



London
CANADA

Short term accommodations

Proposed Regulations

Community and Protective Services Committee

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Nicole Musicco – Specialist, Municipal Policy
Development & Compliance Services

What are Short term accommodations ?



craigslist

Booking.com



History

→ 2017

→ 2018

→ 2019

TO:	COMMUNITY AND PROTECTIVE SERVICES COMMITTEE MAY 1, 2018
FROM:	G. KOTSIFAS, P. ENG. MANAGING DIRECTOR OF DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	SHORT TERM ACCOMMODATIONS

RECOMMENDATION

That on the Recommendation of the Managing Director, Development and Compliance Services and Chief Building Official, the following actions be taken with respect to Short Term Accommodations:

A) This report **BE RECEIVED** for information purposes;
 B) Civic Administration **BE DIRECTED** to hold a public participation meeting before the Community and Protective Services Committee on draft by-law amendments to a number of by-laws, to address licensing, zoning and taxation issues with a focus on the municipal purposes of health / safety and residential stability.

PREVIOUS REPORTS

April 25, 2017 – CPSC – Short Term Accommodations – Information Report

BACKGROUND

Civic Administration was directed to report back at a future meeting of CPSC, with respect to short term rentals to address zoning, licensing and taxation.

The term short-term accommodation (STA) has been used to describe the use of all or part of a dwelling unit for sleeping and lodging accommodations for a short period of time. Traditionally, hotels, motels, hostels and bed/breakfasts only offered these services. Short-term rentals now occur in a variety of dwelling types including: detached houses, townhouses, and apartment buildings. STAs are operated by owner occupants, tenants, property investors and management companies.

STAs are often listed on internet platforms such as Airbnb, Homeaway, Vacation Rentals by Owner (VRBO), Craigslist and Kijiji. Civic Administration has consulted with Airbnb and the following London specific data was provided for 2017:

- 400 active hosts
- 540 active listings
- 47% of the listings are entire homes, 51% private rooms, 2% are shared rooms
- Average host age: 41
- Typical nights hosted: 73
- Average length of stay per guest: 4 nights
- Typical annual host earnings: \$4,200 (CAD) annually

In order to seek input from Londoners, including short term accommodation users and property owners, an online survey was posted on the City's getinvolved.london.ca portal. A total of 811 responses were received. The survey results are illustrated in Appendix A. The following are some key survey observations:

- ¾ of the respondents are home owners
- 19% live near a STA
- 55% have stayed at a STA
- 14% have operated a STA



2018 Public Survey Results

- **19%** live near a STA / **14%** have operated a STA
- **80%** - should be permitted to operate a STA
- **72%** - entire house should be permitted as a STA

- **6/10** respondents supported regulating STA's
- **40%** supported licensing individual rental properties
- **34%** supported licensing rental platforms

Why regulate STA?

- Safe accommodations.
- Public Safety.
- Residential Stability.



Possible by-law /administrative considerations

- Residential Rental Licensing by-law
- Zoning by-law
- Business Licensing by-law
- Local contact requirement

