
From: Paul Bigioni
Director, Corporate Services & City Solicitor

Subject: Short-Term Rental Licensing
File: L-2200

Recommendation:

1. That Report BYL 01-25 regarding the licensing and regulation of short term rentals be received for information.
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Executive Summary: The purpose of this report is to respond to Resolution #929/22, which directed staff to report back to Council regarding the feasibility of regulating short term rentals.

There are two elements to short term rental (STR) regulation: zoning and licensing. The zoning by-law defines “short term rental” and sets out where they can be located. A licensing by-law, if enacted, would require owners of STR properties to obtain a license from the City and comply with license conditions. The zoning of STRs must be in place before the City can consider enacting a licensing by-law.

On December 16, 2024, the City adopted the Consolidated Zoning By-law No. 8149/24. This revised By-law now includes STR provisions. Any violation of the STR zoning provisions can now be prosecuted by the City. The new STR zoning provisions add to the City’s existing enforcement tools contained in its Property Standards By-law, Nuisance By-law, Noise By-law and Traffic and Parking By-law.

As part of their review of the feasibility of enacting an STR licensing by-law, staff engaged with residents through community consultations by way of digital platforms and in person sessions. Staff also reviewed STR regulatory best practices in other municipalities.

After full consideration of the results of the public consultation and best practices elsewhere, and after considering the financial implications, staff do not recommend enacting an STR licensing by-law at this time.

Relationship to the Pickering Strategic Plan: The recommendations in this report respond to the Pickering Strategic Plan Priority of Advocate for an Inclusive, Welcoming, Safe & Healthy Community.

Financial Implications: There are no financial implications to this report.

Discussion: The purpose of this report is to respond to Resolution #929/22 which directed staff to report back to Council regarding the feasibility of regulating STRs. To prepare this report, City staff did detailed research, attended Provincial workshops, conducted community consultations, met with other municipalities, and established a working group including staff from City Development, Legal Services, Fire Services, and Municipal Law Enforcement Services to consider all the issues relevant to the licensing of STRs. Finance staff were consulted on the cost related to the program.

There are approximately 300 to 400 unique STR listings in Pickering. This number is anticipated to grow given the economic challenges facing residents, housing affordability, and population growth.

STR regulation generally consists of two elements: zoning and licensing. Zoning by-law provisions must be in place to permit STRs. Absent such zoning provisions, STRs would be illegal. The City is able to license STRs by means of a separate licensing by-law only once STRs are legalized in the zoning by-law.

With the enactment of Consolidated Zoning By-law No. 8149/24 on December 16, 2024, the City adopted zoning provisions which allow STRs. The consolidated zoning by-law was the result of work by City Development staff that began in 2020. After Council's Direction #929/22, staff in Municipal Law Enforcement and Legal Services worked together with City Development staff to draw up STR provisions for inclusion in the consolidated zoning by-law. As a result, the consolidated zoning by-law contains the following provisions:

[*Definition*] Short-term Rental: means a dwelling unit or part of a dwelling unit used to provide temporary accommodation for a rental period of not more than 28 consecutive days to the same guest but shall not include a hotel, or bed and breakfast or any other use defined herein.

Where permitted by this By-law, a short-term rental shall only be permitted in accordance with the following provisions:

1. A maximum of one short-term rental per dwelling shall be permitted.
2. The dwelling in which the short-term rental is located shall be the principal residence, as defined in the *Income Tax Act*, of the person or persons operating and residing in the short-term rental.
3. Parking for the short-term rental shall be in accordance with Section 5.
4. A short-term rental shall not be established or operated in a manner which changes the external appearance of the dwelling.

In summary, the consolidated zoning by-law requires that a person can have one STR only in the residential dwelling unit which serves as their principal residence.

Once Council enacted the consolidated zoning by-law, STRs became a permitted use and staff began work on a licensing by-law that would require owners of STR properties to obtain a license from the City and comply with license conditions designed to ensure that STRs function appropriately and safely in the communities in which they are located. A licensing by-law could contain provisions that: (a) make a license conditional on compliance with all applicable by-laws; (b) require a local service contact; (c) limit the ages and the number of permissible

occupants; (d) require adequate insurance; (e) impose safety requirements such as maintenance and periodic testing of appliances, mechanical systems, smoke alarms, carbon monoxide detectors and electrical systems; (f) impose record keeping requirements; (g) create a Renters Code of Conduct; and (h) create offences for the violation of license conditions and enable enforcement.

A licensing by-law would add to the tools available to the City to stop STRs from being a nuisance or safety concern to neighbours. It is important, however, to note that the City already has significant power to address complaints arising from STRs by means of its Noise, Nuisance, Property Standards, Clean & Clear, and Traffic and Parking By-laws. In addition, the City can now prosecute violations of the new STR provisions in the consolidated zoning by-law. A licensing by-law would assist with enforcement against problem STRs, but it is not, in the view of staff, essential, given the other tools available.

Since 2020, Customer Care staff have identified 38 complaints related to issues associated with STRs. This includes 29 complaints related to a single problematic property that is no longer operated as an STR. The single problematic property was addressed by using the Noise and Nuisance By-laws, with assistance from Durham Regional Police Services. Four of the other complaints were related to traffic and parking, and the remainder were noise or property maintenance-related. Staff have had success addressing STR problems using the tools currently available in existing by-laws.

With or without a licensing by-law, it is important to recognize that the City does not have the power to simply shut down illegal or nuisance STR operations without applying to the Superior Court of Justice for an Order closing premises under either of sections 447 or 447.1 of the *Municipal Act*.

Public Consultation by Planning Staff

The first public consultation on STRs was completed by City Development staff as part of the consolidated zoning by-law review. This consultation occurred from October to November 2023 and focused on the STR provisions. Staff received 71 responses. Survey results indicated that 73% of respondents supported the regulation of STRs. 52% of respondents felt that STRs should be limited to the owner's residence. There was 33% support for STRs being permitted in all residential areas. There was no clear preference for the building type in which STRs should be permitted. 40% of respondents favoured an outright ban on STRs, while 46% supported STRs provided they were subject to some form of regulation.

Public Consultation by Municipal Law Enforcement and Corporate Working Group

Additional public consultation was conducted by Municipal Law Enforcement staff utilizing "Let's Talk Pickering" from July to September, 2024. This consultation received responses from 197 people, most of whom (192) were Pickering residents. The results are summarized as follows:

- 59.5% of respondents were in favour of regulating STRs
- 24% had used an STR in Pickering
- 8% of respondents were operators of STRs in Pickering

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- 63.5% felt that limits on the length of stay were important
 - 37.5% felt that existing by-laws could address their STR-related concerns
 - 56.5% of respondents felt that a Municipal Accommodation Tax should be levied on STRs
 - 58.5% felt that an STR should be located in the primary residence of an owner. This is consistent with the survey results obtained by Planning staff
 - 86% supported a limit on the number of people permitted in a single STR
 - 60% supported making local contact and address information for all STRs accessible to the public so that members of the public can communicate concerns directly to STR owners. (This is done in numerous other Ontario municipalities that regulate STRs.)
 - 45.7% supported STRs being limited to the main building on the property

From March 26, 2025 through to April 22, 2025 staff conducted additional community consultations and industry outreach. Licensing by-law information along with invitations to two City Open Houses were provided to Airbnb, VRBO, the Real Estate Council of Ontario and the Tourism Association of Ontario via on-line contact channels. As of the date of this report, none of these industry stakeholders has provided feedback. Staff attempted to contact Airbnb and VRBO at the phone numbers listed on their web sites, but no responses were received.

Staff further reached out to anyone who had participated in the first consultation and requested additional feedback. A project page was set-up on Let's Talk Pickering on March 26, 2025. The page included licensing by-law information, an explanation of how residents could provide feedback, and an invitation to attend either of the two Public Open Houses. The first Open House was hosted at the Chestnut Hill Developments Recreation Complex from 9:30 am to 12:30 pm on April 2, 2025. The second Open House was hosted in the lobby of City Hall on April 3, 2025 from 5:30 pm to 7:30 pm. Both Open Houses were advertised on the City's social media channels and on signs across the City. A survey was provided at each of the Open Houses and staff received additional comments via email.

In the days following the Open Houses, staff displayed STR information boards on the second floor of City Hall along with copies of a survey for interested residents.

At the completion of the community consultation, staff received additional comments including:

- requests for a ban on STRs
- requests to limit the number of STRs based on population
- preference for longer retention of renter information
- preference for no regulation on STRs
- support for regulation of long term rentals (Please note that this is done by the *Residential Tenancies Act (Ontario)*, and is not within municipal jurisdiction.)
- concerns about limited long-term rental options
- feeling that STR regulation is a cash grab
- concern about higher property taxes
- parking concerns
- concerns about garbage and illegal dumping.

The results of all public consultations held for STRs are summarized at Attachment 1 to this report.

Short Term Rental Governance Review

Staff researched best practices both inside and outside Durham Region. Staff reviewed STR regulation in Toronto, however, Toronto is not a useful comparison because it is so much larger than Pickering and has far more attractions, venues, and events which create a much higher demand for STRs.

The majority of municipalities in the Region of Durham do not license STRs. They are of the view that regulating the issues caused by STRs through noise, nuisance and parking by-laws is more effective than introducing a licensing program.

The table below sets out key features of STR regulation in the other lower tier municipalities in Durham Region. The table below also identifies the number of staff dedicated to the STR program in Oshawa and Kawartha Lakes.

City/Town/Township	STR Licensing	Number of Staff Dedicated Including enforcement and administration	License Fee	Number of Active STRs	Software For Monitoring
Ajax	No	N/A	N/A	N/A	N/A
Whitby	No	No dedicated staff, when it proceeds a Licensing Officer	N/A	Estimated 300 in Whitby	N/A
Oshawa	Yes	2 Licensing Examiners who process applications 3 Licensing Inspectors who inspect as needed. All generalist officers are tasked with investigating	\$100.00/year with a \$50.00 application fee	Approximately 36 licensed and operating	Harmari Software

City/Town/ Township	STR Licensing	Number of Staff Dedicated Including enforcement and administration	License Fee	Number of Active STRs	Software For Monitoring
		complaints as necessary			
Clarington	No	N/A	N/A	N/A	N/A
Scugog	No, regulated via Nuisance and Noise By-law	N/A	N/A	N/A	N/A
Brock	No, regulated via Nuisance and Noise By-law	N/A	N/A	Estimated at 145	N/A
Uxbridge	No	N/A	N/A	N/A	N/A
Kawartha Lakes	Yes	2.5 FT STR Officers, one FT Administrator. Planning to add two additional STR Officers in 2025	Varies by season and if the property has the owner present during rental \$150.00- \$1,500.00	600 active, 400 currently licensed.	Granicus Host Compliance

Estimated Costs and Revenues

The revenues from licensing STRs will not be sufficient to cover the associated costs. Dedicated staff will need to be hired and software licenses will be required to implement, administer and enforce a licensing program. Demands on existing Municipal Law Enforcement staff due to the City's growth would make it impossible for them to absorb the workload created by a licensing by-law. Without adequate staffing, reasonable processing times for permit applications is impossible, and inspections, investigations and enforcement will not live up to residents' expectations. All of the municipalities consulted by City staff in the course of preparing this report have warned that investigations of STR license violations are time consuming and that STR licensing should not be introduced without dedicated staffing.

