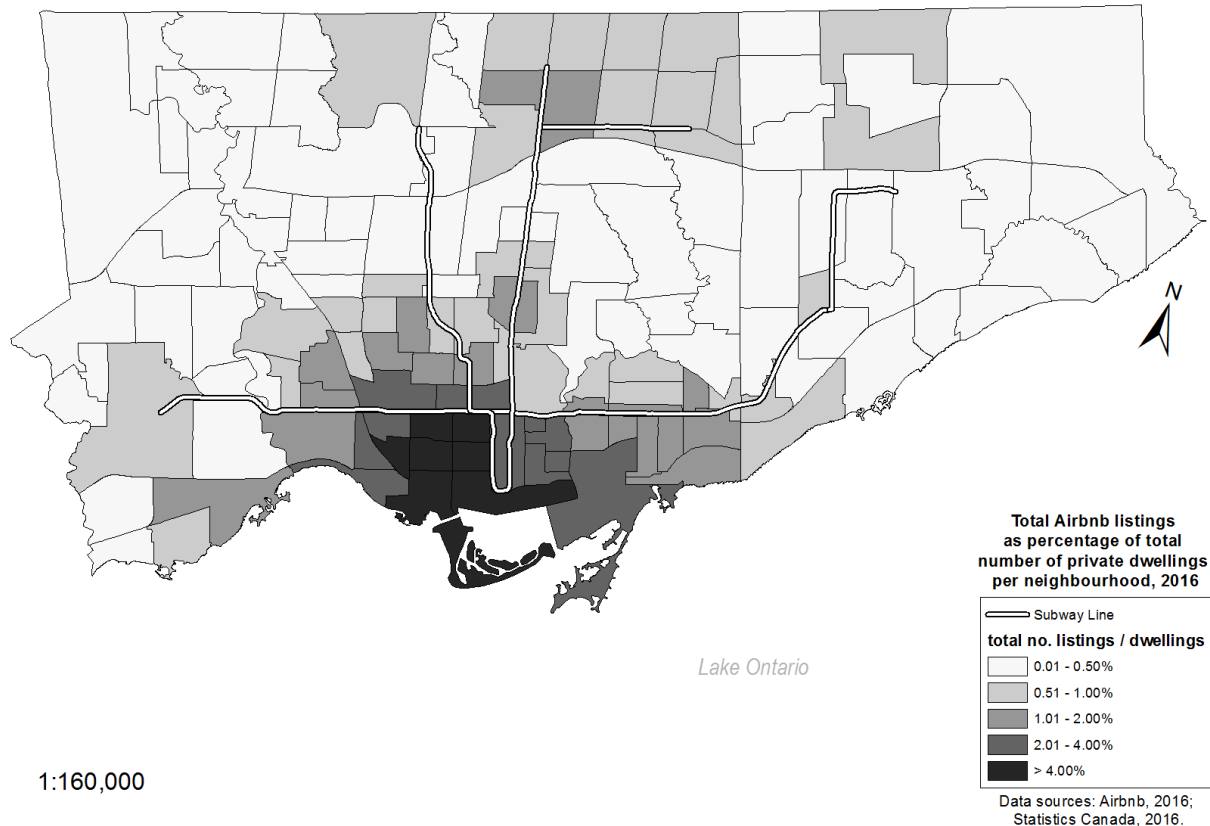


Figure 3-1: Airbnb listings rented in 2016 by neighbourhood, as a percentage of the number of private dwellings per neighbourhood

Measuring commercial short-term rental activity

Based on the information provided by Airbnb, staff estimate that approximately 3,200 properties rented in 2016 were not principal residences. This calculation is explained below.

Data shared by Airbnb:

- 77% of hosts rent their "primary residence" (includes a home and a secondary suite). This is based on an Airbnb survey of 830 hosts (margin of error of approximately 3%).
- 9,900 hosts (people) rented on Airbnb in 2016.
- 10,800 properties (addresses) were rented on Airbnb in 2016 (some hosts had more than one property).
- 15,869 listings were rented on Airbnb in 2016 (some properties had more than one listing).

Calculations by staff

- 77% of hosts rent their principal residence and 9,900 hosts rented on Airbnb in 2016.
 - $77\% \times 9,900 \text{ hosts} = 7,623 \text{ hosts}$ rented their principal residence in 2016.

- Therefore, 7,623 hosts rented 7,623 properties that were a principal residence (rounded to 7,600).
- There were 10,800 properties rented in 2016.
 - 10,800 properties rented – 7,623 principal residences rented = 3,177 non-principal residences rented (rounded to 3,200)
- Therefore, approximately 3,200 properties were rented in 2016 that were not a principal residence.

