

REVISED AGENDA PUBLIC HEARING MEETING OF CITY COUNCIL

Monday, February 24, 2020

6:00 p.m.

Council Chamber, City Hall

Pages

1. **CALL TO ORDER**
2. **CONFIRMATION OF AGENDA**

Recommendation

1. That the following letters be added to Item 6.1.4:

Requesting to Speak:

- Lloyd Beazley, Wee Vend Inc., dated February 19, 2020;
- Norm Osback (comments attached), dated February 19, 2020;
- Keith Pearson, dated February 21, 2020;
- Jeff Jackson, dated February 24, 2020;

Submitting Comments:

- Lloyd Beazley and Norm Osback, joint comments received February 19, 2020 (including speaking notes to MPC dated January 28, 2020);
- Sheila Liota, dated February 20, 2020;
- Elizabeth McCann, dated February 20, 2020;

- Ruth Engele, Renters of Saskatoon and Area, dated February 24, 2020; and

2. That the agenda be approved as amended.

3. **DECLARATION OF CONFLICT OF INTEREST**

4. **ADOPTION OF MINUTES**

6 - 19

Recommendation

That the minutes of the Public Hearing meeting of City Council held on January 27, 2020 be approved.

5. **PUBLIC ACKNOWLEDGEMENTS**

6. **PUBLIC HEARINGS**

6.1 **Land Use, etc.**

6.1.1 **Discretionary Use Application – Tavern with Brew Pub – 1605 33rd Street West [File No. CK 4355-020-001 and PL 4355-D17/19]**

20 - 28

The following documents are provided:

- Report of the General Manager, Community Services, dated January 28, 2020; and
- Letter from the Municipal Planning Commission, dated February 3, 2020.

The City Planner has advised that notification posters have been sent to all adjacent landowners within 75 metres of the site.

Recommendation

That the discretionary use application submitted by Zervos Tavern requesting permission for a Tavern with Brew Pub at 1605 33rd Street West, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licenses (including a building permit); and,
2. The final plans submitted be substantially in

accordance with the plans submitted in support of this Discretionary Use.

6.1.2 Discretionary Use Application – Recreational Vehicle and Equipment Storage Site – 1625 Chappel Drive [File No. CK 4355-020-002 and PL 4355-D6/19]

29 - 35

The following documents are provided:

- Report of the General Manager, Community Services, dated January 28, 2020; and
- Letter from the Municipal Planning Commission, dated February 3, 2020.

The City Planner has advised that notification posters have been sent to all adjacent landowners within 75 metres of the site.

Recommendation

That the Discretionary Use Application submitted by LINE-X requesting permission for a Recreational Vehicle and Equipment Storage Site, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit);
2. The site be screened along the north, east, and west, property lines to the satisfaction of the Development Officer; and
3. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

6.1.3 Rezoning of 301 Clarence Avenue North [File No. CK 4351-020-001 and PL 4350-Z/21/18]

36 - 57

The following documents are provided:

- Proposed Bylaw No. 9682;
- Report of the General Manager, Community Services Department, dated January 28, 2020;
- Letter from the Municipal Planning Commission, dated February 3, 2020; and

- Notices that appeared in the local press on February 8, 10, 15 and 18, 2020.

Recommendation

That City Council consider Bylaw No. 9682.

6.1.4 Proposed Regulations for Short-Term Accommodations [File No. CK 4350-71 and PL 4350-25]

58 - 218

The following documents are provided:

- Proposed Bylaws No. 9683 and No. 9684;
- Report of the General Manager, Community Services Department, dated January 28, 2020;
- Letter from the Municipal Planning Commission, dated February 3, 2020; and
- Notice that appeared in the local press on February 8 and 10, 2020.