The licensing of STRs is expected to generate revenues of approximately \$90,000.00 annually. This is based on the assumption that approximately 200 STRs will operate and apply for a license. (Please note that other municipalities have observed a drop of approximately 30% in the total number of STRs once a licensing by-law is enacted.) This also assumes an annual license fee of \$450.00, which staff consider reasonable based upon their review of fees charged in other municipalities. In addition to license fee revenue, modest additional Municipal Accommodation Tax revenues would be generated, half of which must be shared with Destination Pickering, the City's tourism municipal services corporation.

While it is difficult to precisely determine the number of STRs that will obtain licenses, the estimates provided above are based on data provided by other municipalities and are considered reasonable by staff.

Total estimated costs for enforcement and administration are estimated to be \$221,300.00 annually, with one-time costs of \$25,600.00 for equipment, furniture and training. The costs are estimated as follows:

1. Software and Support – Procurement of STR monitoring and reporting software including support are approximately \$20,000.00 annually.
2. Staffing – In order to adequately enforce STR regulations, an additional full-time Municipal Law Enforcement Officer will be required. This Officer will be assigned to primarily overnight shifts to respond to STR Noise and Nuisance matters. This officer will provide an added benefit to the City by addressing issues with problem bars/clubs and assist with overnight parking enforcement with a focus on STR-related parking issues. Additionally, the hiring of a full-time Clerk, Administration Business Licensing is needed. This role will assist with the administration of STR licensing including the data input, reviewing any reports or information provided by the software vendor, issuance of licenses and correspondence with property owners. Additionally, this role could be used to assist with the issuance of waterfront parking permits as time allows. The costs for staffing would be:
 - i. Municipal Law Enforcement Officer (FT) salary/benefits: \$114,445.00
 - ii. Clerk, Administration Business Licensing (FT) salary/benefits: \$86,855.00

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3. One-Time Implementation Costs - In addition to the annual costs, one-time costs would be incurred upon implementation for necessary equipment, furniture, uniforms, mobile phone and training. These one-time costs would amount to \$25,600.00. To summarize, the annual costs and revenues associated with an STR licensing by-law are estimated at:

Annual Revenues:	Total License Fees:	\$90,000.00
Annual Costs:	Software and Support:	\$20,000.00
	Staffing:	\$201,300.00
	Total Costs:	\$221,300.00
	One-time Implementation Costs:	\$25,600.00
	Total Costs:	\$246,900.00
Net annual Cost (one-time costs excluded):		\$131,300.00
Net annual Cost (one-time costs included):		\$156,900.00

Conclusion

Given that staff can use the City's existing zoning and other by-laws to address problems associated with STRs, and given that the revenues from licensing STRs will be far outweighed by the associated costs of implementation, administration and enforcement, staff cannot recommend the enactment of an STR licensing by-law. That being said, if Council wishes to proceed with an STR licensing by-law, it can direct staff accordingly, and staff will prepare and present a draft STR licensing by-law for Council's consideration at the regularly scheduled October Executive Committee and Council meetings.

Municipal Law Enforcement staff will monitor any and all problems associated with STRs on an ongoing basis and, to the extent information is available, will monitor growth in the number of STRs operating in the City. As the City grows, the licensing of STRs may become more feasible in the future.

Attachment:

1. Public Consultation Results
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Prepared By:

Original Signed By:

Jason Litoborski, CPSO
Division Head, Municipal Law Enforcement
Services

JL/ks

Approved/Endorsed By:

Original Signed By:

Paul Bigioni
Director, Corporate Services & City Solicitor

Recommended for the consideration
of Pickering City Council

Original Signed By:

Marisa Carpino, M.A.
Chief Administrative Officer



Short-Term Rental By-law

Community Engagement & Consultation Results Report

Municipal Law Enforcement Services

Community Consultation Summary Report: Draft Short-Term Rental By-law
Chestnut Hill Developments Recreation Complex

Tuesday April 2, 2025

9:30 am to 12:00 pm

Visitor Summary

Visitors to consultation table.	7
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Visitors with knowledge of the draft Short-term By-law and engaged with Staff.	3
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Visitors engaged by taking information only.	3
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Engagement Tools Summary

- Copies of the draft Short-Term Rental By-law;
- Information package with comments and questions to the draft Short-term Rental By-law; and
- Public Information Meeting Sign-In sheet in accordance with the *Municipal Freedom of Information Act and Protection of Privacy Act*.



Comments and Feedback

1. Why is the City of Pickering allowing short-term rentals in the community? Why is this even being considered?
2. Suggestion from resident: If members of council are going to allow short-term rentals to operate in the community there should be measures of restriction in place i.e. by only allowing one (1) short-term rental per 1000 people.
3. Comment on the draft by-law: the removal of “corporation” in the definition of “person”.

4. Comment on the draft by-law: Under number 6 – “Schedules” the wording using “Visitor” shall be defined in the definitions or changed using an appropriate term as defined.
5. Comment on the draft by-law: As outlined in number 21 – the resident commented that a one (1) year retention of the short-term rental guest record was too short. Suggested a three (3) year retention period for records.
6. It would be beneficial to discuss the draft by-law at a Councillor Town Hall to allow residents to learn and comment on the draft by-law.
7. Short-term rentals should not be regulated. Those who wish to rent out their home should be allowed to do so without interference from the City
8. The Short-term By-law should be flipped to a by-law for long-term rentals.
9. Short-term rentals in the community will deplete long-term rental inventory and impact rental housing affordability.

Municipal Law Enforcement Services

Community Consultation Summary Report: Draft Short-Term Rental By-law
Civic Centre Lobby
Wednesday April 3, 2025
5:30 pm to 7:30 pm

Visitor Summary

Visitors to Community Open House.	2
Visitors with knowledge of the draft Short-term By-law and engaged with Staff.	2
Visitors engaged by taking information only.	0

Engagement Tools Summary

- Copies of the draft Short-Term Rental By-law;
- Information package with comments and questions to the draft Short-term Rental By-law; and
- Public Information Meeting Sign-In sheet in accordance with the *Municipal Freedom of Information Act and Protection of Privacy Act*.



Comments and Feedback

1. Are current STR's "grandfathered" from the consolidated zoning by-law and the proposed STR by-law
2. Resident feels this is a cash grab
3. Residents do not want to pay higher property tax, nor report income if they choose to rent out their home for a few weeks a year.
4. Parking issues already exist. There are concerns that STR's will create more problems, especially in the Seaton area.

5. Where will garbage and waste be stored if there is a limited amount of space. Will this lead to more illegal dumping in our City if renters are required to remove and dispose of their garbage.

City Development

Community Consultation Summary Report: Consolidated Zoning By-law including Short-Term Rentals

Webex Virtual Open House Meeting

Thursday September 21, 2023

7:00 pm to 8:00 pm EST.

Meeting Summary

Visitors to the Meeting.	5
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Visitors with knowledge of the draft Short-term By-law and engaged with	1
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Community Consultation Webex meeting online views post September 21 st .	69
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Engagement Tools Summary

- Draft Consolidated Zoning By-law and site plan images;
- Digital Agenda package with comments and questions; and
- Public Information Meeting facilitated in accordance with the *Municipal Freedom of Information Act and Protection of Privacy Act*.



Comments and Feedback

1. Are there any questions in regard to shipping containers, nightclubs, or **additional dwelling units**?

Responses: None

2. Staff shared three images; an image of the city centre area as a potential zone for allowing or permitting short-term rentals, a row of stacked townhouses on an arterial road, and highly residential area including single family homes as short-term rental dwelling options.

Responses: One

- Participant:
Short-term rentals are not only used by tourists but also are used by individuals that need accommodation while visiting family or friends, where the individual that they're visiting may not be able to put people up, so short-term rentals address would address this matter.

3. Does anyone have any thoughts on what may be a priority, from your perspective, is it; climate change, housing affordability, or even neighbourhood character?

Responses: Two

- Participant:
My question relates to short-term rentals; can you provide further details on how you plan to regulate short-term rentals and ensure the proper use of these properties? (*Sent question through Webex chat.)

Staff:

We are looking at the number of days. The provisions that we are looking to come up with are based on the best practices across Ontario. We are looking at the number of days, ensuring that the owner is on site or living on the property, this is their home. Also indicating in which residential area short-term rentals may be permitted. Right now, because we have not heard anything further from residence or any of the public. We are keeping them as short-term rentals permitted in all residential zones. Hopefully, there can be some more direction coming from the surveys, and I would encourage everyone who is either watching on YouTube or here on the screen with us to fill out the survey.

- Staff:
The adequate regulation of short-term rentals requires a suite of tools from the Municipality. But the Participants comment was to ensure the proper use of these properties. So, the zoning by-law and the zoning provisions will not regulate the safe and proper operation of a short-term rental, it's really through a licensing by-law that that the operation of a short-term rental could be adequately regulated. So, this evening we're looking at zoning requirements with respect to short-term rental, so that could: in what zones are short-term rentals a permitted use, will there be any parking minimum parking requirements for short-term rentals. We would have a definition of short-term rental in the zoning by-law, but I don't think the by zoning law could effectively address the number of days that that a short-term rental could operate. That would be through using other tools the municipality has such as licensing etc. My understanding is that the City is going to be looking at the other tools sometime later this year or in 2024 and present the whole suite of

tools to address short-term rentals. This evening we're really just looking at zoning, so definition for short-term rentals, which may include a reference to owner occupied, what zones short-term rentals should be permitted in, and any parking requirements or other sort of zoning requirements.

- Participant:
What if the rental property is always vacant but continues to be used for events? (Asked through Chat)

Staff:

I would like to reiterate that zoning does not apply to people, and one, it is applying to the exterior of the building and two it does not regulate the activities inside. There are corporate by-laws that would speak to noise and property standards.

City Development

Community Consultation Summary Report: Consolidated Zoning By-law including Short-Term Rentals

In-person Open House

Thursday September 21, 2023

7:00 pm to 8:00 pm.

Meeting Summary

Visitors to the Open House.

8

Visitors with knowledge of the draft Short-term By-law and engaged with Staff.

0

Engagement Tools Summary

- Draft Consolidated Zoning By-law, Short-term Rental Video and interactive zoning maps;
- Digital Agenda package with comments and questions; and
- Public Information Meeting facilitated in accordance with the *Municipal Freedom of Information Act and Protection of Privacy Act*.



Comments and Feedback

1. Staff Introduction:

A zoning by law acts as an implementation tool of an Official plan which serves as a vision of how a city will move forward in future land use. Zoning by-laws put the official plan into perspective and contain specific requirements that are legally enforceable. These are known as general provisions, which can be applied across the City. Those are general provisions that can be applied to specific zones. What they regulate are how land is used, where buildings and structures are located on private lots, the types of buildings that are permitted and how they may be used, sizes and dimensions, parking requirements, building heights, and density.