Research and Consultation Findings

Benefits to Individual Operators

Consultation findings on operator benefits

Staff heard from many operators, both owners and renters, with varied types of short-term rentals and degrees of short-term rental activity. Some rented out their principal residence and others rented out multiple properties or managed rentals of various properties on behalf of owners. Some principal residence operators rented their whole home or one or more rooms of their home infrequently (a few weekends per year) while some rented one or more rooms all year round. Operators of investment properties typically operated their short-term rentals all year round.

Most operators had positive experiences hosting guests. Many take pride in their short-term rentals and see themselves as ambassadors for the city, providing information to guests and sometimes acting as tour guides. Some said that short-term rental activity allows them to meet new people from around the world. Some see themselves as small businesses and entrepreneurs whose activity should be supported by the City through any regulations proposed.

Operators shared that the main reason for operating short-term rentals was to supplement their income. Generally, operators agreed that income derived from renting their properties on a short-term basis made it easier for them to afford paying for their property, making renovations to their property, and living in the city. Airbnb shared that the annual income earned by a host from a typical listing was approximately \$4,900 per year and that in 2015, approximately one fifth (21%) of operators made more than \$12,780.

When asked how operators would use their properties if they were not able to rent them short term, some shared that the property would go unused or would be used occasionally by family or friends. Others said they were operating short-term rentals in properties that they would otherwise rent long-term if short-term renting was not an option. These operators explained that they prefer short-term renting because it allows them to earn more revenue than long-term renting, they have more flexibility with their property, and they feel they could avoid regulations under the *Residential Tenancy Act* (RTA). Others said they would sell the property.

Neighbourhood and Nuisance Issues

Research and analysis on neighbourhood and nuisance issues: Complaints to 311

The number of complaints made to the City via 311 regarding short-term rentals is low but growing. Staff reviewed complaints received between January 1, 2014, and May 31, 2017, that referenced short-term rentals and/or various short-term rental companies and found that ML&S received 257 complaints at 213 properties (see Table 3-3 for further details).

By comparison, ML&S received a similar number of complaints (118) related to 75 hotels, motels and B&Bs over the same period. However, the number of these types of complaints declined over the three year period. Only one of these complaints was related to a traditional B&B.

Table 3-3: Complaints received by ML&S related to short-term rentals and hotels, motels and B&Bs made from January 1, 2014, to May 31, 2017

Year	Short-term rentals		Hotel, motels and B&Bs	
	Complaints	Properties associated with complaints*	Complaints	Properties associated with complaints*
2014	41	37	40	34
2015	47	38	42	31
2016	103	90	28	19
2017 (January 1 to May 31)	66	63	8	8
Total	257	213	118	75

* Totals of properties include only unique addresses associated with complaints.

Staff reviewed the primary concern of each complaint and found that most (86%) requests were related to zoning, that is, inquiries around whether or not a short-term rental in question is legally permitted. Details about the primary concern of the complaint can be found in Table 3-4.

Table 3-4: Primary concern of short-term rental complaints made from January 1, 2014, to May 31, 2017

Primary concern of complaint	Complaints	Percentage of total
Zoning	220	86%
Noise	20	8%
Property safety and standards	12	5%
Garbage and waste	5	2%
Total	257	100%

Research and analysis on neighbourhood and nuisance issues: criminal activity in short-term rentals

There is a low but growing number of criminal occurrences related to short-term rentals. Based on direction from Council in January 2017, staff requested data from Toronto Police Service (TPS) on criminal occurrences related to short-term rentals. TPS found

116 criminal occurrences between January 1, 2014, and December 30, 2016, where one of the following five short-term rental companies is mentioned in the documentation: Airbnb, VRBO, Roomorama, FlipKey, HomeAway.

The most common criminal occurrence was related to fraud (54%). 36% were related to fraud perpetrated by the operator (fraudulent listings) while 18% were related to fraud perpetrated by the guest (fraudulent credit cards). 42% of criminal occurrences were related to damage and/or theft of property to the operator's unit. A small number of criminal occurrences were related to noise (5%), drug use and trafficking (4%) and sex work (2%). See Figure 3-2 for further details.

