

## City Council

### Notice of Motion

MM22.16	ACTION			Ward: All
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### **Moving Quicker to Maintain Rental Housing - by Councillor Paula Fletcher, seconded by Councillor Joe Cressy**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*

### **Recommendations**

Councillor Paula Fletcher, seconded by Councillor Joe Cressy, recommends that:

1. City Council request the Executive Director, Municipal Licensing and Standards to report to the September 17, 2020 meeting of the Planning and Housing Committee with a status update on the City's regulation of short-term rentals and enforcement.

### **Summary**

In December 2017, Toronto City Council adopted regulations regarding short-term rentals that were designed to balance the need to protect existing housing stock and the quality of life in residential communities with the desire of Torontonians to partake in the short-term rental market. The City's Zoning By-Law amendment was appealed to the Local Planning and Appeal Tribunal. In November 2019, the Local Planning Appeal Tribunal issued a ruling that dismissed the appeals and upheld City Council's adopted Zoning By-Law amendments for short-term rentals.

Fairbnb Canada reported in February of 2020 that there were more than 23,000 short-term rental listings advertised on Airbnb's website pre-COVID-19. They advise that of these, 9,700 were non-compliant with the City's short-term rental by-laws and 7,300 of them being entire homes. Even if only half of these non-compliant entire homes would be returned to Toronto's housing stock, the report concluded, it would increase Toronto's vacancy rate from 1.3 percent to 2 percent, making accessing housing an easier task for households in the City.

COVID-19 has made Toronto's housing and shelter needs more acute than ever. What was recognized as a housing crisis prior to the pandemic has been exacerbated into an increasingly dire situation for many of Toronto's tenants and the city's homeless population. It is to be expected that Toronto's housing crisis will become even worse once we enter the COVID-19 recovery phase and the Landlord and Tenant Board will resume the processing of eviction notices.

For Toronto to use all its available tools to protect its residents from the ill-effects of the

unregulated short-term rental market, it is important that the City's short-term rental by-laws and its registration and licensing system be implemented as soon as possible to ensure that as many housing units as possible will be available for long-term tenants.

**Background Information (City Council)**

Member Motion MM22.16