***Interactive zoning map displayed.**

I would like to distinguish Zoning by-laws from cooperative by-laws, we do not zone

for people, for example, we cannot regulate who rents a room or who rents a short-term rental, but we can define the number of rooms and the ratio of rooms to people. In general, there are principles of safety and infrastructure management that are also built into the creation of provisions that we tend to use as a standard.

*** Short Term Rental Video shown to guests.**

2. Staff lead discussion:

A short term rental is a source of revenue for homeowners, and an option for travelers to have a more diverse range of options when staying in the GTA. The tension comes from the need for long-term rental and maintenance issues that have arisen from whole home rentals. In response the City is looking at a regulatory approach that includes new provisions for the second draft of the comprehensive zoning by-law plus an investigation of permit systems within 2024. We are two departments that have collaborated and are working in step with each other. As the experience of other municipalities has shown there is a cost to implementing a permit system and their resources.

For context, what it is that we can do within the zoning by-law? The zoning by-law permits certain land uses and we can add a definition for what is a short term rental, we can talk about whether it is owner-occupied, and we can look at the different zones, and by zones. I am not necessarily referring to geography but building typology. Currently, we have the potential of having short-term rentals in all residential areas, including mixed-use and single-family homes or single-dwelling homes and everything in between.

What are the pros and cons of having short-term rentals within the four location examples provided?

Responses: None

3. Staff:

We are intending for the second draft of the zoning by-law to include the definition of a short-term rental and to list short-term rentals as a permitted use in certain zone categories. We are hoping to hear from the public about their comments and their opinion as to where they believe short-term rentals should be permitted in the City. That will assist us in preparing the provisions.

Responses: None

Staff:

Maybe I can reemphasize, regulation of short-term rentals across the province with municipalities has tended to be a two-pronged approach, one being that provisions in the zoning by-law complement and are in collaboration with the permit system. That is where the internal workings of a short-term rental would be regulated, for example, maintenance of the property or the homeowner's knowledge of what is happening on their property while they are renting it out. I don't know the full list of what a permit can or cannot cover, so be sure to follow up and pay attention to any additional consultations to develop a permit system. It is something that will be investigated by the City in 2024.

Responses: None

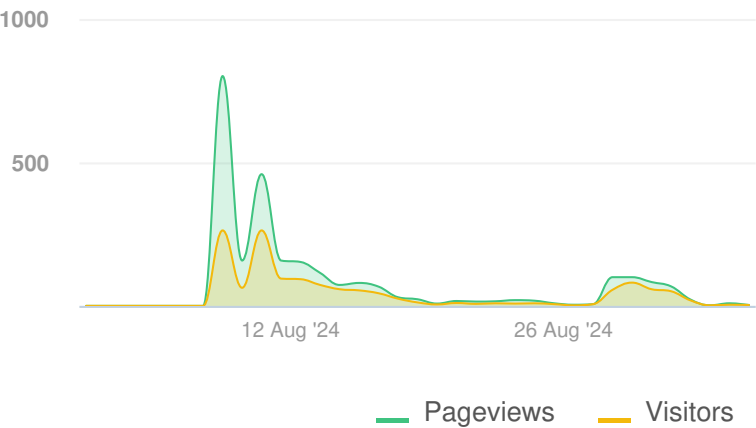
Project Report

03 July 2024 - 03 September 2024

Let's Talk Pickering Short Term Rentals



Visitors Summary

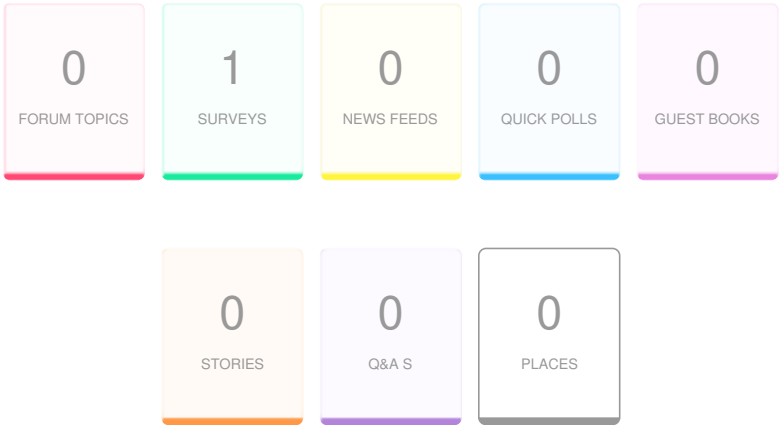


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
1.5 k	263	
NEW REGISTRATIONS		
2		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
196	423	1.3 k

Aware Participants		Engaged Participants			
1,291		196			
Aware Actions Performed	Participants	Engaged Actions Performed			
Visited a Project or Tool Page		RegisteredUnverifiedAnonymous			
1,291					
Informed Participants	423				
Informed Actions Performed	Participants				
Viewed a video	0	Contributed on Forums	0	0	0
Viewed a photo	0	Participated in Surveys	98	98	0
Downloaded a document	0	Contributed to Newsfeeds	0	0	0
Visited the Key Dates page	0	Participated in Quick Polls	0	0	0
Visited an FAQ list Page	0	Posted on Guestbooks	0	0	0
Visited Instagram Page	0	Contributed to Stories	0	0	0
Visited Multiple Project Pages	217	Asked Questions	0	0	0
Contributed to a tool (engaged)	196	Placed Pins on Places	0	0	0
		Contributed to Ideas	0	0	0

ENGAGEMENT TOOLS SUMMARY



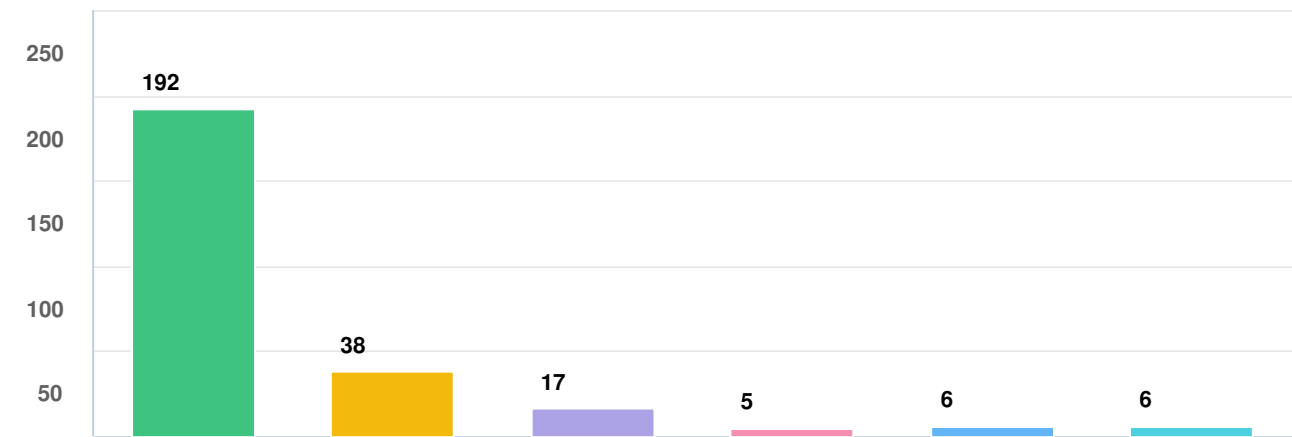
Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	Short Term Rentals	Draft	433	98	98	0

ENGAGEMENT TOOL: SURVEY TOOL

Short Term Rentals

Visitors	433	Contributors	196	CONTRIBUTIONS	197
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Please identify your relationship with Pickering. Select all that all apply:



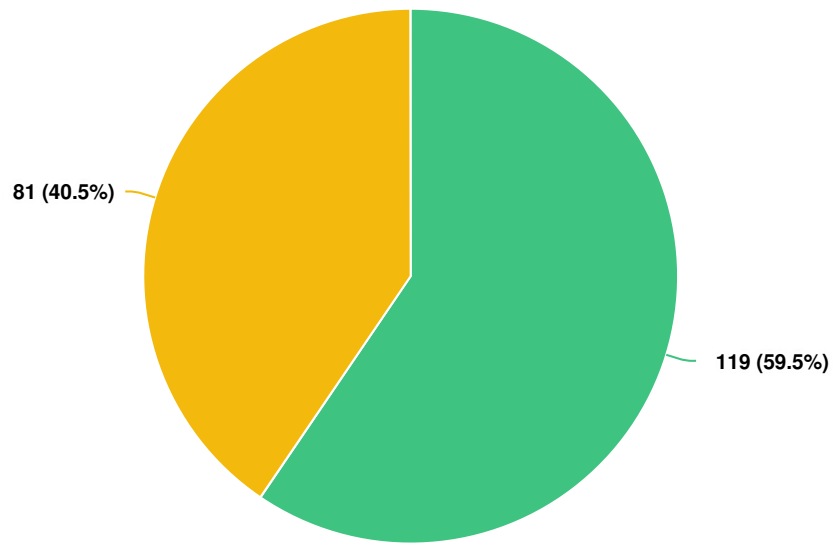
Question options

- I live in Pickering
- I work in Pickering
- I own a business in Pickering
- I utilize short-term rentals in Pickering
- I own/operate a short-term rental in Pickering
- Other (please specify)

Mandatory Question (197 response(s))

Question type: Checkbox Question

Are you in favour of the City implementing Short Term Rental licensing and regulations?