The following letters are provided:

Requesting to Speak:

- Nathan Rotman, Airbnb Canada, dated February 7, 2020;
- Lloyd Beazley, Wee Vend Inc., dated February 19, 2020;
- Norm Osback (comments attached), dated February 19, 2020;
- Keith Pearson, dated February 21, 2020; and
- Jeff Jackson, dated February 24, 2020

Submitting Comments:

- Lloyd Beazley and Norm Osback, joint comments received February 19, 2020 (including speaking notes to MPC dated January 28, 2020);
- Sheila Liota, dated February 20, 2020;
- Elizabeth McCann, dated February 20, 2020; and
- Ruth Engele, Renters of Saskatoon and Area, dated February 24, 2020

Recommendation

That City Council consider Bylaws No. 9683 and No. 9684.

6.2 Public Notice Matters

7. PROCLAMATIONS AND FLAG RAISINGS

219

A list of flag raising and proclamation requests received for the month of January 2020 is provided.

Recommendation

That the information be received.

8. URGENT BUSINESS

9. ADJOURNMENT



MINUTES

PUBLIC HEARING MEETING OF CITY COUNCIL

Monday, January 27, 2020, 6:00 p.m.

Council Chamber, City Hall

PRESENT: His Worship, Mayor C. Clark, in the Chair
Councillor C. Block
Councillor T. Davies
Councillor R. Donauer
Councillor S. Gersher
Councillor H. Gough
Councillor D. Hill
Councillor Z. Jeffries
Councillor M. Loewen

ABSENT: Councillor B. Dubois
Councillor A. Iwanchuk

ALSO PRESENT: City Manager J. Jorgenson
City Solicitor C. Yelland
A/Chief Financial Officer, Corporate Financial Services K. Smith
General Manager, Community Services L. Lacroix
General Manager, Transportation & Construction T. Schmidt
A/General Manager, Utilities & Environment R. Munro
City Clerk J. Sproule
Deputy City Clerk S. Bryant

1. CALL TO ORDER

Mayor Clark called the meeting to order on Treaty 6 Territory and the Traditional Homeland of the Métis People.

2. CONFIRMATION OF AGENDA

Moved By Councillor Gersher

Seconded By Councillor Davies

1. That the letter submitting comments from Gerald Lemcke and Shilo Wilson be added to item 6.1.1;
2. That the following letters be added to item 6.2.1:
 1. Requesting to Speak - Bruce Stone, dated January 26, 2020;
 2. Submitting Comments:
 1. Harry VanEyck, dated January 21, 2020;
 2. Shaun Murphy, dated January 25, 2020;
 3. Kearney Healy, dated January 25, 2020;
 4. Lucinda Presse, dated January 26, 2020;
 5. Paul Buffel, dated January 26, 2020;
 6. Laura Joa, dated January 27, 2020;
 7. Alexis Olfert, January 27, 2020;
3. That the agenda be approved as amended.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By Councillor Davies

Seconded By Councillor Loewen

That the minutes of the Public Hearing meeting of City Council held on December 16, 2019 be approved.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

6.1.1 Discretionary Use Application – 438 Bolstad Link – Child Care Centre [File No. CK 4355-019-013 and PL 4355-D28/19]

The following documents were provided:

- Report of the General Manager, Community Services, dated December 17, 2019;
- Letter from the Municipal Planning Commission, dated January 7, 2020; and
- Letter submitting comments from Gerald Lemcke and Shilo Wilson, dated January 27, 2020.

The City Planner advised that notification posters were sent to all adjacent landowners within 75 metres of the site.

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Darryl Dawson, Development Review Section Manager, Community Services Department, reviewed the Discretionary Use Application and expressed the Department's support. He noted that a letter of objection was received and indicated could discuss the matters outlined in the letter with the applicant.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use.

Roberta Delos, applicant, spoke regarding her application and addressed the concerns in the letter of opposition.

Shilo Wilson and Gerald Lemcke, neighbouring property owners, expressed concerns with respect to parking, noise from car doors and idling, noise from activity in the yard, and lighting indicating the business is disruptive and could have a negative effect on their property value.