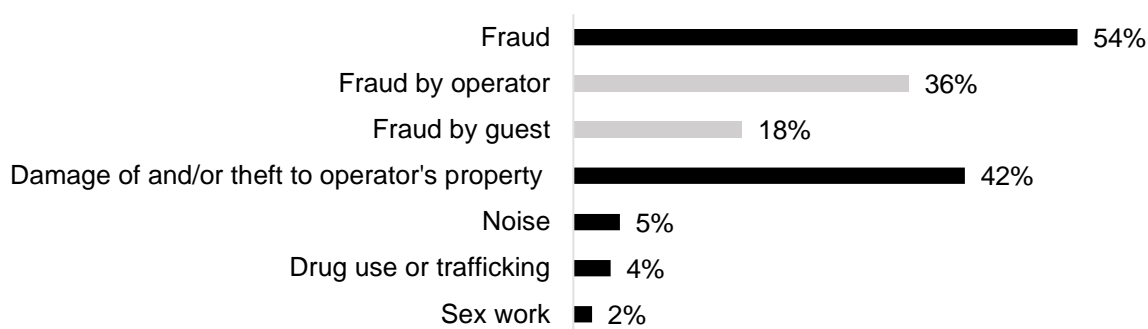


Figure 3-2: Percentage of criminal occurrences by occurrences type related to five short-term rental companies between January 1, 2014 and December 30, 2016, as report by Toronto Police Services.

Note: Total percent exceeds 100% as some occurrences fell into more than one category of criminal activity.

Economic Development and Tourism

Research and analysis on economic development and tourism

Staff found that the growth of the short-term rental industry in Toronto has both positive and negative impacts on the local economy.

In general, tourism is an important part of Toronto's economy. 40 million people visit Toronto annually and spend over \$9 billion in the region. More than 13 million of those visitors stay overnight and spend, on average, four nights in Toronto. Annually, tourists spend more than \$1.6 billion on commercial accommodation, which includes hotels, motels and B&Bs.

Short-term rentals may contribute positively to Toronto's economy in the following ways:

- Increase consumer choice.
- Stimulate housing starts and the real estate sector through short-term rental investor demand for condominium properties.

- Provide opportunity for residents to earn supplemental income by renting space in their home.
- Spur the development of service businesses, such as short-term rental property managers and cleaners.

However, growth in the short-term rental market may also be contributing to the stagnation in the number of hotel rooms in the City. CBRE Hotels, on behalf of the Greater Toronto Hotel Association, reported that the number of available hotel rooms in Toronto in 2015 (25,281 rooms) is approximately the same as the number available in 2000 (25,573 rooms). There are currently eight redevelopment applications for existing hotels that, if approved, would decrease the number of hotel rooms in Toronto by 2,032.

The lack of hotel room growth in Toronto is caused by a number of factors beyond the short-term rental industry. The hotel industry argues that costs associated with building a new hotel are high in Toronto compared to other cities and that the return for many developers is higher when building condos than when building hotels.

This is of concern to the City because the traditional accommodations sector is an important contributor to the local economy. According to CBRE, the GTA hotel sector generates more than \$2.1 billion to regional GDP annually, over 26,000 jobs, and almost \$1.4 billion in labour income. Total taxes associated with hotel operations reached \$1.2 billion, including \$202 million in municipal taxes that accrue to GTA municipalities. Also, if jobs in the hotel industry were replaced with jobs in the short-term rental industry, there may be fewer jobs in total or the quality of the jobs may be lower.

Consultation findings on economic development and tourism

Companies and operators believe that short-term rentals enable tourism by offering lower cost options for tourists. They suggest that short-term rentals are filling a need that hotels do not meet by providing accommodations during peak seasons and events when hotels are fully booked and/or are too expensive; providing family friendly options, in communities and with amenities (like kitchens) for accommodations; and making longer stays more convenient and affordable.

Operators have said that their short-term rentals have improved their neighbourhoods and business communities. For some, the money earned from short-term rental activity has enabled them to make home improvements that ultimately benefit neighbours and the operators alike. Short-term rentals are thought to attract visitors to areas of the city that do not have hotels, thereby increasing tourism to those areas and supporting nearby businesses. Many operators believe that they have helped create maintenance, cleaning, and other spin-off jobs as a result of their short-term rental activity.

Neighbourhood advocates and condominium stakeholders have countered that short-term rentals drive down property value by introducing commercial activity and associated nuisances in residential areas.

Hotel industry representatives believe that short-term rentals should be regulated to the same extent as hotels and pay the costs associated with commercial activity. Hotel industry workers are concerned about the impact that short-term rentals will have on jobs in the industry. They believe that increasing short-term rental activity will lead to a decrease in demand for hotel rooms and hotel closures, thereby resulting in the loss of full-time hotel jobs.

