



方卓怡 市議員 **Paula FLETCHER**

Councillor Toronto-Danforth Ward 14

March 11, 2022

Councillor Ana Bailão
Chair, Planning and Housing Committee
City of Toronto

Dear Chair and Members,

Re: Short Term Rental Update and Regulations Enforcement Issues

In December 2017, and January 2018, City Council approved regulations for short-term rentals in Toronto. However, the City's zoning bylaw amendments to permit short-term rentals as a use were appealed to the Local Planning Appeal Tribunal (LPAT) and so implementation of the regulations was delayed.

In May 2021, City Staff developed a report titled *Short-term Rental Updates and Exploring their Conversion to Longer-term Housing* which contained information from a City commissioned February 2021 report by researchers from McGill University. There were positive findings in both reports about housing units were returning to the long-term housing market as a result of the regulations and enforcement activities. These housing units are desperately needed to help address the city's ongoing housing affordability crisis. However, there were significant aspects of the situation that required further monitoring and analysis.

Recently, there have been media reports of possible serious shortcomings in the enforcement of these regulations and the failure to address this issue would further exacerbate our housing crisis. Given that and the timing and nature of previous reports on this matter, it is important that we once again review this issue.

I would ask the Committee to approve the following:

The Planning and Housing Committee requests:

1. The Executive Director, Municipal Licensing and Standards in consultation with the Executive Director, Housing Secretariat to provide an update report on Short-Term rental market and regulations, including any enforcement challenges, including ghost hotels and by law interpretation, to the April 27, 2022 meeting of the Planning and Housing Committee.

Thank you for your consideration.

Sincerely,

Paula Fletcher, City Councillor
Ward 14, Toronto-Danforth