

Welcome to the Short-Term Accommodation Open House!

To participate in tonight's activity:

Please indicate your **top 3 preferences** on the two questions posted around the room by placing a sticker beside the answer.

If you would like to include a new answer, please write it on a sticky note and place it on the question sheet.

Then please take a seat, we will begin at 6:30 p.m.

Short-Term Accommodation (STA) Open House Agenda

1. STA Review Presentation,
-Amanda Fone, Licensing and Compliance Officer
2. STA Zoning and Official Plan Update,
-Nathan Wukasch, Community Planner
3. Affordable Housing Presentation,
-Jason Reynar, Strategic Advisor
-Jenn Rae, Housing Development Coordinator
4. STA Enforcement Presentation,
-Adam Harrod, A/Manager, By-law Services Division
5. Licensing STAs – Town of Blue Mountains,
-Will Thomson, Director, Legal Services
6. Q&A Session

Short-Term Accommodation Review

Presented by: Amanda Fone,
Licensing & Compliance Officer,
By-law Services Division

Date: September 14, 2022



What is a short-term accommodation?



“ *the **use of a dwelling unit**, or any part thereof, that is operating or **offering a place of temporary residence**, lodging or occupancy **by way of concession**, permit, lease, licence, rental agreement or similar commercial arrangement **for any period of 30 consecutive calendar days or less**, throughout all or any part of a calendar year.* ”

[-Zoning By-law No. 2010-40](#)

What are the rules around short-term accommodations?

“ *Except for a bed and breakfast, no dwelling unit shall be used as short-term accommodation.* ”

– (4.22.2)
[Zoning By-law No. 2010-40](#)

