

Keeps Me Up At Night

- * Privacy
- * Health & Wellness
- * Safety & Security
- * Destruction of our 'Village',
Communities and Quality of Life
- * Affordable Housing



Due Diligence

- * Ontario Government Home Sharing Guide for Municipalities
- * More & more we are reading about Ontario Municipalities taking strong and decisive stand against STRS
- * Why wait?

TABLE 5 JURISDICTIONAL SCAN

Regulation	The Blue Mountains	Niagara-on-the-Lake	Toronto	Vancouver	New Orleans (USA)	Chicago (USA)
License home-sharing platform			✓			✓
License/Register hosts/operators	✓	✓	✓	✓	✓	✓
Limit rentals to principal residences			✓	✓		✓
Maximum number of consecutive days	✓	✓	✓	✓	✓	
Maximum number of days per year					✓	
Number of guests	✓				✓	
Zoning	Certain areas of the Town are zoned to allow for Commercial Resorts Units; these do not need to be licenced for short term rentals.	Zoning restrictions are based on the type of short-term rental, e.g., cottage rental, vacation apartment, etc.	Short-term rentals to be added as a permitted use for all zones where dwelling units are permitted	Short-term rentals to be allowed in all residential dwelling units across certain zoning districts.	The Comprehensive Zoning Ordinance allows specific short-term rental types in specific zoning districts.	Zoning used to restrict home-sharing in some residential areas.
Ineligible or Prohibited Building List						✓
Tax on transient accommodation			Under review	Under review	✓	✓

AirBnB Horror Stories

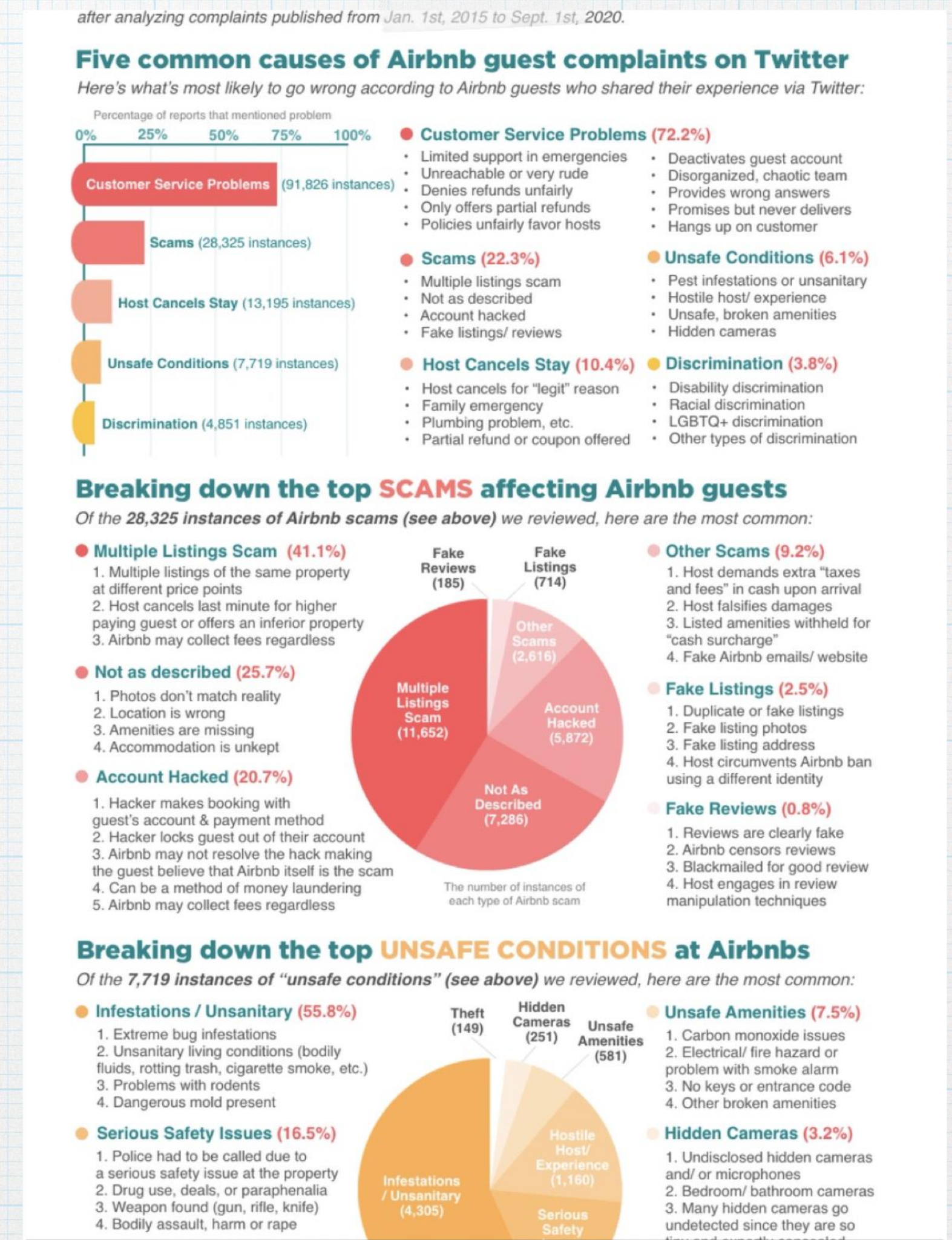
* Over 127000 complaints from Twitter, AirBnB (2015-2020).
Including:

- Scams (Fake listing, Accounts Hacked)
- Unsafe Conditions - 7719 complaints
- 1274 Issues where police were involved (drugs, weapons, bodily assault, or rape) ¹

* AirBnB Spends on average \$50 Million annually on payouts. ²

1. <https://www.asherfergusson.com/airbnb/>

2. Olivia Carville, June 15, 2021 <https://www.bloomberg.com/news/features/2021-06-15/airbnb-spends-millions-making-nightmares-at-live-anywhere-rentals-go-away>



GTA AirBnBs 2019

APRIL: Etobicoke mansion, one man was shot during a large party;

MAY: A man shot to death at prom after-party at an Airbnb property in Stouffville.

AUGUST: A man was seriously injured by gunfire outside a Bridle Path Airbnb rental.

SEPTEMBER Airbnb host in Maple, had her house, car and garage sprayed with bullets after she stopped a party and evicted guests.

OCTOBER: A person was shot and killed at an Airbnb rental in Newmarket.

DECEMBER: A shooting took place during a party at an Airbnb rental near Pape and Danforth Aves.

[Liz Braun](https://torontosun.com/news/local-news/gun-violence-all-too-common-at-airbnb-rental-properties), Feb 01, 2020 <https://torontosun.com/news/local-news/gun-violence-all-too-common-at-airbnb-rental-properties>



Gun violence all too common at Airbnb rental properties

torontosun.com