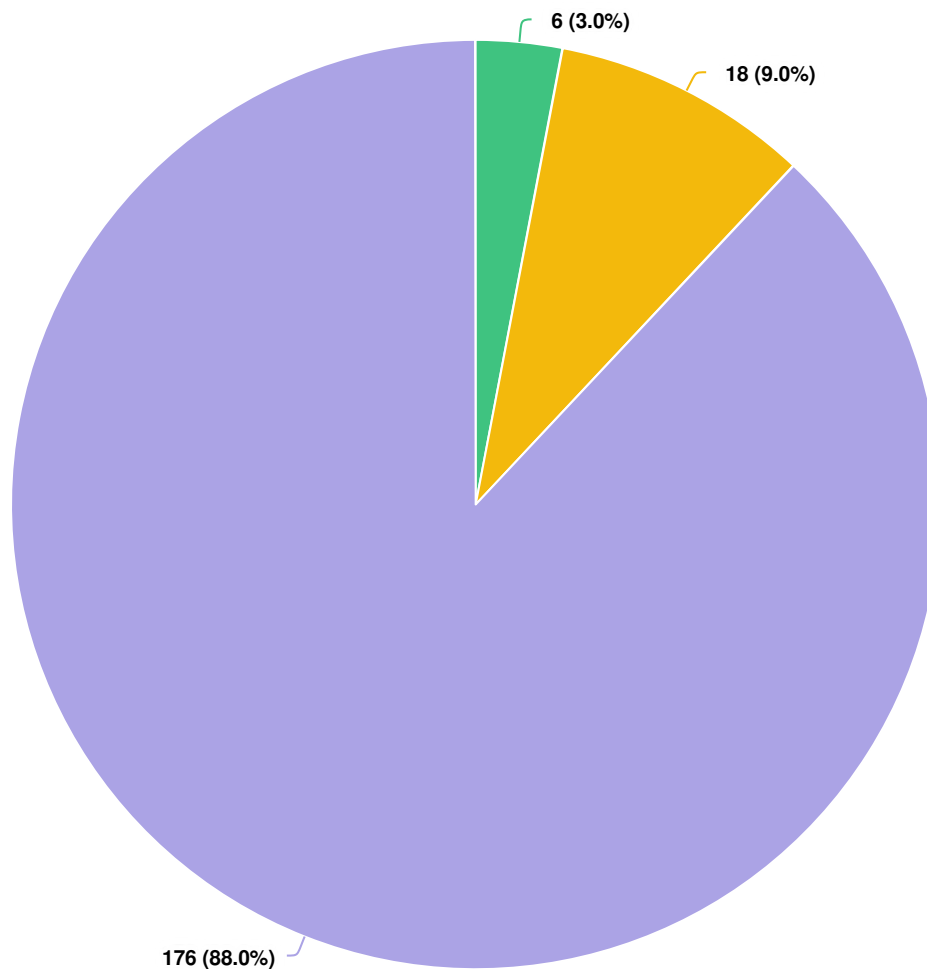
Question options

☒ Yes ☐ No

Mandatory Question (197 response(s))

Question type: Radio Button Question

Do you use short-term rentals in Pickering?



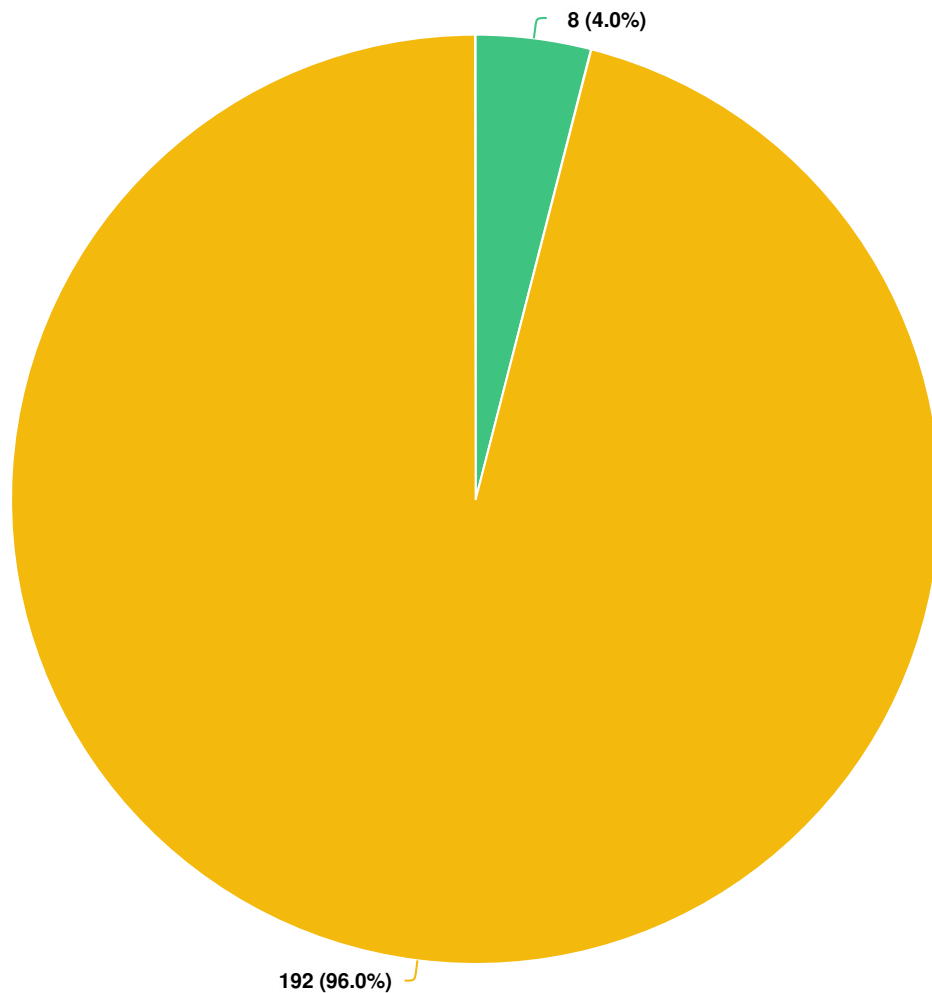
Question options

☐ Yes, regularly ☐ Occasionally ☐ No

Mandatory Question (197 response(s))

Question type: Radio Button Question

Do you currently operate a short-term rental in Pickering?



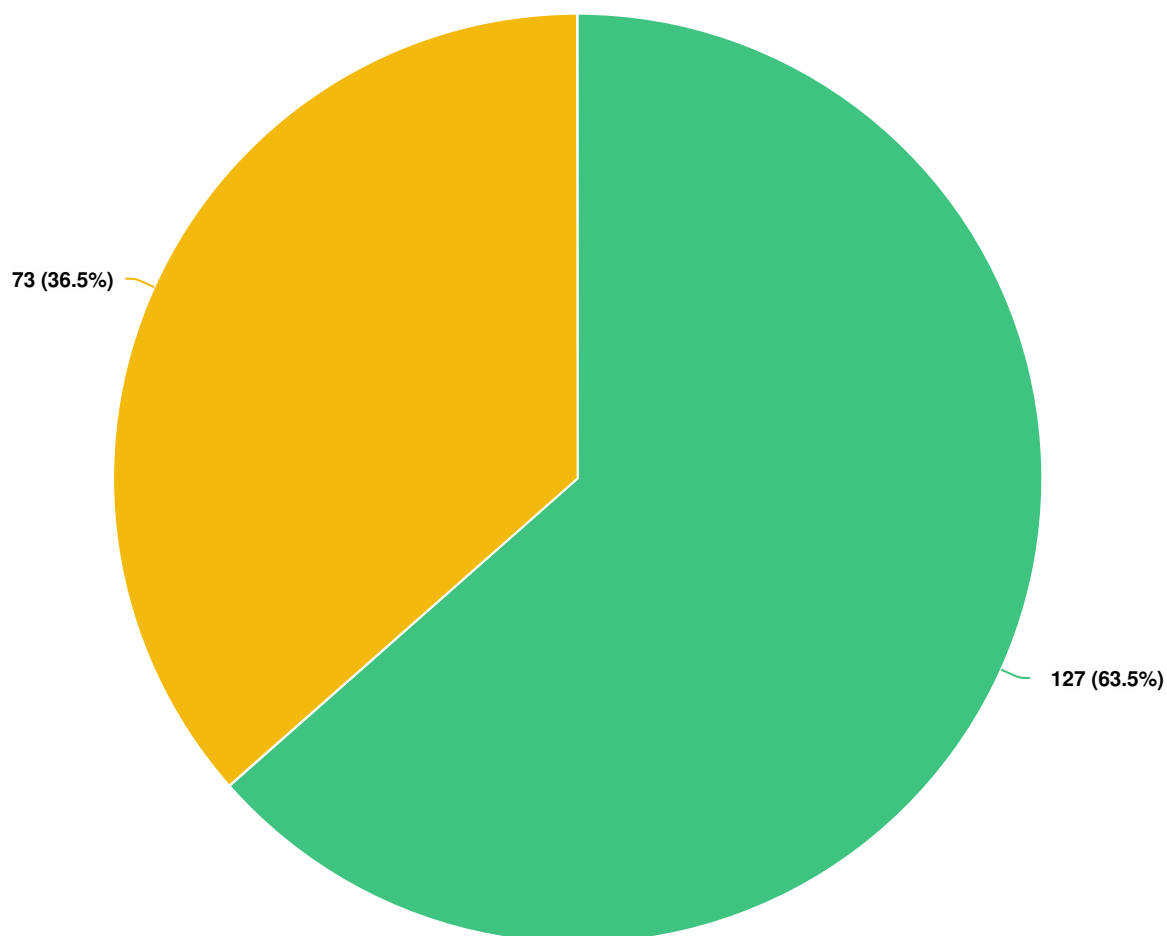
Question options

☒ Yes ☐ No

Mandatory Question (197 response(s))

Question type: Radio Button Question

Do you feel there should be a maximum number of days one renter can be in a short-term rental? (Short-term rentals generally include stays of less than 28 days, but the maximum length can vary depending on the municipality in which the rental is lo...



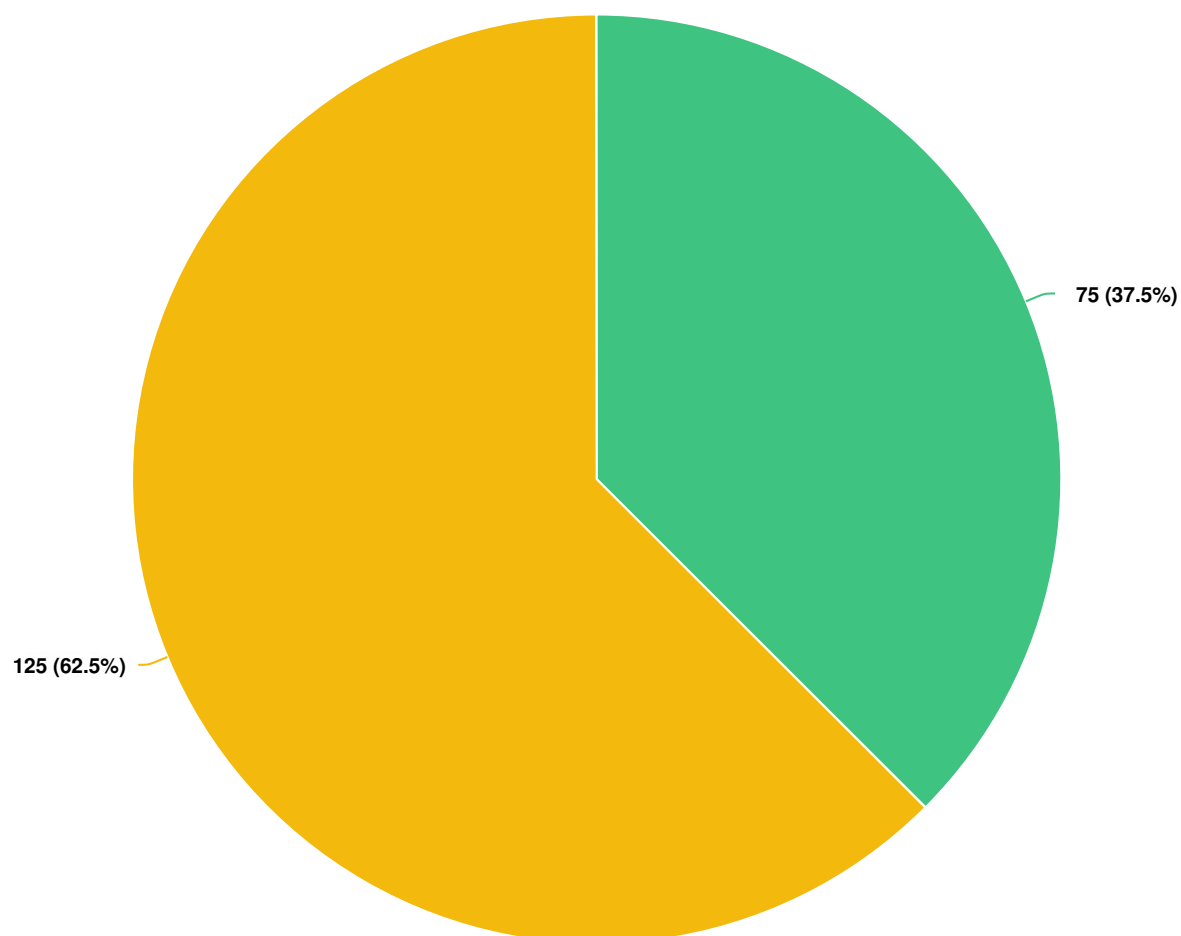
Question options

☒ Yes ☐ No

Mandatory Question (197 response(s))

