Notes by Oluwaseun Makinde in opposition to the Short-Term Rental Accommodation Matter

Thank you for the opportunity to talk on this matter. I would like to start by hinging my submission on

1. Zoning: The proposed regulation wants to limit non-primary residential STRA to areas zoned as multi-family, and commercial. About 60% of the non-primary STRA in operation in the city are located in areas zoned R1 and R2. The chain effect these operators have on the city's economy is significant as they employ the services of cleaning businesses which in turn hire people to service the operators. Result from the public survey did not suggest a significant concern for residents living in areas zoned R1 and R2. If this draft policy of limiting non-primary STRA to multi-family and commercial zones stands, close to 60% of the operators will be out of business and all the businesses serving them will either be out of business and/or reduce the number of people they employ. I am suggesting that STRAs be allowed to operate in all areas zoned residential.

2. Outdoor Display stating that a building is STRA: While I agree that posting a notice inside an STRA displaying emergency contact will improve safety and emergency preparedness, posting such notice outside raises concern of safety for the occupiers of these STRAs and the operators. Such properties may be targeted unnecessarily by people who may be opposed to the idea of STRA.

The contributions of the STRA operators to tourism in our city is enormous and well documented. While I agree with the need for regulation to streamline the STRA business, it should be done in such a way that will not stifle the business. The proposed policy document and wholesome adoption of the Toronto model will send more than half of the current operators out of business. It will be good if the operators of STRAs are further consulted, and this policy document refined in order to come up with a win-win solution for all stakeholders.

Thank you.