Roberta Delos responded to the concerns of the neighbour and indicated she would be interested in entering into a "good neighbour agreement" with respect to parking.

Discussion was held regarding "good neighbor agreements".

Moved By Councillor Davies

Seconded By Councillor Jeffries

That the submitted report and correspondence be received.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Davies

Seconded By Councillor Gough

That the hearing be closed.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Hill

That the hearing be deferred to the February Public Hearing.

No seconder was received and therefore the motion was not considered or voted on.

Moved By Councillor Davies

Seconded By Councillor Donauer

That the Discretionary Use Application submitted by Roberta Delos Reyes requesting approval to operate a child care centre at 438 Bolstad Link, be approved, subject to the following conditions:

1. The applicant obtain a Development Permit and all other relevant permits and licences (including a Building Permit); and

In Favour: (8): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Against: (1): Councillor Hill

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED (8 to 1)

Moved By Councillor Davies

Seconded By Councillor Donauer

That the Discretionary Use Application submitted by Roberta Delos Reyes requesting approval to operate a child care centre at 438 Bolstad Link, be approved, subject to the following conditions:

2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

In Favour: (8): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Against: (1): Councillor Hill

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED (8 to 1)

Moved By Councillor Loewen

Seconded By Councillor Jeffries

That the Administration facilitate a discussion about a good neighbour agreement with the applicant and neighbouring property owner.

In Favour: (8): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Jeffries, and Councillor Loewen

Against: (1): Councillor Hill

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED (8 to 1)

Moved By Councillor Hill

Seconded By Councillor Jeffries

That the Administration report back to the appropriate committee on the use of the good neighbour agreements.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

6.1.2 Discretionary Use Application – Proposed Child Care Centre – 207 Witney Avenue [File No. CK 4355-019-014 and PL 4355-D26/19]

The following documents were provided:

- Report of the General Manager, Community Services, dated December 17, 2019; and
- Letter from the Municipal Planning Commission, dated January 7, 2020.

The City Planner advised that notification posters were sent to all adjacent landowners within 75 metres of the site.

Mayor Clark introduced the matter and a motion to consider the recommendation was put forward.

Darryl Dawson, Development Review Section Manager, Community Services Department, reviewed the Discretionary Use Application and expressed the Department's support.

Diane Bentley, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use.

Mayor Clark ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By Councillor Hill

Seconded By Councillor Loewen

That the submitted report and correspondence be received.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Davies

Seconded By Councillor Donauer

That the hearing be closed.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Davies

Seconded By Councillor Donauer

That the Discretionary Use Application submitted by Nenita Famini requesting permission for a child care centre to provide care for up to 12 children at any one time at 207 Witney Avenue, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

6.2 Public Notice Matters

6.2.1 Proposed Street Closure – Portion of 100 Block 9th Street East – Nutana Neighbourhood [File No. CK 6295-020-001, x6320-1 and TS 6295-1]

A report of the General Manager, Transportation & Construction Department, dated January 27, 2020 was provided along with Bylaw No. 9673 and the notice that appeared in the local press on January 11 and 13, 2020.

The following letters were provided:

1. Request to Speak:

1. Darren Inglis-McQuay, dated January 21, 2020
2. Bruce Stone, dated January 26, 2020;

2. Submitting Comments:

1. John and Sheila Patterson, January 14, 2020; and
2. Lynn and Bob LeMesurier, dated January 19, 2020.
3. Harry VanEyck, dated January 21, 2020;
4. Shaun Murphy, dated January 25, 2020;
5. Kearney Healy, dated January 25, 2020;
6. Lucinda Presse, dated January 26, 2020;
7. Paul Buffel, dated January 26, 2020;
8. Laura Joa, dated January 27, 2020;
9. Alexis Olfert, January 27, 2020

Mayor Clark introduced the matter. A motion putting forward the recommendation was made and a motion to consider first reading of Bylaw No. 9673 was passed.