Question type: Dropdown Question

The City has by-laws in place to set standards for property maintenance and usage, and to encourage considerate and respectful relationships between people who live and work in Pickering (available at pickering.ca/Bylaw). Do you feel that the by-law...



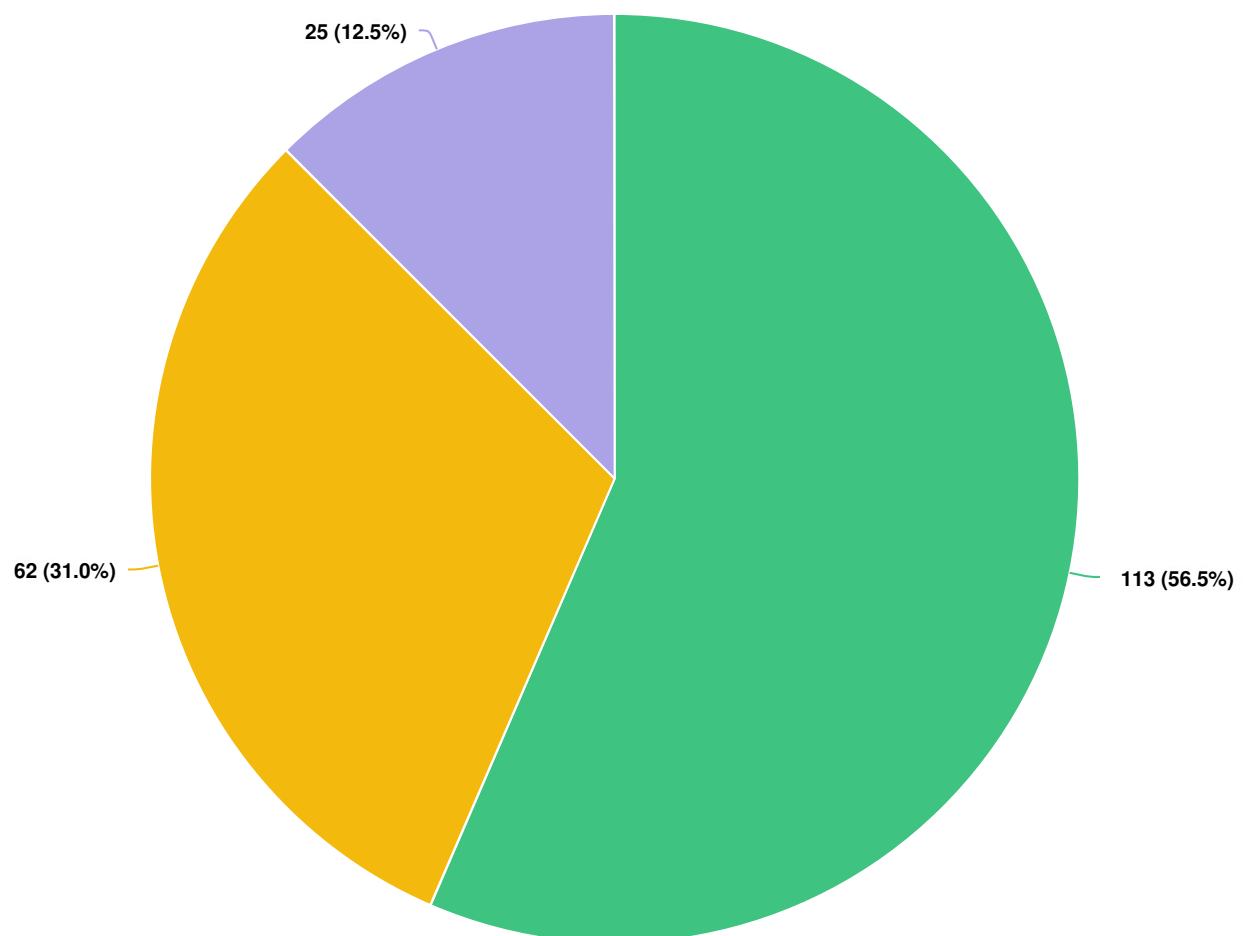
Question options

☒ Yes ☐ No

Mandatory Question (197 response(s))

Question type: Radio Button Question

Do you agree with a Municipal Accommodation Tax applying to short-term rentals?
Municipal Accommodation Tax (MAT) is a local tax levied by municipalities on short-term rental accommodations such as hotels, motels, and Airbnb rentals. The purpose of ...



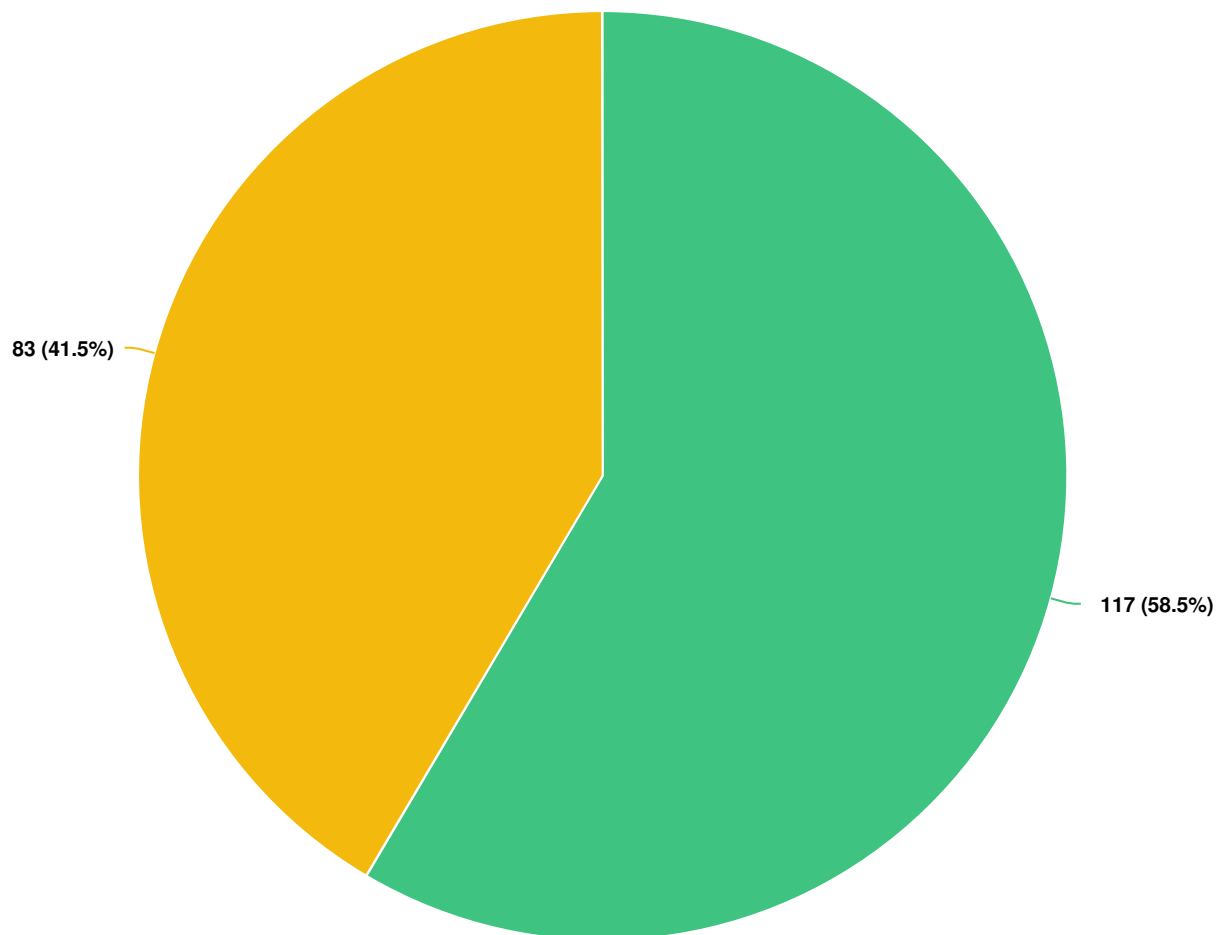
Question options

● Yes ● No ● Undecided

Mandatory Question (197 response(s))

Question type: Dropdown Question

Would you support a regulation that requires the property used for a short-term rental be the owner's primary residence?