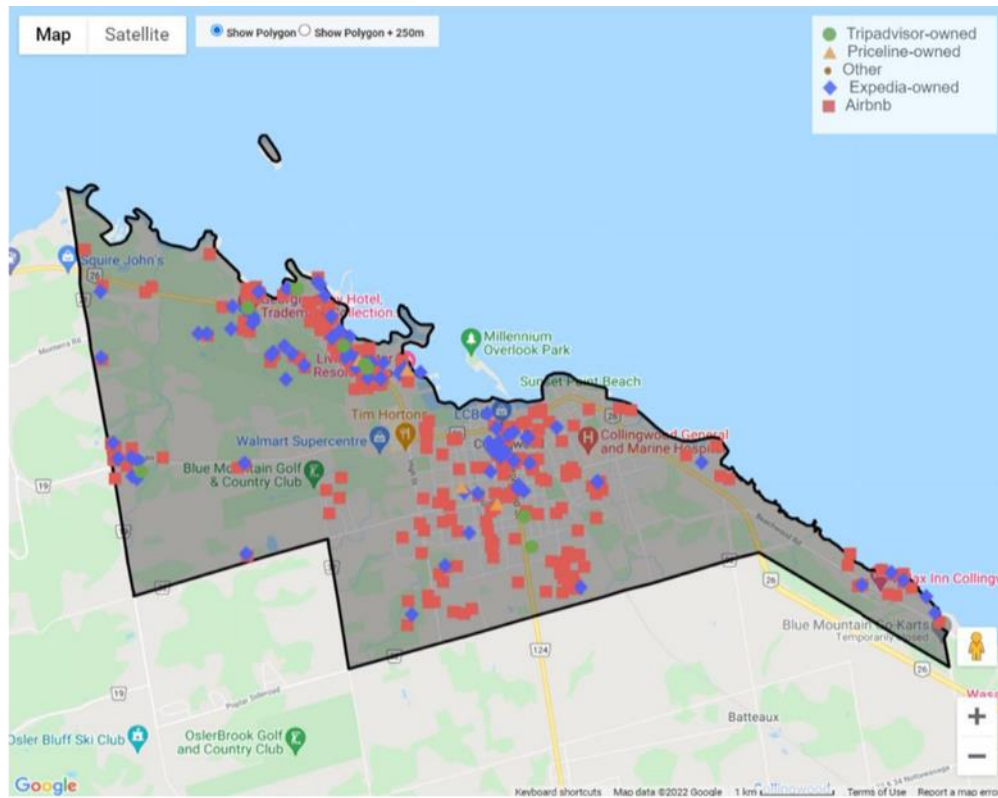


Collingwood Statistics

- ~**2,061** seasonal dwellings
- ~**6,183** seasonal residents
 - Projected growth by 2041
~**11,735** seasonal residents
- **526,000** Canadian visitors in 2019 and **566,000** in 2021 (excludes locals)
- **929** rooms offered by traditional accommodators (e.g., hotels, motels, bed and breakfasts) in Town in 2019



How prevalent are short-term accommodations in Collingwood?



Source: govService, Host Compliance Collingwood Presentation (February 2022)

300+ units

based on data provided by a third party in February 2022

~<60%

are located within the central and western parts of Town

232

complaints received by the Town relating to STAs since 2018

What has been the Town's approach?