General Manager, Transportation and Construction Schmidt reviewed the report.

City Council heard from the following speakers that were present in the gallery:

Darren Inglis-McQuay, resident on 9th Street East, spoke in support of the directional closure.

Bruce Stone spoke in support of the directional closure.

David Newton spoke against the closure expressing concerns with respect to not having an exist off of 9th Street. He provided pictures of tracks in the snow from people making U-turns.

John Patterson, resident on the 100 block of 9th Street spoke in favour of the directional closure indicating that U-turns are not a concern.

Robert Clipperton, resident on the 400 block of 9th Street, spoke in support of the directional closure.

Peter Lidster, owner of property adjacent to the closure, spoke against the closure indicating his property was most affected.

Moved By Councillor Davies

Seconded By Councillor Gough

That permission be granted to introduce Bylaw No. 9673, The Street Closing Bylaw, 2020 and give same its FIRST reading.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Hill

Seconded By Councillor Donauer

That the submitted report and correspondence be received.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Davies

Seconded By Councillor Jeffries

That the hearing be closed.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Davies

Seconded By Councillor Block

That Bylaw No. 9673 now be read a SECOND time.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Davies

Seconded By Councillor Donauer

That permission be granted to have Bylaw No. 9673 read a third time at this meeting.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Davies

Seconded By Councillor Gough

That Bylaw No. 9673 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Davies

Seconded By Councillor Gough

That after closure, this portion of 9th Street East remain road allowance but be closed to vehicular traffic.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

6.2.2 Intent to Borrow [File No. CK 1750-1 and CF 1702-1, x1750-1]

A report of the Chief Financial Officer, Corporate Financial Services, dated January 27, 2020 was provided along with the notice that appeared in the local press on January 18 and 20, 2020.

Mayor Clark introduced the matter and a motion putting forward the recommendations was made.

Kari Smith, A/Chief Financial Officer, Corporate Financial Services reviewed the report.

Mayor Clark ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By Councillor Davies

Seconded By Councillor Gough

That the planned borrowing to finance the following projects approved, in principle, through capital budgets and capital plans be approved:

- a. up to \$67,545,000 for the New Central Library Construction (Capital Project 1761);
- b. up to \$2,250,000 for the Wastewater Facility Upgrade N40WW (Capital Project 2581);
- c. up to \$810,000 for the Wastewater Digester Cleaning Facility (Capital Project 2580);

- d. up to \$370,000 for the Urban Planning and Development Program Enhancements (Capital Project 2169) from an internal loan amortized over a 5-year term;
- e. up to \$5,220,000 for the North East Sector Reservoir (Capital Project 2219);
- f. up to \$7,650,000 for the Bioreactor Expansion (Capital Project 2585); and
- g. an allowable 10% variance on the borrowing requirements for each project identified. Any variance greater than 10% of the borrowing amount identified must be reported to City Council.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED (9 to 0)

6.2.3 The Procedures and Committees Amendment Bylaw, 2020 [File No. CK 255-2]

The following documents were provided:

- Report of the City Solicitor, dated January 27, 2020 along with Bylaw No. 9681; and
- Noticed that appeared in the local press on January 18 and 20, 2020

Mayor Clark introduced the matter and a motion to consider first reading of Bylaw No. 9681 was passed.

Cindy Yelland, City Solicitor, reviewed the report.

Mayor Clark ascertained that there was no one present in the gallery who wished to address Council on this matter.

Moved By Councillor Davies

Seconded By Councillor Donauer

That permission be granted to introduce Bylaw No. 9681, *The Procedures and Committees Amendment Bylaw, 2020* and give same its FIRST reading.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Davies

Seconded By Councillor Gough

That Bylaw No. 9681 now be read a SECOND time.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Davies

Seconded By Councillor Block

That permission be granted to have Bylaw No. 9681 read a third time at this meeting.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

Moved By Councillor Davies

Seconded By Councillor Jeffries

That Bylaw No. 9681 now be read a THIRD time, that the bylaw be passed and the Mayor and the City Clerk be authorized to sign same and attach the corporate seal thereto.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

7. PROCLAMATIONS AND FLAG RAISINGS

A list of flag raising and proclamation requests received for the month of December 2019 is provided.

