



EX26.3.33

## Bay Cloverhill Community Association

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June 18, 2017

Jennifer Forkes Secretariat, Executive Committee  
10th floor, West Tower, City Hall  
100 Queen Street West Toronto, ON M5H 2N2

### **Re: EX [26.3] Proposed Regulations for Short-term Rentals for Consultation**

To: The Members of the Executive Committee of City of Toronto Council

The BCCA is a high rise residential community with our boundaries being Charles Street West to the north, Queen's Park Crescent West to the west, College Street to the south and Yonge Street to the east. We represent 11 condominium member buildings with a population of approximately 12,000 residents. Currently there are 12 residential towers under construction in our area.

As condominium stakeholders, we support the following:

- the City's proposal to develop and consult regarding short-term rentals in the City of Toronto and the proposed regulations to make them subject to taxation
- the proposed rules would not prevent condo boards from banning short-term rentals altogether
- condominiums that prohibit Airbnb rentals through their declaration terms for short term rental, being a minimum of one year, should be upheld. Likewise the 28 consecutive day definition of a short term rental would not apply or be relevant in these cases.
- condominium corporations that prohibit Airbnb rentals should be able to charge owners and or tenants a fee, for deviations or infractions, to compensate for the increased expenses incurred with operating a quasi-hotel . Penalty laws should also be developed and enforced.
- only those condominiums that wish to allow Airbnb rentals would be subject to the proposed regulations for short-term rentals

Regards,

Marilyn Tait-McClellan, President  
Bay Cloverhill Community Association