

Short-Term Rental Accommodation Study

Prepared By:
Michael Smith Planning Consultants;
Development Coordinators Limited
In Coordination with the Town of Georgina

Purpose of the Report

- Tonight's meeting is to provide summary of the comments received since the April 24, 2019 Statutory Public Meeting, and to apprise Council of the proposed STRA regulatory framework

Proposed Definition of STRA

- **Short-term Rental Accommodation:** means the use of a dwelling unit, as defined in Zoning By-law No. 500, or any part thereof, that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, licence, rental agreement or similar commercial arrangement for any period equal to or less than thirty (30) consecutive calendar days, throughout all or any part of the calendar year, unless otherwise prohibited by this by-law, or any other by-law of the Town of Georgina.

Comments Received

- Comments received from 9 Residents, 2 B&Bs, and the Hotel Association of Canada.
- Comments ranged from concerns and suggestions about:
 - Disruptive Renters and Negligent Hosts
 - Regulatory framework ineffective and burdensome on taxpayers
 - Proliferation of STRA (loss of housing and character/sense of community)

Comments Received

- Fairness to existing accommodation industry (Hotels/B&Bs)
- Licensing fee too expensive
- Should only permit where responsible person is on-site (Ban whole-home rental)

Responses to Comments Received

- Complaints aimed at “whole-home” STRA. Problem STRA sites will be addressed through strategic enforcement
- From our review, there are currently limited concerns at this time regarding the issue of STRA proliferation in the Town of Georgina
- Measures to curb proliferation can be included in the licensing by-law at Council’s request

Responses to Comments Received

- Town may impose Municipal Accommodation Tax (MAT) on STRA to assist in taxation fairness between hotels and STRA.
- STRA are not necessarily 24/7 rental properties compared to hotels.
- B & B's are a form of STRA. The same administration, inspections, and by extension fee will be required, unless Council chooses to subsidize for the B & B's.

Responses to Comments Received

- Licence fees are being reviewed and will be the subject of a separate report to Council.
- A new Regulatory and Enforcement program will be required no matter which approach Council determines to be appropriate.
- We believe the problem is best solved through strategic enforcement and not limiting the STRA to being only primary residence or owner occupied.

Official Plan Amendment No. 138

- Removes references to Bed and Breakfast establishments
- Defines Short-term Rental Accommodation as set out in the STRA Licensing By-law
- Permits Short-term Rental Accommodation in any designation permitting a single detached dwelling

Secondary Plan Amendments 139, 140 and 141

- Removes references to Bed and Breakfast establishments
- Defines Short-term Rental Accommodation as defined by the STRA Licensing By-law.
- Permits Short-term Rental Accommodation in any designation permitting single detached dwellings
- Acknowledges site-specific amendments for larger Bed and Breakfasts

Zoning By-law 500 Amendment

- Removes references to Bed and Breakfast establishments
- Defines Short-term Rental Accommodation as set out in the STRA Licensing By-law.
- Adds Short-term Rental Accommodation to the definition of single family dwelling

Zoning By-law 500 Amendment

- Permits Short-term Rental Accommodation in any designation permitting single family dwellings
- Restricts STRA to single family dwellings
- Acknowledges existing site-specific zoning amendments

Licensing By-law

- Replaces existing Bed and Breakfast Licensing By-law
- Licensing By-law will apply to all STRA, new or old will have to conform
- Provides Town Staff with necessary administrative and enforcement powers to effectively licence and control Short-term Rental Accommodation, including a demerit point system, licencing fees, a Renter's Code of Conduct, etc.

Licensing By-law

- Maximum persons on premises, further restrictions for properties served by septic systems
- Inspections to ensure safety of renters
- Renter's Code of Conduct

Demerit Point System

- Allows Town to manage negligent STRA hosts and renters to ensure adherence to the applicable By-laws, Acts and Codes
- Provides for more immediate consequences and controls on negligent STRA hosts, while any applicable fines are being processed by a court of competent jurisdiction

STRA Licensing Fees

- Fees will be determined and set forth in a supplementary report following a thorough analysis of required staffing and staff time

Next Steps

- 1) If approved by Council, Notice of Passing of OPA, SPAs, and ZBA in accordance with requirements of *Planning Act*
- 2) Notice of approval of Licensing By-law - Not to come into effect until Planning Act documents are in force and effect and not before January 1, 2020
- 3) Preparation of Communication Plan on STRA which may include frequently asked questions, contact persons, etc.

Next Steps

- 4) Preparation of Supplementary Fees By-law
- 5) Staffing resources would be subject to 2020 budget approval