Moved By Councillor Donauer

Seconded By Councillor Davies

That the information be received.

In Favour: (9): Mayor C. Clark, Councillor Block, Councillor Davies, Councillor Donauer, Councillor Gersher, Councillor Gough, Councillor Hill, Councillor Jeffries, and Councillor Loewen

Absent: (2): Councillor Dubois, and Councillor Iwanchuk

CARRIED UNANIMOUSLY (9 to 0)

8. URGENT BUSINESS

9. ADJOURNMENT

The Public Hearing Meeting adjourned at 8:03 p.m.

Mayor

City Clerk

Discretionary Use Application – Tavern with Brew Pub – 1605 33rd Street West

APPLICATION SUMMARY

A Discretionary Use Application requesting approval to operate a Tavern with Brew Pub at 1605 33rd Street W has been submitted by Zervos Tavern. The subject site is zoned B4 – Arterial and Suburban Commercial District under Bylaw No 8770, Zoning Bylaw, 2009 (Zoning Bylaw). The intent of this District is to facilitate arterial and suburban commercial development providing a wide range of commercial uses serving motor vehicle oriented consumers. A Tavern with Brew Pub is considered a Discretionary Use in the B4 District.

RECOMMENDATION

That this report be forwarded to City Council recommending, at the time of the public hearing, the discretionary use application submitted by Zervos Tavern requesting permission for a Tavern with Brew Pub at 1605 33rd Street West, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and,
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use.

BACKGROUND

A licensed restaurant has been operating on this site since 1998. In 2015, the pre-existing restaurant closed and the building was purchased by the applicant. The existing licensed restaurant opened in December 2016. Discretionary Use Approval to operate a Brew Pub with Tavern in addition to the current restaurant is being pursued (see Appendix 1).

DISCUSSION

Zoning Bylaw Requirements

Bylaw No. 8770, Zoning Bylaw, 2009, defines a Tavern as an establishment, or portion thereof, where the primary business is the sale of beverage alcohol for consumption on the premises, with or without food, and where no live entertainment or dance floor is permitted. A brew pub may be considered a tavern if beverage alcohol is manufactured and consumed on-site under a valid manufacturer's permit in accordance with the Alcohol Control Regulations. This application includes the operation of a brew pub.

The existing licensed restaurant, accessory office and storage space occupy the entire building, which is 696.31 square metres. The applicant is proposing to add an outdoor patio on the south east corner of the building, no other additions to the building are

proposed. Interior alterations will be undertaken to accommodate the proposed brew pub in the space currently used for storage in the west end of the building.

As per Zoning Bylaw regulations, a Tavern with Brew Pub requires one parking space per 10m² of public assembly area. The number of parking spaces required for this application is 26. As shown on the attached Site Plan (see Appendix 2), 30 parking spaces have been provided. The proposed outdoor patio will not reduce the number of parking spaces. The Zoning Bylaw also requires a landscaping strip, 3m wide, along the front site line (33rd Street West) and a landscaping strip, 1.5m wide, along the flanking street (Avenue P South) both of which are shown in the attached Site Plan (see Appendix 2).

The proposal complies with all applicable Zoning Bylaw requirements and has been evaluated as a discretionary use, subject to the provisions in Section 4.7 of the Zoning Bylaw.

Comments From Other Divisions

No concerns were noted by other divisions that would prevent this application from proceeding.