Housing Availability and Affordability

Research and analysis on housing availability and affordability

Maintaining the availability of housing in the City is an important objective given current pressures on the City's housing market, and in particular on the rental market.

Over 476,000, or one half, of Toronto households rent their homes. While the population of the city has grown (between 1996-2011 Toronto's population grew by 9.6% or 229,580 people), there has been very little increase in the supply of rental housing in Toronto in the past 10 years, with close to 95% of all completions for ownership housing. According to the Canada Mortgage and Housing Corporation (CMHC) Rental Market Reports, the vacancy rate for private rental housing is at its lowest level in the past 10 years (1.3%), while the vacancy rate for condominium rentals is even lower, (1.0%). 3.0% is considered to be a healthy vacancy rate. The largest number of new rental housing units being provided has been through condominium rental units. However, even with more condo rental units coming on the rental housing market, the overall supply of rental housing in the City is not meeting demand. Paying 30% or more of one's income on rent or shelter costs is widely used as a measure of housing unaffordability. In 2011, 28% of owners were spending a third or more of their income on housing, while 44% of renters were spending 30% or more of their income on housing in 2011.

It is difficult to assess the precise impact of short-term rentals on housing availability and affordability. There is anecdotal evidence that short-term rentals are reducing housing availability and that tenants are being evicted so landlords can operate short-term rentals. Data limitations make it challenging to assess the full impact of short-term rentals, but according to the CMHC Rental Market Reports, a 1.3% vacancy rate means there were approximately 3,350 vacant units in the private rental market and just over 925 vacant units in the condominium rental market in 2016. As mentioned above, staff estimate there are approximately 3,200 properties rented in 2016 on Airbnb that were not in a principal residence. If these properties could no longer be used for short-term rental, it is anticipated they would be sold, left vacant, or rented long-term. Adding even half of these units back to the long-term rental housing market has the potential to significantly increase the vacancy rate.

In summary, an assessment of housing trends, leads to the conclusion that short-term rentals do not define, but do contribute to, the rental housing affordability and availability problem in Toronto.

Consultation findings on housing availability and affordability

Housing advocates and many residents believe that short-term rental activity is decreasing housing affordability and availability in the city. They believe short-term rentals diminish the housing stock, create a disincentive for long-term rentals, and reduce housing options. They also feel short-term rentals drive up the cost of rent and property in the city.

Throughout consultations, staff heard anecdotally that some long-term tenants have been evicted from units that are later used as full-time short-term rentals. Some housing advocates said that multi-tenant houses and other low-income housing are being converted to short-term rental hostels, removing options for vulnerable populations and students in need of affordable housing.

Some residents reported that they have had difficulty finding rental housing options (such as secondary suite basement apartments and other affordable units). They believe that the already competitive rental housing market is being worsened by the financial incentive for landlords to convert to short-term rentals. Residents who are not property owners and are unable to purchase property in the city questioned the equity and fairness in short-term rental activity as it negatively impacts their rental housing options and further stratifies society.

Operators and platforms believe that short-term rentals fill a short- and medium-term housing need for people living within and around the City. Operators reported that some guests need short-term housing when first arriving to Canada, while in the midst of a divorce, when their homes are damaged by weather, while their homes are being renovated, when they need to stay close to hospitals during medical treatments, and to test out new neighbourhoods before making a more permanent move.

Operators shared that they preferred shorter relationships with renters stating that housing a long-term tenant comes with rules and regulations under the RTA, including rules about evictions. Most operators said that short-term rental activity has provided the opportunity to generate more rental income that, in some cases, has allowed them to pay for their properties and renovate their homes.

While some operators would revert to long-term tenancy if they were not able to rent on a short-term basis, others would not because it lacks flexibility or because they would rather not have long-term renters in their spare rooms or secondary suites. Some operators indicated that they purchased their additional properties for the sole purpose of renting on a short-term basis and if the activity was prohibited, would consider selling their properties.

Many operators believed that the City's housing affordability and availability crisis is a broader problem that should be dealt with by all levels of government separately and comprehensively and not through municipal short-term rental regulations.

Taxation

Research and analysis on taxation

Short-term rental operators and companies are responsible for paying property tax, sales tax, and personal or corporate income tax. The City of Toronto only collects property taxes; sales and income taxes are collected and administered by the Canada Revenue Agency (CRA) for provincial and federal governments. There is currently no hotel tax or short-term rental tax in Toronto. Instead, under an arrangement with the Great Toronto Hotel Association (GTHA), participating hotels voluntarily contribute up to 3% of room revenues to a Destination Marketing Program. Table 3-5 describes the taxes applicable to short-term rental operators and companies.

