



April 4, 2024
Via E-Mail: phc@toronto.ca

Planning and Housing Committee
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins, Committee Administrator
Members of Planning and Housing Committee

On behalf of Seneca Polytechnic, I am writing to request urgent action to amend Chapter 547 of the Municipal Code, Licensing and Registration of Short-Term Rentals to explicitly exclude premises owned or operated by postsecondary institutions from the definition of Short-Term Rental.

On January 2, 2024, the City advised Bookings.com that Seneca's Residence was an unregistered short-term rental property. As a result, all spring and summer 2024 reservations were cancelled within 24 hours and the property was delisted from the platform.

However, as a non-residential property, Seneca's residence does not meet the criteria for a short-term rental license. It does not function as a dwelling or principal residence and is not eligible to contribute to the municipal accommodations tax as stipulated in the by-law.

The revenue generated from these reservations in 2023 was \$1,069,537. This funding is crucial for supporting student life programs, operational expenses, ancillary revenue and capital improvements within our residences. The reason for the urgency is that most bookings are secured by mid-April each year from visitors arriving in late spring and summer.

We request the city promptly reinstate Seneca Polytechnic's residence as we do not meet the prerequisites for a short-term rental license. Our residence does not qualify as a dwelling or principal residence, nor can it comply with the municipal accommodations tax as outlined in the by-law.

Furthermore, we urge you to adopt an amendment to the by-law to exempt postsecondary institutions from this provision to prevent similar incidents in the future. A proposed amendment has been shared with your office via Signe Leisk of Cassels, solicitors representing Seneca Polytechnic.

We appreciate your support for a quick resolution of this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "DAVID AGNEW", written in a cursive style.

David Agnew
President
Seneca Polytechnic