COMMUNICATIONS AND ENGAGEMENT

As part of the Discretionary Use Application review process, in October 2019, a notice detailing this application was sent to property owners within approximately 200m of the subject site, the Ward Councillor and the Hudson Bay Park/Mayfair/Kelsey-Woodlawn Community Association. Following this notice, three phone calls and three emails were received. Comments identified in this correspondence pertained to traffic, business operations and potential incivilities that could arise should this application be approved. Two residents expressed opposition and one expressed support of this application.

A come-and-go information meeting was held on Tuesday, December 3, 2019 at École Henry Kelsey School. The meeting was attended by eight people, as well as City staff and the applicants. Topics discussed at this meeting were similar to concerns heard following the mail out and pertained to traffic, business operations and incivilities. Upon receiving additional information, attendee concerns were satisfied. The applicants engaged with the attendees and explained operations and efforts they would take to minimize incivilities. See Appendix 3 for the Community Engagement Summary.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice policy.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Planning and Development Division will give notice of the public hearing date, by mail, to property owners within at least 75 metres of the subject site. A notification poster will also be placed on the subject site.

APPENDICES

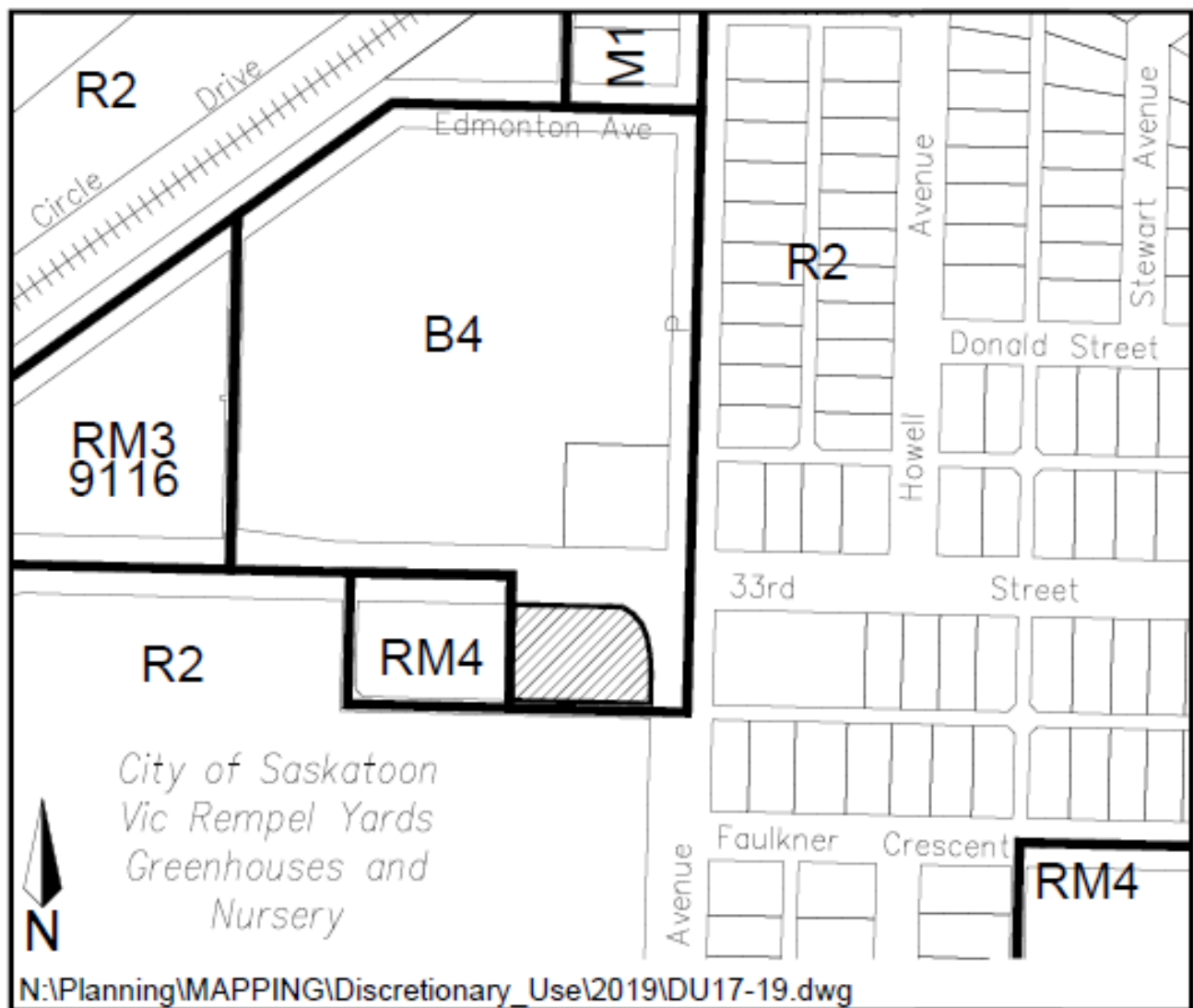
1. Location Plan – 1605 33rd Street West
2. Site Plan – 1605 33rd Street West
3. Community Engagement Summary

