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London
CANADA

March 12, 2026

Dear Members of Council,

As Council continues its work to regulate short-term accommodations in a way that protects neighbourhoods while allowing responsible operators to continue contributing to our local tourism economy, we are proposing two modest amendments to the draft by-law. These changes are intended to better target problematic uses - such as unmonitored “party houses”- while ensuring that responsible hosts and families using short-term accommodations are not unnecessarily restricted.

First, we are requesting that Civic Administration update the occupancy exemption framework to distinguish between **hosted and non-hosted short-term accommodations**. Many of the complaints associated with short-term rentals relate to properties where the owner or operator is not present on site. In contrast, where the host lives on the property and is present during the stay, there is generally direct oversight of guests and significantly fewer issues related to noise, large gatherings, or property misuse. Recognizing this difference in the by-law would allow the City to better focus enforcement and regulation on the types of rentals most likely to generate neighbourhood disruption. An exemption or modified occupancy approach for **hosted accommodations** would support responsible operators while maintaining strong protections against absentee “party house” operations.

Second, we are requesting that staff revisit the occupancy calculation related to children. The current approach allowing two adults with children **under the age of two** does not reflect how families typically travel and share accommodations. Updating the provision to allow two adults with children **aged twelve and under** would better align with common industry standards, including those used by AirBnb, and would provide a more realistic framework for families who often share a room when travelling. This change would support family tourism while still maintaining appropriate limits on occupancy and ensuring that units are not used for large group accommodations.

Together, these amendments would help ensure the by-law remains practical, enforceable, and focused on the issues that matter most to neighbourhoods, namely unmanaged rentals and large gatherings, while supporting responsible hosts and family visitors to our city.

Recommended Motions

Item 3.1 CPSC:

That the Business Licensing By-law - L.-131-16 BE FURTHER AMENDED to:

- a) provide an exemption or modified occupancy provision for hosted short-term accommodations, defined as accommodations where the owner or operator is present on site during the guest’s stay; and
- b) revise the occupancy provisions to permit two adults with children aged twelve (12) years and under within a single sleeping room, replacing the current provision permitting two adults with children under the age of two.

Thank you to staff for their ongoing work to develop a balanced short-term accommodation framework that protects neighbourhood livability while supporting tourism and responsible hosting in our community.

Sincerely,

Skylar Franke
Ward 11 Councillor

Shawn Lewis
Ward 2 Councillor, Deputy Mayor

Jerry Pribil
Ward 5 Councillor