Potential Benefits of Short-Term Accommodations

Alternative form of accommodation

Promote local tourism

Offsets housing costs

Landing place for new residents/workers

Generates additional income

Offers cultural exchange

Occupies unused space

Advantageous locations

Local investment from tourist \$

Municipal accommodation tax

Unique quality of service/experience

Potential Challenges of Short-Term Accommodations

Reduces available long-term rentals

Health and safety concerns

Regulatory equity

Creates neighbourhood nuisances

Fewer affordable housing options

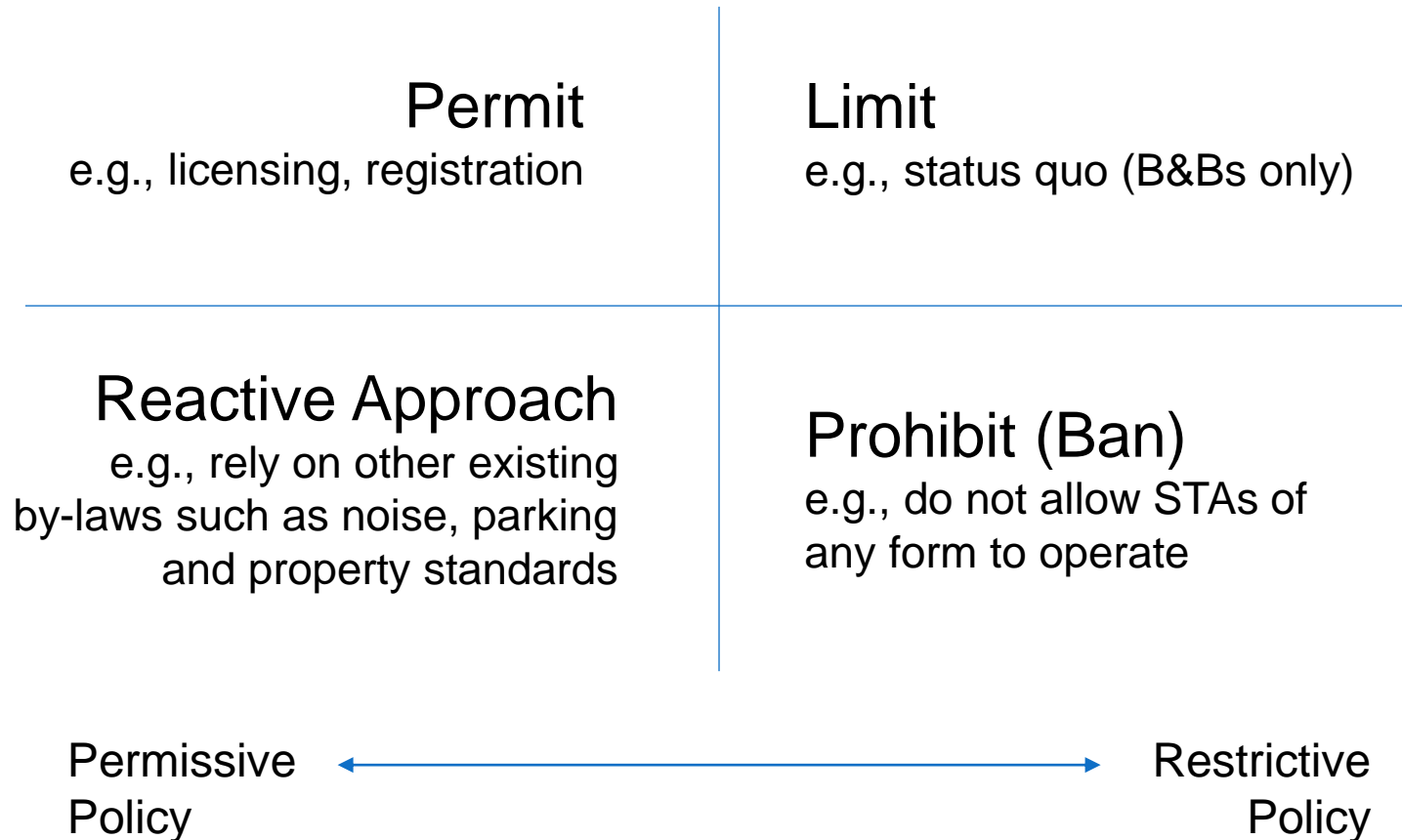
Loss of neighbourhood character

Property maintenance concerns

Enforcement resources needed

Criminal behaviour/safety issues

Options for Consideration

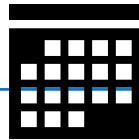


Regulatory Options for Consideration

Should Council decide to permit STAs, the following options could be considered as part of the regulatory approach:



Limit rentals to
principal residences



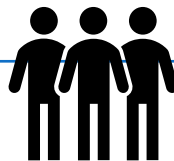
Limit maximum
number of
consecutive days or
total days per year



Ineligible/ prohibited
list of buildings



Limit the number of
listings



Limit the number of
guests



Apply a Municipal
Accommodation Tax

Where else can we provide input?

- Online survey and question box via:

engage.collingwood.ca/short-term-accommodations

- This provides another way to provide feedback not covered today.

- If you prefer to share feedback via email, please contact

afone@collingwood.ca.

Town of Collingwood

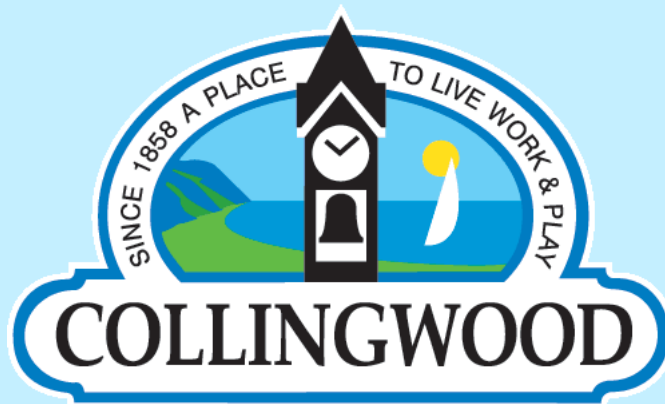
Short-Term Accommodations



Short-Term Accommodation Zoning & Official Plan Update

Remarks by:

Nathan Wukasch, Community Planner





Affordable Housing Primer

Short Term Accommodation
Open House ~ September 14, 2022

Presented by:

Jason Reynar, Strategic Advisor
Jenn Rae, Housing Development
Coordinator

Housing Continuum



Focus & Needs

- *Primary Objective:* Market and affordable rental housing
 - Moderate renter income wages (\$36K - \$51K)
 - **Need: 916 Rental Units; growing to 1,700 by 2031**
- *Secondary objective:* affordable housing ownership
 - Oriented to workforce housing
 - Owner income between \$70K - \$98K
 - **Need: 683 Ownership Units**
- Both market & affordable rentals to meet broad spectrum of units given the demand of those in core housing need
 - E.g., 1 & 2 bedroom Units, and housing for seniors