REPORT APPROVAL

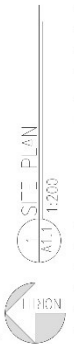
Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Development Review Manager
Reviewed by: Paul Whitenect, Acting Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PL/MPC/Admin Report - Discretionary Use Application – Tavern with Brew Pub – 1605 33rd Street West.docx

Location Plan – 1605 33rd Street West



AVF-NUT-SOUTH





COMMUNITY ENGAGEMENT SUMMARY

Public Information Session

Discretionary Use Application – Proposed Tavern with Brew Pub
1605 33rd Street W – Hudson Bay Park

Applicant: Zervos Tavern
File: PL 4355 – D17/19

Project Description

A Discretionary Use Application requesting approval to operate a Tavern with Brew Pub at 1605 33rd Street W has been submitted by Zervos Tavern. The subject site is zoned B4 – Arterial and Suburban Commercial District under Bylaw No. 8770, The Zoning Bylaw. The intent of this District is to facilitate arterial and suburban commercial development to provide a wide range of commercial uses serving motor vehicle-oriented consumers. A Tavern with Brew Pub is considered a Discretionary Use under the B4 District.

Community Engagement Strategy

Form of Community Engagement Used:

Information Mail out – A notice detailing the Discretionary Use Application was mailed out to 92 property owners within approximately 200 metres of the Subject Site, the Hudson Bay Park Mayfair Kelsey-Woodlawn Community Association and the Ward Councillor in November 2019. The notice included details on the application, the proposed development and timelines for application review. Contact information for City of Saskatoon (City) staff was included to solicit comments on the application.

Public Information Meeting – An information meeting was held on December 3, 2019 at École Henry Kelsey School Library from 7:00 P.M. to 8:30 P.M. The meeting was attended by eight people. Attendees were provided an opportunity to view site plans and speak directly with the applicant and City staff about the Discretionary Use Application process and the application.

Purpose:

To inform and consult – Mail out recipients and public information session attendees were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provided feedback through comment sheets and by email.

Level of Input or Decision Making Required from the Public:

Comments, concerns and opinions were sought from the public.

Who was Involved:

- Internal stakeholders – The standard administrative review process was followed and relevant internal divisions of the City were contacted for review and comment. Councillor Hill was also advised of the application.
- External stakeholders. A flyer with details of the meeting was sent to 92 property owners within the area in November 2019.
- Eight members of the public attended the meeting. The applicants and City staff were present to answer questions and receive comments pertaining to the application.

