



March 26, 2024

Cliffcrest Scarborough Village SW Residents Association (CSVSWRA), an incorporated not-for-profit organization, is concerned about some of the proposed changes to Short-Term Rental (STR) By-Law Implementation update being reviewed at the April 5, 2024 Planning and Housing Committee meeting.

We are aware there is a housing affordability crisis in our City, and within Canada. The City and other levels of government are working to improve our housing affordability by building more houses. While there can be a debate on what the best solution is for housing affordability, we would like to address how homeowners are using their homes to supplement housing costs and to generate income with rental use of their homes.

Homeowners should be able to decide how they want to use their private homes within reason and within zoning by-laws. If changes to bylaws become the reasons between losing or keeping their home, then serious consideration needs to be given to this impact. Changes to the bylaws should not penalize and restrict their means to independent home ownership and independent living.

In our community, there are many homeowners who are renting out part of their property as long-term, but also, short-term housing options. Short-term rentals options have been a good source of additional income for many of the residents, including seniors who are not able to rent their supplemental space in long term arrangements, but also due to the limitations which exist with their lifestyles and household management requirements. This source of income many times fills the gap that makes keeping their home affordable, and therefore keeping their home.

We respectfully request that the City allow consideration to residents, particularly seniors, who are using their residence to supplement their income through legitimate and reputable means, through Short Term rentals.

While we appreciate the City trying to update the by-laws to better regulate short-term rentals. We believe that consideration should be given to exclude owner-occupied short-term rental residences from the 180-day cap and that there should not be any cap on the number of listings, per dwelling.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in black ink that reads "Tanya Baksh".

Tanya Baksh
CSVSWRA Director and Co-chair of Planning and
Development