

Section of Draft By-law	Resident Input	Staff Response	Suggested Change to Draft By-law
Restricting the number of consecutive days to 28 days for Short-Term Rentals	<p>Residents: Concern is that with the set up as proposed, because these would be weekly or biweekly rentals of unknown duration, they would be captured under the short term rental by-law, and they would run into issues due to how long they would be rented for in terms of consecutive days. As accommodation is a protected service, and newcomers are a protected class (citizenship is protected), this would likely be in violation of the Ontario Human Rights Code. I think the planning department needs to take more time to address this problem, and ensure it does not adversely affect protected classes. Medium term rentals need to be properly considered when working on the short term rental licensing by-law, because the line between short and medium term rental is often a bit murky.</p> <p>There are circumstances where individuals are required to travel for work over longer periods of time that exceed 28 days this prevents property owners renting on the STR platforms.</p>	<p>The intent of this By-Law is to regulate housing that is being rented for shorter durations, similar to hotels. A STR host is able to rent their property on a nightly, weekly, bi-weekly or 28-consecutive day block to either the same individual or different individuals. The intent of the By-Law is not to regulate who is booking STRs but the number of days per calendar year to ensure the property is being rented for shorter durations and not being taken off the long-term market.</p> <p>Staff will also be reviewing the STR program after the first year and will assess the requirements and determine whether any changes are required.</p>	No change – explanation provided to address resident concerns
Two-unit dwellings	The City is already experiencing problems with illegal basement apartments. Why does the By-Law permit them in two-unit dwellings?	<p>Staff reviewed this concerned and found it difficult to restrict an owner/tenant of two-unit dwelling, which is their principal residence, from participating in the STR program when multi-units are permitted.</p> <p>The applicant is required to comply with all the requirements of the STR program to ensure that adequate and safe accommodations are being provided to the renters.</p>	No change

		This can also assist the City to evaluate whether any structural changes were made to the two-unit dwelling from the original two-unit registration application.	
The effect of STRs on neighbourhoods	Resident: Concerned about the increase in the number of STR ruining the neighbourhood character. The City should consider limiting STR to designated areas and restricting the number of STRs registered.	Staff feel that limiting to the principal residence is a step in the right direction to reduce the number of STRs operating in neighbourhoods. Through the 'best practice' review there are municipalities that have taken a zoning approach to regulate the location of STRs. However, at this time the City feels the Business Licencing approach is suitable. Staff will be reviewing the program after a year and will evaluate if any elements of the registration process needs to be amended.	No change
How will City staff ensure they'll be able to enforce the measures put in place?	Resident: How will the City monitor the 180 days? How will you be certain that the person who says that they are the owner is actually the owner? By-Law officers can't ask for ID as I understand when they go to illegal rooming houses. They should have to produce receipts with dates of rental. What are the penalties if they breach the rules? Regarding the response that the "tenant" is the principal dweller, they often don't care for the home at all, and we have the same problems with trash,	Staff realize it is difficult to monitor the 180 days therefore, we intend to use the data retrieved from the third party data provider to confirm the number of days and cross-reference with the records provided by the applicant. The City has the right under the Licensing By-Law to ask for identification for proof of ownership/principal residence, along with a signed declaration to prove they occupy the dwelling/unit as part of the application process. If the applicant is renting they are required to provide a letter from the	No change

	<p>noise etc. The owner should have to occupy the house.</p>	<p>property owner providing consent to rent the unit as a STR.</p> <p>Minimum fine under Part III of the <i>Provincial Offences Act</i> is \$500 to a maximum fine of \$100,000.</p> <p>The owner is 100% responsible for the maintenance of the property. If tenants are failing to maintain the property charges are laid (i.e. nuisance, property maintenance by-laws, zoning land use provisions are still applicable).</p>	
<p>Revoking Licenses and Enforcement Measures</p>	<p>Resident – Explain a situation when a licence is revoked?</p> <p>Are the conditions clear and measures enforced? Concerned about individuals proceeding to operate when convictions have been laid. More has to be done to revoke licences and heavy fines are to be applied.</p>	<p>There is a threshold on the number of the convictions the individual may have had and whether there are health and safety issues/concerns.</p> <p>Complaints will be enforced and action will be taken by the Enforcement Division and Clerk's Office.</p>	<p>No change</p>