AHTF Recommendations:

- **Develop specific sites** within Collingwood with the Town as owner/developer from shovel ready to full buildout, and create a vision, strategy and rapid action plan for same (REC#1.1, 3.1.4, 5.1.1)
- **Provide annual Town resources** (e.g. Housing Planning Specialist), funding, grants, and financing for innovative affordable housing developments, and educate stakeholders about same (REC#2.1, 2.2, 5.1.1.1)
- Revise, innovate and **deploy local policy, regulation** (including Official Plan and Zoning Bylaw), and administrative procedures, to facilitate and incentivize sustainable, innovative and affordable housing developments (REC#3.1, 4.1)
- Create and deploy **effective governance structures and stakeholder engagement processes** to ensure the urgency and importance of these issues are maintained, risks are managed appropriately, and service level prioritization and necessary trade-offs are transparent (REC#5.1.1)



Current Town of Collingwood Action:

- Council approved \$350,000 in one-time funding affordable housing
- Dedicated internal staff resource approved and hired
- Official Plan update underway
- Rapid Accessory Dwelling Unit Deployment Program in design
- Housing Master Plan to commence shortly
- Community engagement underway (e.g. June 30 Affordable Housing Workshop, Employer Roundtable and today's STA Open House)



Stagger Leigh

Follow · Yesterday via Instagram · 🌐



This is my former house on Josephine st. where me, my ex and our neighbors were forced out of in the spring by a woman who lives in New Jersey and who lied to everyone's face from the beginning about her intentions. Now both sides are an Airbnb and I thought I might let the outta towners know....
#welcometonola
#happymardigras — in 📍 Uptown, New Orleans.



Like



Comment



Share



227

141 Shares

20 Comments

View 14 more comments



Julia Andrade Rocha Natalia Andrade Rocha Adriele Graham 🙄

Like · Reply · 6h



Krys Talg Sign making project? little yard picks (like similar to the "dont let your dog



Write a comment...





Thank you for diving in with us today!

Jenn Rae
Housing Development
Coordinator
jrae@collingwood.ca

Jason Reynar
Strategic Advisor
jreynar@collingwood.ca

Short-Term Accommodation Enforcement

Presented by:

Adam Harrod, A/Manager,
By-law Services Division

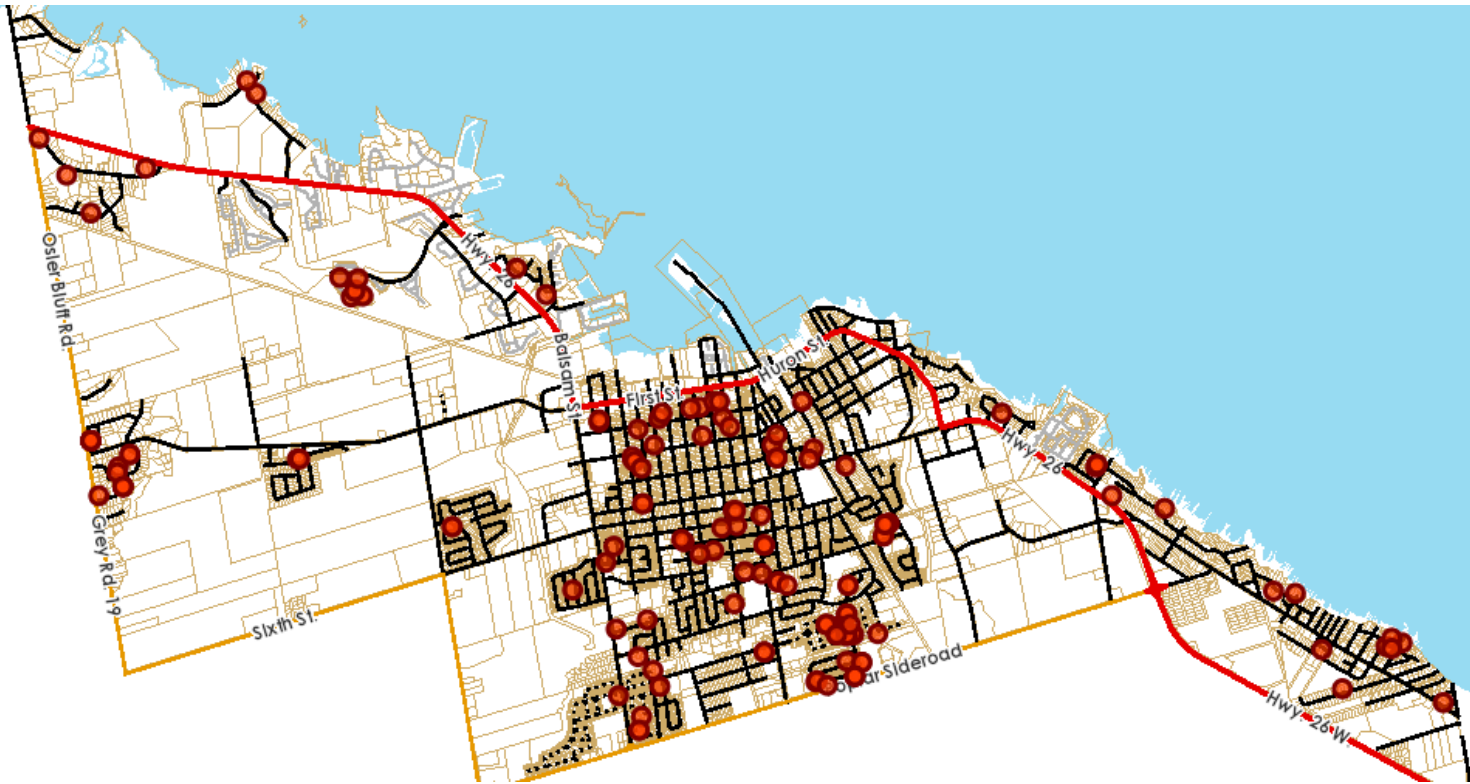
Date: September 14, 2022



STA Enforcement in Collingwood

- **Currently prohibited**
 - 4.22.2 Except for a bed and breakfast, no dwelling unit shall be used as short-term accommodation
- **Mostly reactive response**
- **Since 2013 - 296 by-law occurrences**
- **Majority of STA complaints are resolved through education and voluntary compliance**

Location of Complaints



STA Enforcement

How is the Current Ban Enforced?

1. Complaint received
 - Call 705-445-1030
 - Email bylaw@collingwood.ca
 - File an on-line complaint <https://cvportal.collingwood.ca/portal>
2. By-law enforcement staff investigate the alleged contravention
3. If confirmed, the owner of the property is provided with a written Notice of Violation
4. By-law enforcement staff monitor for compliance
5. If compliance is not achieved, charges may be laid

STA Enforcement Enforcement Challenges

- **Lack of Resources**
- **Confirm Illegal use of Land**
- **Strict Evidentiary Rules**
- **No Substantial Deterrence**
- **Identification of Dwelling Units**
- **Cost**