Table 3-5: Municipal, provincial and federal taxes applicable to short-term rental operators and companies

Tax	Who collects?	Who pays?
Property tax	City of Toronto	Property owner
Sales Tax	Provincial and federal governments	Customer at point of sale, and/or Operator
Income tax (personal or corporate)	Provincial and federal governments	Operator; company
Hotel and short-term rental tax (if implemented)	City of Toronto / Tourism Toronto	To be determined

Property tax

Municipal Property Assessment Corporation (MPAC) assesses all properties for tax purposes in Ontario. The method of establishing assessed value and the appropriate property tax class and rate vary depending on the circumstances. Combined, these factors determine the amount of property taxes applicable.

Residential properties that are not hotels but are used for short-term rentals are likely to be assessed as residential under current procedures. For example, B&Bs with six bedrooms or less are specifically excluded from commercial assessment. However, there are regulations that, under certain circumstances, require a residential property to be assessed as commercial if it is being used as a hotel.

Sales tax and income tax

Both sales tax (HST) and income tax are collected by CRA for the provincial and federal governments. Short-term rental operators have the obligations to report and pay the appropriate HST on their gross rental income if more than \$30,000 annually, as well as report rental income on their annual income tax return.

Canada's tax system is based on self-assessment. CRA has a compliance program to promote awareness of and compliance with the tax laws. CRA has recently launched a [public campaign on accommodation sharing](#) that explains the tax obligations for the operators and how to report their income for HST and income tax purposes. The Province of Ontario also partnered with Airbnb in a pilot project to help raise awareness about homeowners' and consumers' rights and responsibilities when offering or booking

online accommodations, including informing users about how to follow tax laws such as reporting rental income.

Hotel and short-term rental tax

While the City is currently prohibited from levying a hotel and lodging tax, after requests from City Council, on April 27, 2017, the Province included in its budget authority for municipalities to levy a tax on "transient accommodation (hotel tax)" (Bill 127). This includes the authority to levy a tax on short-term rentals. Bill 127 received Third Reading and Royal Assent on May 17, 2017. However, the section that provides the authority to the City to impose a hotel and short-term rental tax has not been proclaimed into force.

Council endorsed the creation of a hotel tax rate of 4% of hotel accommodation revenues in February 2017 and up to 10% on short-term rental revenues during the 2017 budget approval. Staff plan to report back on the proposed design features and implementation authorities, including a revenue allocation policy, and status of the required legislative authority, for implementation effective as soon as practical in 2017. These details are described in the proposed regulations section of the staff report.

Consultation findings on taxation

Amongst operators and companies, most were generally open to the idea of a tax on their activity, as long as the tax is fairly applied across all tourist accommodations. Some operators were concerned that a high tax rate would make short-term rental stays less desirable to tourists and suggested that tax should be applied based on the extent of use (e.g. principal residence, investor property, part-time activity, full-time activity). Many stakeholders suggested that the tax be earmarked for housing affordability and the promotion of tourism.

Some residents and housing advocates suggested that short-term rental operators be required to pay commercial property taxes if they are operating commercially.

Short-term Rentals in Condominiums

Research and analysis on short-term rentals in condominiums

The majority of short-term rentals in Toronto are happening in condominiums (condos). 72% of listings rented on Airbnb in 2016 were in condos, apartments and lofts. 64% of listings available on Expedia (which owns the VRBO and HomeAway) on March 31, 2017, were in condos and apartments.

Some condo corporations explicitly permit short-term rentals, some are silent on the issue, and others explicitly prohibit short-term rentals.

Condominiums are self-governing communities with declarations, bylaws, and rules that guide operations. The *Condominium Act* sets out the rules around how condo corporations are created and run.

Condominium corporations have generally been restricting or permitting owners to rent units short-term in two ways: through the declaration and/or the rules. The declaration is determined through the development process. Any change to the declaration requires a high majority vote of owners (80% or 90%). In addition to the condo declaration are the condo rules that are developed by the condo corporations' boards of directors and can be overturned by a majority vote at a meeting of owners. In some condos in Toronto, rules set a minimum lease length for any units being rented. In other condos, declarations prohibit any bylaws and rules from setting a minimum lease length.