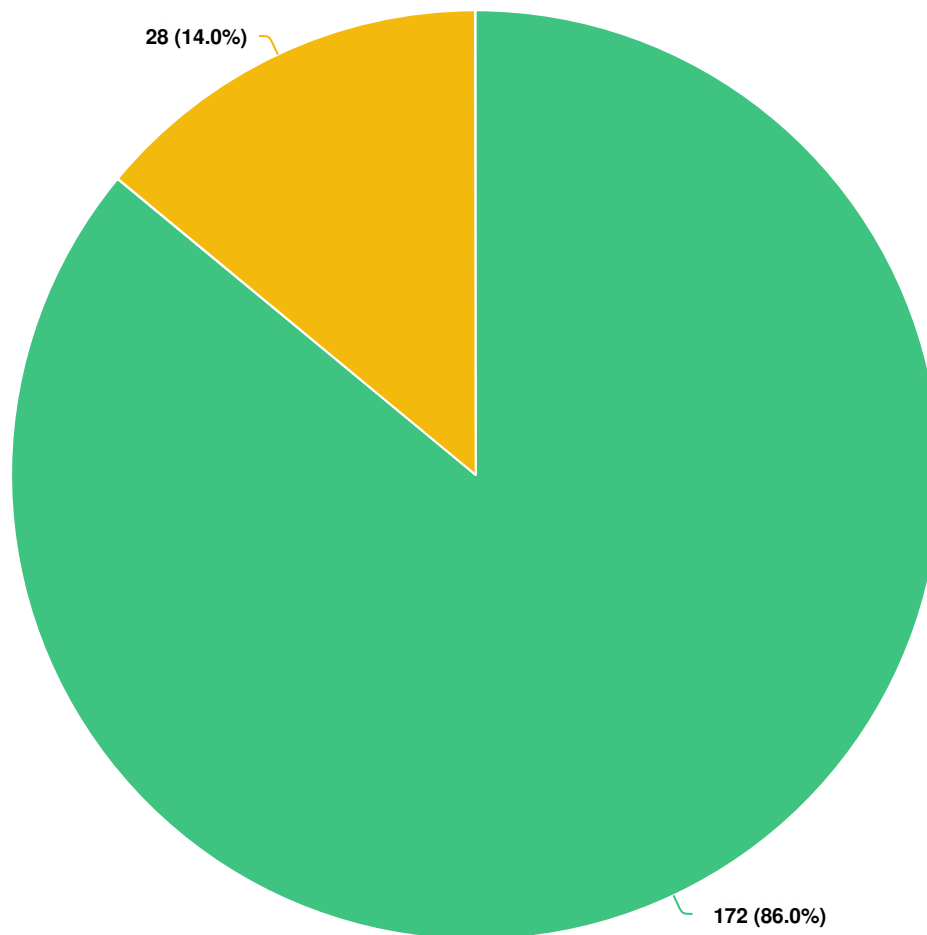
Question options

☒ Yes ☐ No

Mandatory Question (197 response(s))

Question type: Radio Button Question

Should there be a limit on the number of people permitted in a single rental unit?



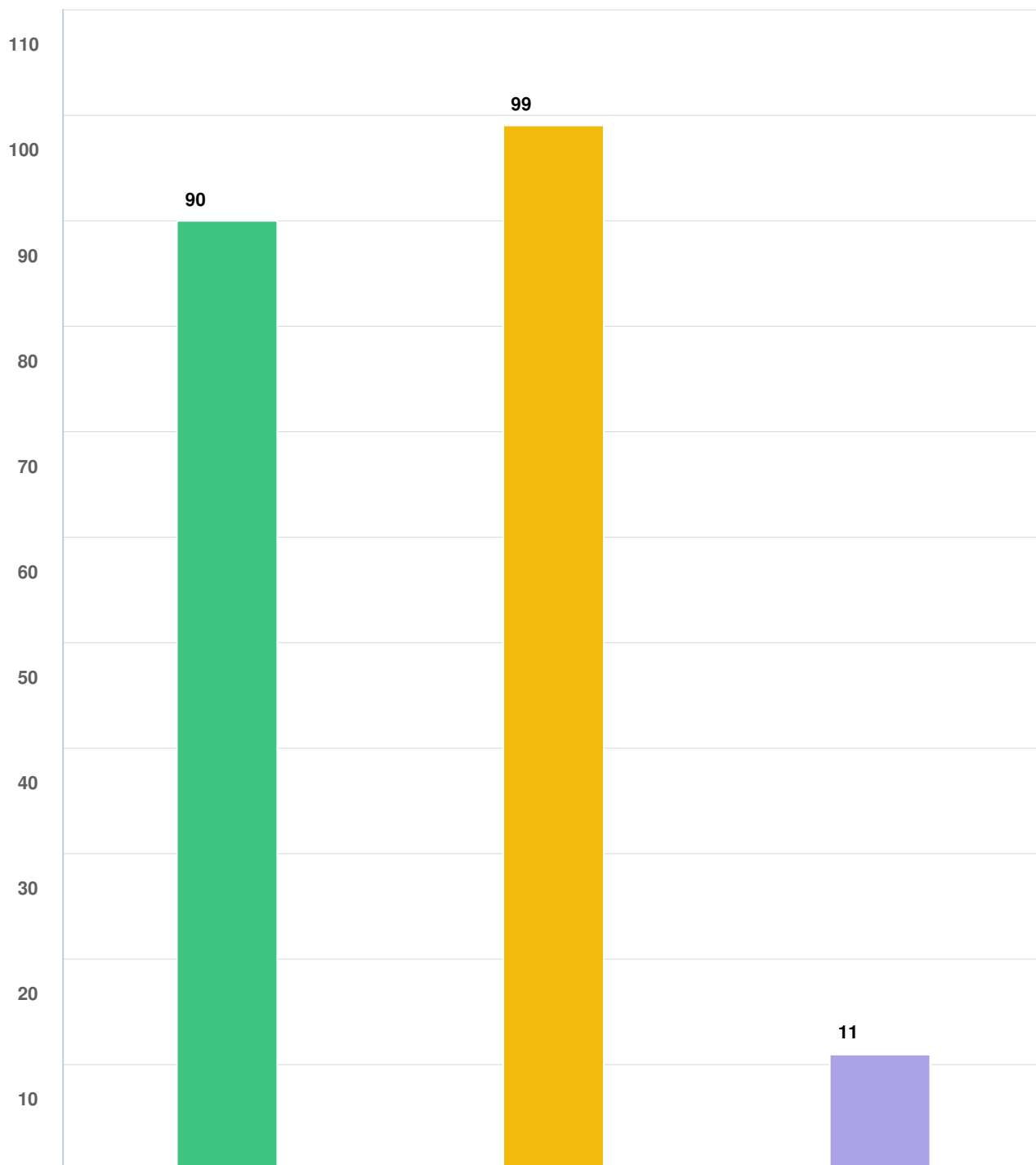
Question options

● Yes ● No

Optional question (197 response(s), 0 skipped)

Question type: Dropdown Question

Should a short-term rental be limited to the main residential dwelling building, or be permitted in outbuildings? Outbuildings may include a second building on a lot already occupied by a main residence. This could include a backyard house, garage,...



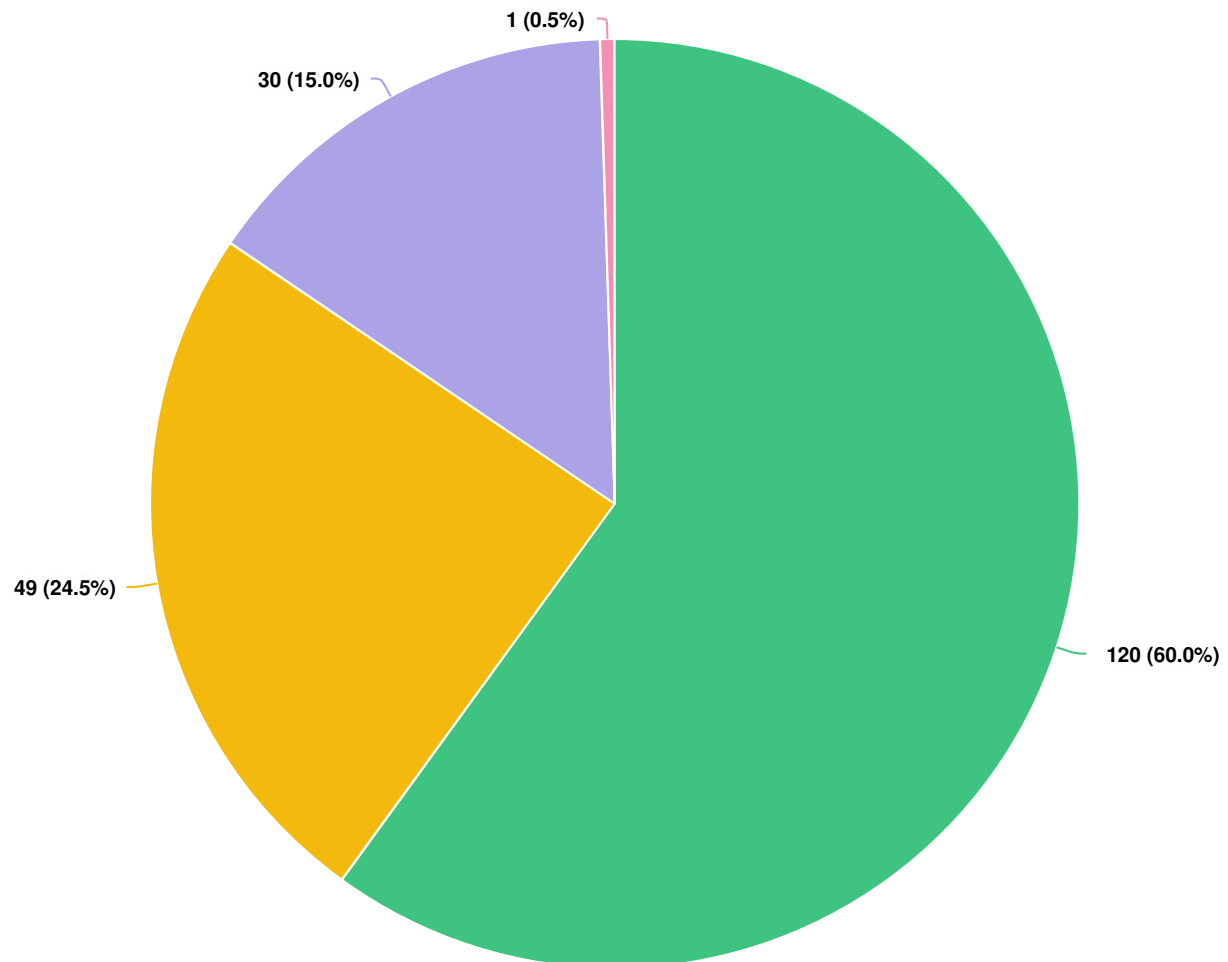
Question options

- Limit short-term rental to main building.
- Allow for short-term rentals for both main building and outbuildings.
- Other (please specify)

Mandatory Question (197 response(s))

Question type: Checkbox Question

Should the owner of a short-term rental have to make their information (including a contact for public complaints) available on the City of Pickering's website?



