

City Council**Notice of Motion**

MM2.8	ACTION			Ward: All
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Calling on Short-Term Rentals to Play by the Rules - by Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam

** Notice of this Motion has been given.*

** This Motion is subject to referral to the General Government and Licensing Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Joe Cressy, seconded by Councillor Kristyn Wong-Tam, recommends that:

1. City Council request AirBnB and other short-term rental platforms to voluntarily abide by rules approved by City Council in 2017 permitting short-term rentals, while they are currently under appeal at the Local Planning Appeal Tribunal.

Summary

As we know all too well, our City continues to struggle with a growing housing crisis - not only in affordability, but in the availability of safe rental housing. With over 181,000 people on the waiting list for subsidized housing, and a rental vacancy rate of only one percent, the crisis is a critical point.

In December 2017, after years of work, our City approved regulations to both permit short-term rentals, while at the same time protecting our City's rental housing stock. These regulations struck an appropriate balance, permitting home-sharing in a principal residence, and simultaneously creating a legal framework to allow the service and protecting our City's fragile rental housing stock. Unfortunately, almost immediately after this critical step forward, the new regulations were appealed to the Local Planning Appeal Tribunal.

A new report released earlier this month details almost 6,500 entire homes in Toronto, a number that has nearly doubled in the past two years, being used as ghost hotels. These homes and units, often purchased in bulk by corporations and taken permanently off the rental market and used as permanent short-term rentals, would not be permitted under the rules passed by the City in 2017.

In a City facing a housing crisis, more than 6,500 homes and units approved and built to be used as housing have been converted into ghost hotels. The crisis is complex, as are the solutions - we need new affordable housing, deeper affordability and much more.

We also need AirBnB to become part of the housing affordability solution.

Background Information (City Council)

Member Motion MM2.8