If the declaration or rules restrict short-term rentals in some way, the condo corporation has the authority and duty to take all reasonable steps to ensure compliance by owners and occupiers. If a short-term rental in a condo is in violation of the declaration or rules, the condo corporation can resolve the issue through court or private mediation and arbitration. While corporations do not have the authority to fine owners, in some cases corporations can add some or all of the cost of certain enforcement action taken (for example, legal costs relating to enforcement) to the owner's common expense bill. Unpaid contributions to the common expenses result in a lien against the owner's unit.

While the contents of a condo corporation's governing documents are up to the owners, the City has authority to determine whether short-term rentals are permitted in condominiums via its municipal code. If a condo's governing documents are more permissive than a City bylaw, owners must comply with the City bylaws and if the governing documents are more restrictive, owners must still comply with the condo's governing documents.

Consultation findings on short-term rentals in condominiums

Some condo dwellers shared that short-term rental guests cause additional wear and tear to common elements and that the nuisance and neighbourhood impacts described previously are more acutely felt in condos due to the close living arrangement and shared space.

Condo stakeholders shared that when corporations do have rules around short-term rentals, the rules can be difficult to enforce because they feel the enforcement authority provided by the *Condominium Act* is limited. Some shared that companies have not been cooperative in removing listings in buildings where short-term rentals are not permitted.

Condo stakeholders also shared that it is difficult to change declarations to either permit or restrict short-term rentals based on the thresholds required by the *Condominium Act*. Some declarations do not allow the bylaws or rules to restrict ability to rent, and if a majority of condo owners want to change the declaration, it is difficult as 80% of owners must consent.

Staff also heard from condo stakeholders who operate short-term rentals. They advocated for their right to use their property as they wish. While some operate in

buildings that permit short-term rental activity, others hide their activity to evade condo rules.

Consultation findings on potential regulations

Throughout the public and stakeholder consultations, there was general agreement that short-term rental activity should be regulated by the City. According to the Ipsos survey, the vast majority of Toronto residents (74%) believe short-term rentals should be permitted with some regulations. While opinions varied on the extent of regulation and who (company or operator) should be held accountable, most agreed that there needed to be some limitations on permissions, requirements to contain nuisances, and enforcement against operators that break the rules.

According to the same survey, when thinking about priorities for the City in regulating short-term rentals, keeping residential areas and buildings safe was considered the most important matter to consider. Housing affordability is also among the highest priorities, followed by the need to regulate all types of short-term rentals fairly.

A minority of people expressed that they want an outright ban on short-term rentals or no regulations for short-term rentals at all. Most people, however, were supportive of regulating short-term rental operators and/or companies, placing data sharing requirements on companies, limiting operators' activity (e.g. to principal residences), holding operators accountable, and creating clear processes on how to deal with problem properties. 61% of the Ipsos survey respondents felt operators should have to obtain a special licence. More than half of respondents supported certain safeguards to help protect consumers, including criminal background checks, increased fire safety requirements, limits to number of rental occasions per year. Hotel industry representatives expressed that if the City were to permit commercial short-term rentals, they should be regulated to the same extent as hotels and pay the costs associated with being identified as a commercial activity.

Operators were also generally supportive of regulations as long as regulations allowed them to continue to operate. Many believed that other operators were not careful in vetting their guests, containing noise, and maintaining their properties and that regulations could address these issues. Interestingly, many operators and short-term rental users who participated in focus group sessions said they would not want to live next to any short-term rentals.

Overall, there was disagreement around whether tenants should be permitted to operate short-term rentals. Those who supported or were neutral about this type of permission suggested that tenants be required to obtain permission from their landlords.

Some condo stakeholders suggested that the City could host a prohibited building list, as is the practice in the City of Chicago, to better identify and prevent short-term rental use in those buildings that self-identify as prohibiting short-term rental activity.

Many argued that the City's proposed regulations should allow everyone, regardless of geography, building type, or owner/renter status, to benefit from renting their property short term. According to the Ipsos survey, residents are most likely to feel that short-term rental of an entire residential unit (60%) or basement/ secondary suite (56%) should be allowed. Fewer support renting out individual rooms with nearly half in support of allowing one spare room (48%), followed by two spare rooms (43%) or three or more spare rooms (38%).

Opinions are mixed about the maximum number of nights a short-term rental should be allowed to be booked per year. Nearly half (46%) felt there should be some limit on the number of nights, however there was no consensus on exact number. Further, one-quarter of the participants did not know enough to provide an opinion (26%) and two in ten felt there should be no limit at all (20%).