Question options

- Yes, similar to other businesses who post relevant details online.
- No, this information should not be publicly available.
- Other - a database should be maintained by the City for private reference/issues management only.
- Other (please specify)

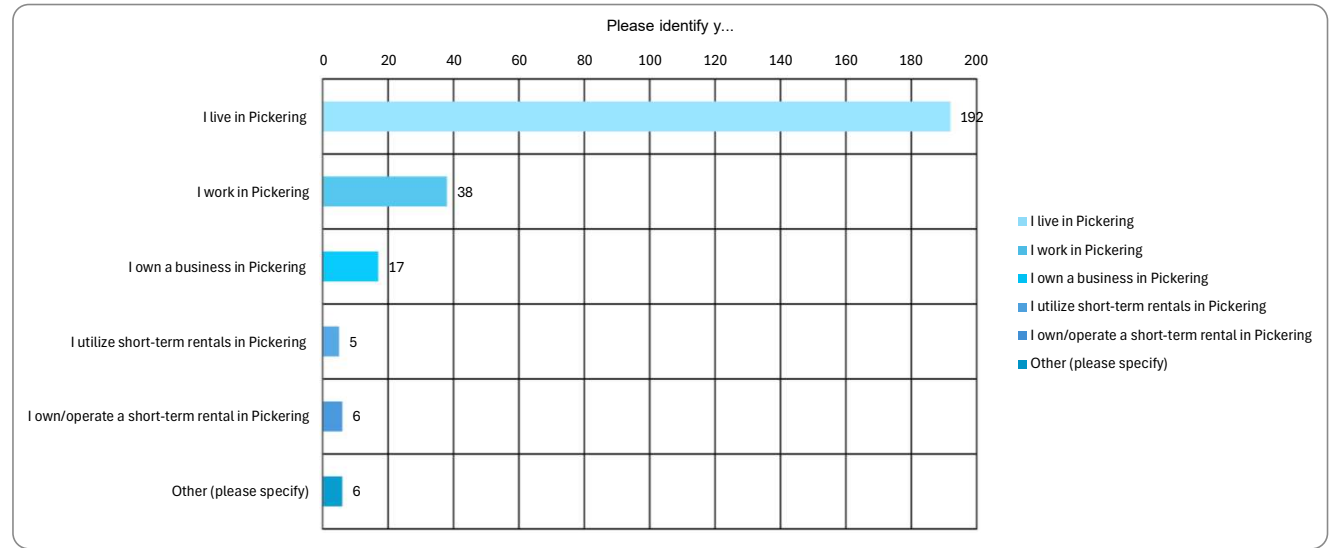
Optional question (197 response(s), 0 skipped)

Question type: Radio Button Question

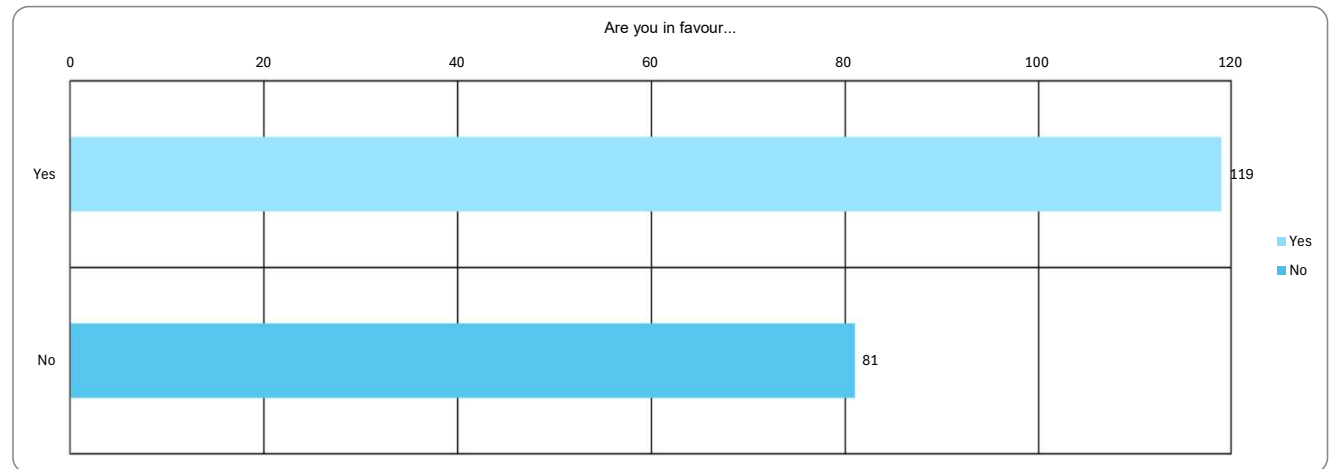
Survey Responses Graph

**special characters like '&' will be removed from options*

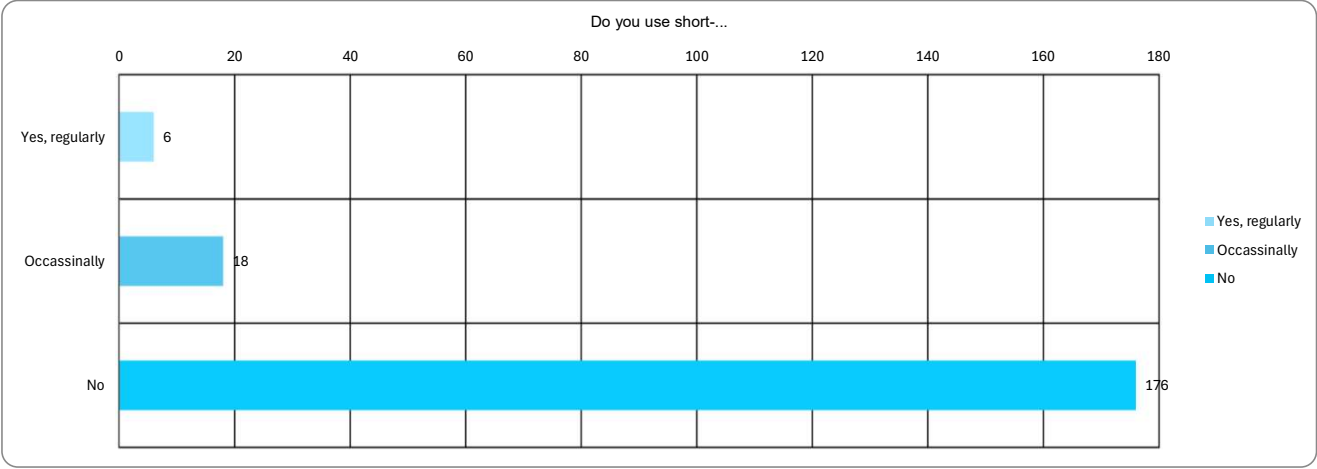
Please identify your relationship with Pickering. Select all that all apply:	
I live in Pickering	192
I work in Pickering	38
I own a business in Pickering	17
I utilize short-term rentals in Pickering	5
I own/operate a short-term rental in	6
Other (please specify)	6



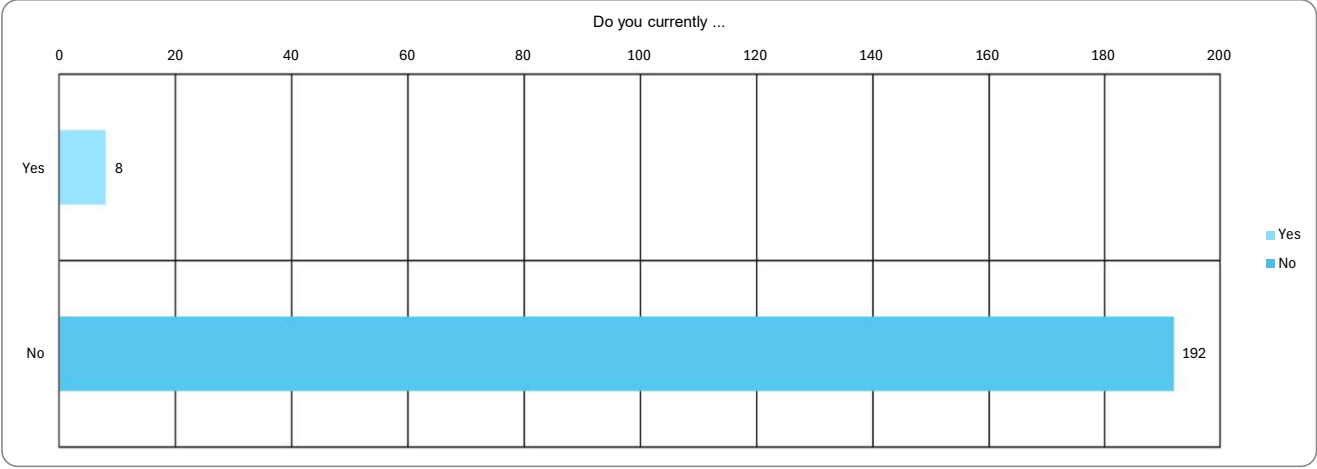
Are you in favour of the City implementing Short Term Rental licensing and regulations?	
Yes	119
No	81



Do you use short-term rentals in Pickering?	
Yes, regularly	6
Occassinally	18
No	176

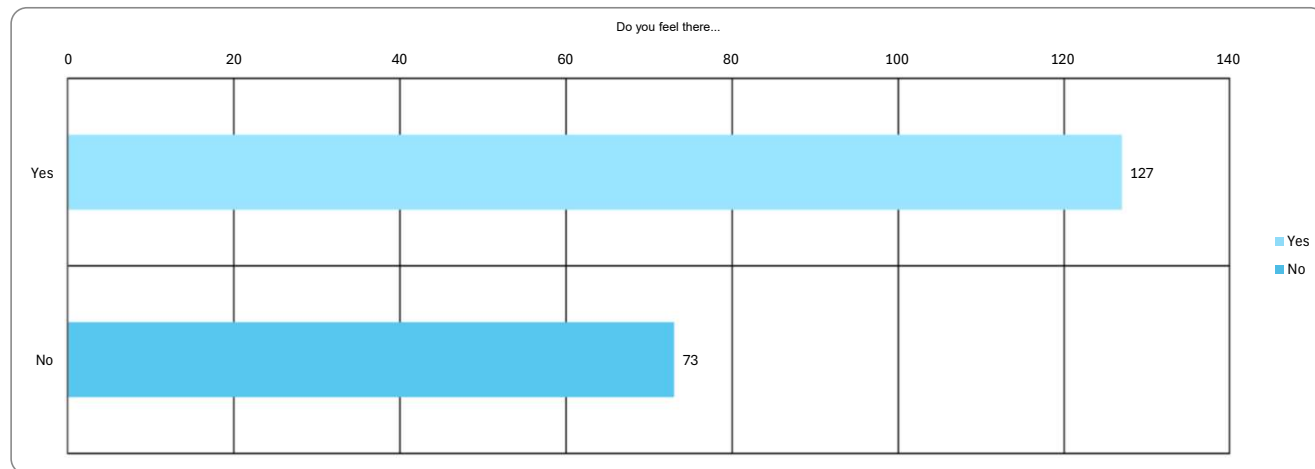


Do you currently operate a short-term rental in Pickering?	
Yes	8
No	192



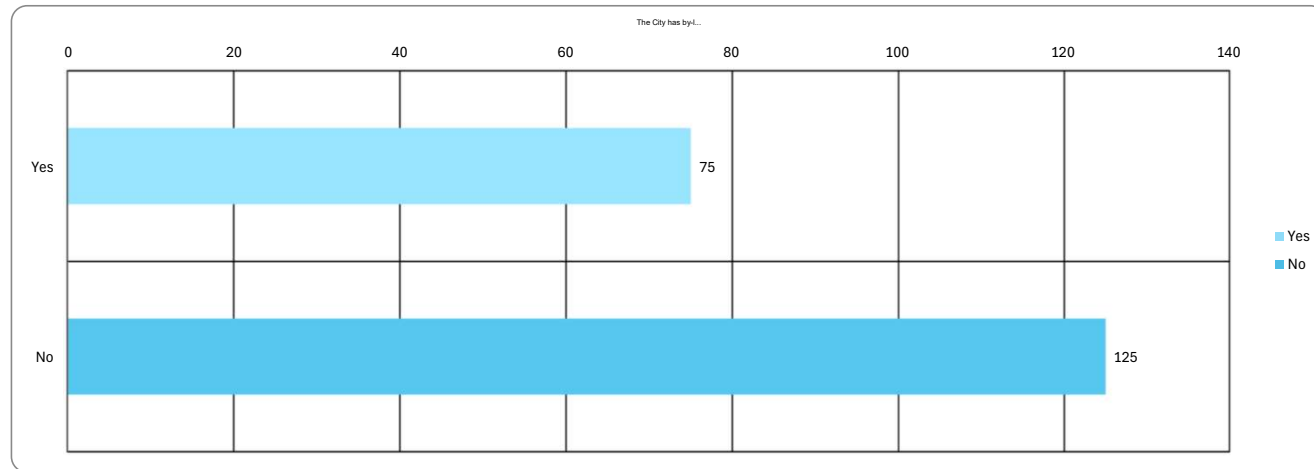
Do you feel there should be a maximum number of days one renter can be in a short-term rental? (Short-term rentals generally include stays of less than 28 days, but the maximum length can vary depending on the municipality in which the rental is located).