STA Enforcement Identification of Dwelling Units

The Suite Spot

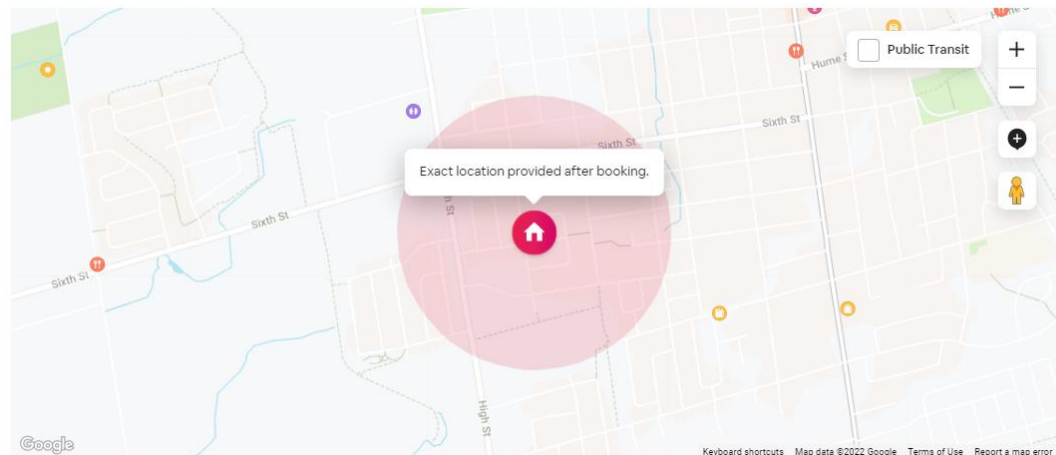
★ 4.84 · 126 reviews · Superhost · Collingwood, Ontario, Canada

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← No/Limited Exterior
Photos

Limited Address
Details →



Current Regulations Being Used

- **Parking By-Law**

- No parking in area prohibited by sign
- No parking on/over a sidewalk
- No overnight parking (Dec – March)

- **Noise By-Law**

- No person shall, at any time, emit, cause or permit the emission of noise likely to disturb the inhabitants of the Town
- Outdoor speakers prohibited after 9pm Sunday to Thursday and 11pm on Friday's and Saturday's

- **Fireworks By-Law**

- Fireworks can only be discharged on Victoria Day and Canada Day

- **Property Standards / Yard Maintenance By-Law**

- Requires property owner to maintain their property to certain standards

Benefits of a Licensing Program

- Through a Licensing Program, the Town can:
 - **prohibit** the carrying on or engaging in the business without a License;
 - **refuse to grant a License** or to revoke or suspend a License; and,
 - **impose conditions** as a requirement of obtaining, continuing to hold or renewing a License.
- A Licensing Program can help:
 - ensure **health and safety**;
 - control certain types of **nuisance**; and
 - act as a basic form of **consumer protection**
- Licensing fees help pay for administration and enforcement costs



Licensing Short-Term Accommodations

Remarks by:
Will Thomson, Director, Legal Services

Panel Q&A Session

Nathan Wukasch, Community Planner

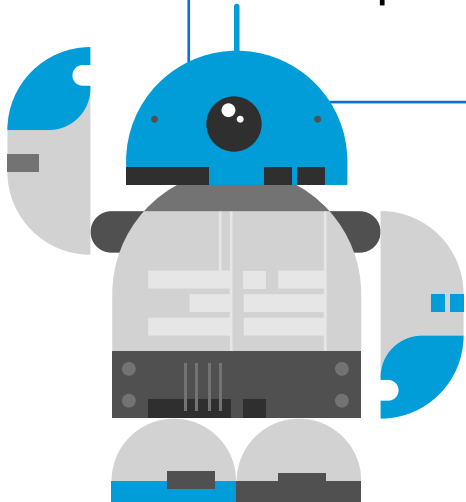
Jason Reynar, Strategic Advisor

Jenn Rae, Housing Development Coordinator

Adam Harrod, A/Manager, By-law Services Division

Will Thomson, Director, Legal Services

Please raise your hand if you would like to ask a question. You will be invited up to the microphone by Clerk Almas.





Thank you for attending the Short-Term Accommodation Open House!

Please indicate your top choice on the two questions posted
around the room as you exit.

For more information or to complete the survey, please visit:
engage.collingwood.ca/short-term-accommodations