Yes	127
No	73

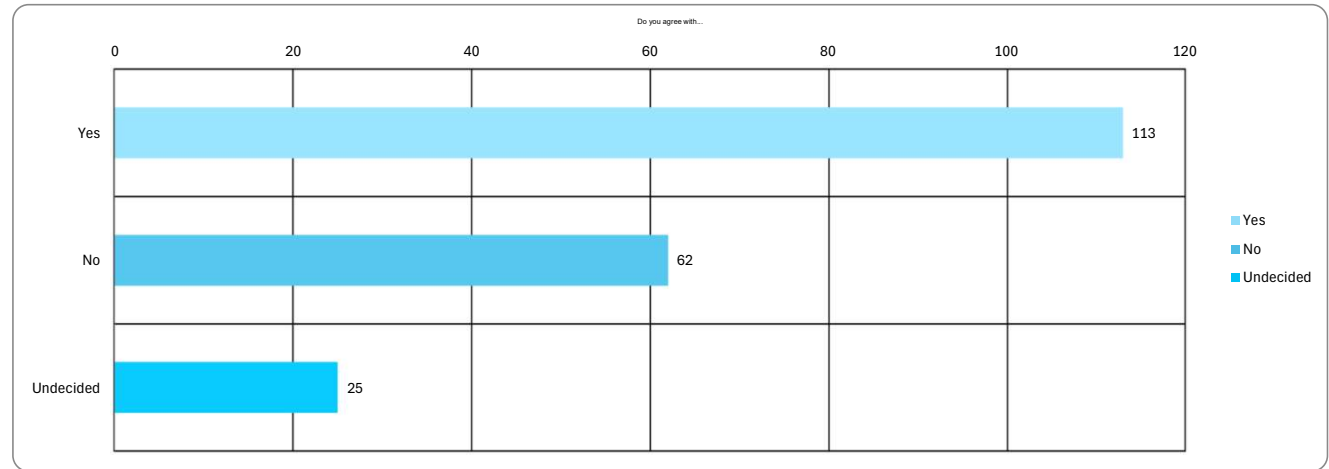


The City has by-laws in place to set standards for property maintenance and usage, and to encourage considerate and respectful relationships between people who live and work in Pickering (available at pickering.ca/Bylaw). Do you feel that the by-laws currently in place can effectively address community concerns related to short-term rentals, such as noise, parking, and property cleanliness/maintenance?

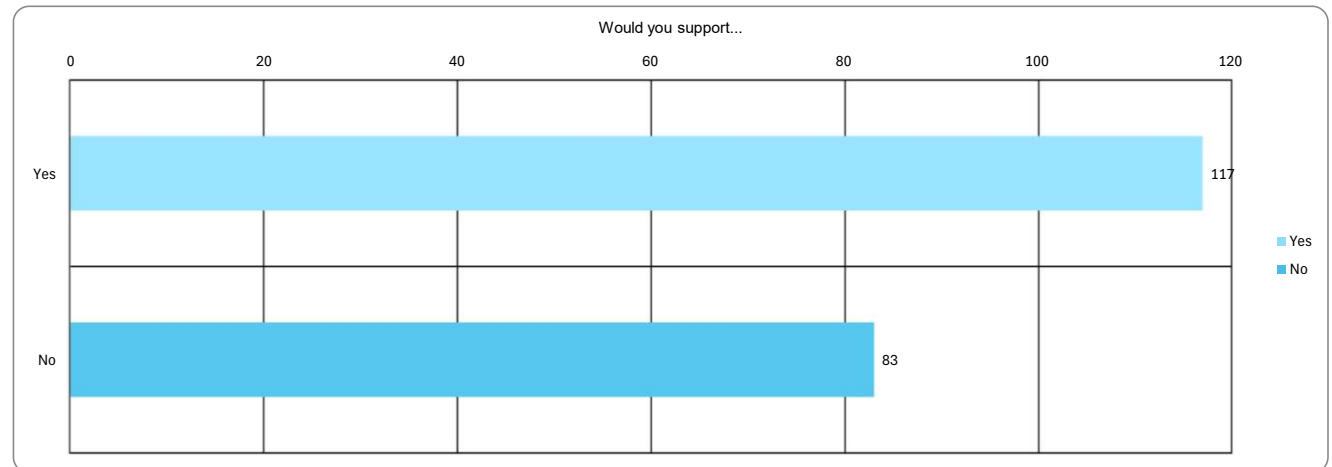
Yes	75
No	125



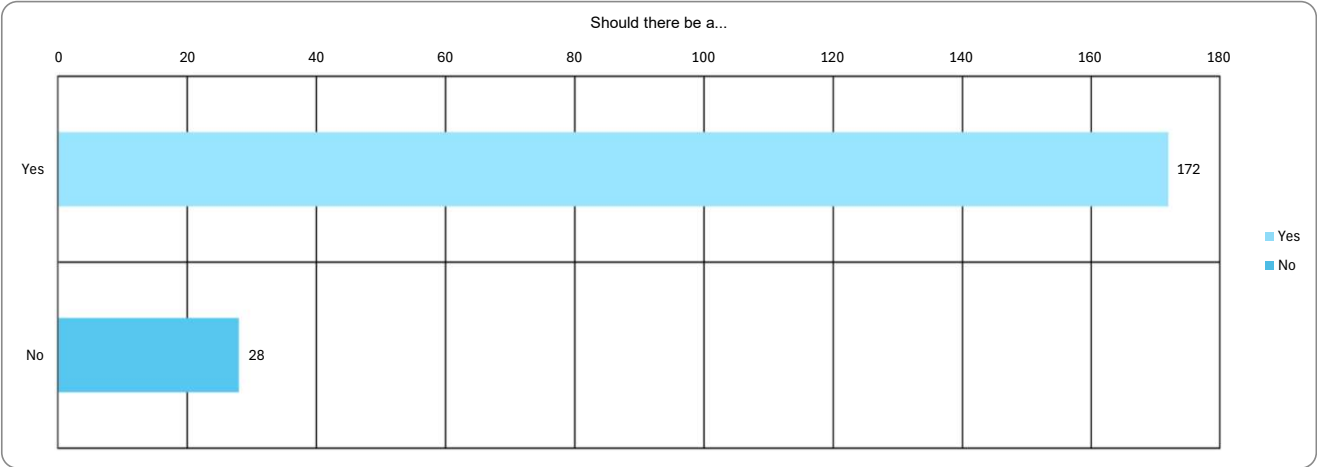
<p>Do you agree with a Municipal Accommodation Tax applying to short-term rentals?Municipal Accommodation Tax (MAT) is a local tax levied by municipalities on short-term rental accommodations such as hotels, motels, and Airbnb rentals. The purpose of the tax is to generate revenue for the municipality to support local tourism initiatives and promotion, increasing overnight stays which in-turn, increases local economic activity.</p>	
Yes	113
No	62
Undecided	25



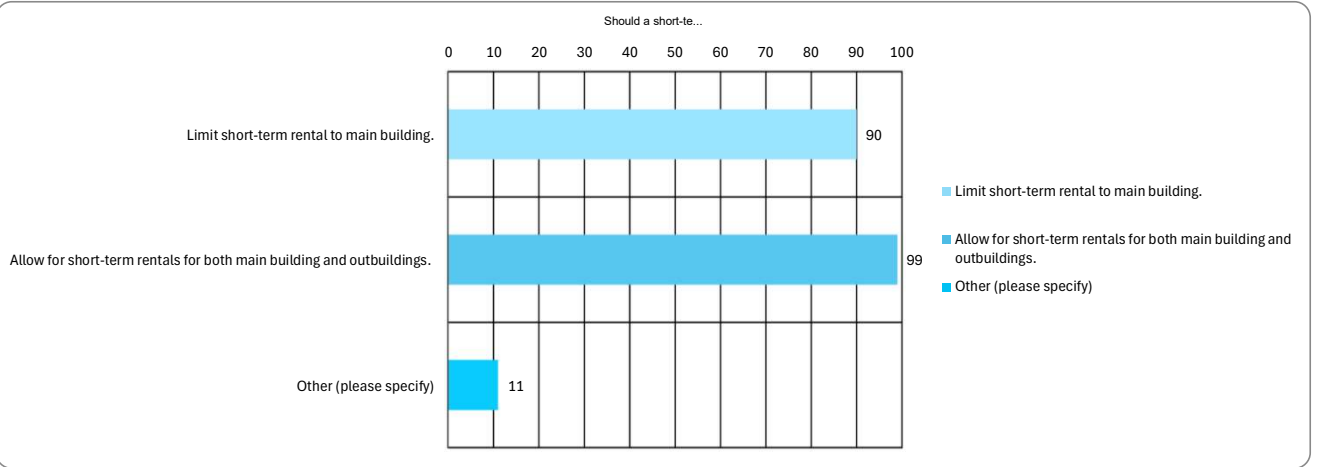
<p>Would you support a regulation that requires the property used for a short-term rental be the owner's primary residence?</p>	
Yes	117
No	83



Should there be a limit on the number of people permitted in a single rental unit?	
Yes	172
No	28



Should a short-term rental be limited to the main residential dwelling building, or be permitted in outbuildings? Outbuildings may include a second building on a lot already occupied by a main residence. This could include a backyard house, garage, or barn for example.	
Limit short-term rental to main building.	90
Allow for short-term rentals for both main and outbuildings.	99
Other (please specify)	11



Should the owner of a short-term rental have to make their information (including a contact for public complaints) available on the City of Pickering's website?	
Yes, similar to other businesses who	120
No, this information should not be	49
Other - a database should be	30
Other (please specify)	1