Summary of Community Engagement Feedback

Comments and questions received during this information session have been summarized in the following table:

Concern	Theme	Response
Offsale and liquor delivery service would occur.	Land Use	Licenses for liquor offsale and delivery services are issued by the provincial government. This application, should it be approved, would not approve offsale or liquor delivery service. If the applicants wanted to pursue these uses, they could without obtaining Discretionary Use Approval.
Incivilities would occur as a result of this application being approved.	Land Use	The restaurant is already operating with a bar component and the owners have shown diligent management.
There would be an increase in traffic along Avenue P South.	Traffic	This application was reviewed by Transportation and no concern was noted. This site is located at the intersection of two generally busy streets with consistent traffic. Should this application be approved, the capacity of the restaurant would decrease thus fewer seats would be available.

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents a proposal to the Municipal Planning Commission. The Municipal Planning Commission reviews proposal and recommends approval or denial to City Council.	January 28, 2020
Public Notice: A notice detailing the public hearing will be sent to property owners. Signage will be placed onsite detailing the public hearing.	Early/Mid-February 2020
Public Hearing: Occurs at City Council, with the opportunity for interested parties to be present. Proposal considered together with the reports of the Planning and Development Division, Municipal Planning Commission and any written or verbal submissions received.	February 24, 2020
City Council decision: May approve, deny, or defer the decision.	February 24, 2020

Prepared by: Jonathan Derworiz
Planning and Development Division
December 4, 2019

February 3, 2020

City Clerk

Dear City Clerk:

Re: Discretionary Use Application – Tavern with Brew Pub – 1605 33rd Street West [File No. CK 4355-020-001 and PL 4355-D17/19]

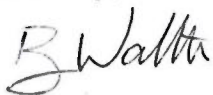
The Municipal Planning Commission, at its meeting held on January 28, 2020, considered a report of the General Manager, Community Services Department dated January 28, 2020, on the above application and supports the following recommendation of the Community Services Department:

That the discretionary use application submitted by Zervos Tavern requesting permission for a Tavern with Brew Pub at 1605 33rd Street West, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licenses (including a building permit); and,
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

Discretionary Use Application – Recreational Vehicle and Equipment Storage Site – 1625 Chappel Drive

APPLICATION SUMMARY

LINE-X submitted a Discretionary Use Application to operate a Recreational Vehicle and Equipment Storage Site on part of the site located at 1625 Chappel Drive, west of the Montgomery neighbourhood.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by LINE-X requesting permission for a Recreational Vehicle and Equipment Storage Site, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit);
2. The site be screened along the north, east, and west, property lines to the satisfaction of the Development Officer; and
3. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

Under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw), 1625 Chappel Drive is zoned FUD – Future Urban Development District (FUD District) and is currently undeveloped (see Appendix 1). Recreational Vehicle and Equipment Storage Sites are considered a Discretionary Use in the FUD District.

DISCUSSION

Zoning Bylaw Requirements

The intent of the FUD District is to provide for interim land uses where the future use of land, or the timing of development, is uncertain due to issues of servicing, transitional use or market demand. The proposed recreational vehicle and equipment storage facility will be a maximum of 33 acres in size and will be accessed off of 11th Street West with no access off of Chappell Drive. No building is proposed to be constructed and the site will be appropriately screened along the north, east and west property lines to provide screening from 11th Street West to meet the requirements prescribed by the Zoning Bylaw. A site plan is included in Appendix 2.

Comments from Other Divisions

Transportation and Construction Department advised that a driveway crossing for the site will have to comply with applicable City regulations. No other comments were received from other divisions that would preclude this application from preceding.

COMMUNICATIONS AND ENGAGEMENT

Notices detailing this application were sent out in August 2019 and November 2019 to property owners within a 75-metre radius, the Montgomery Community Association and the Ward Councillor. The notice sent in November informed property owners of an increase in size to the proposed use. Two phone calls and one email were received regarding this application. Two residents requested additional information on the use and one opposition to this application was recorded citing the industrial nature of this land use as the primary concern. See Appendix 3 for the Community Engagement Summary.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice policy.

Once this application has been considered by the Municipal Planning Commission, a date for a public hearing will be set. The Planning and Development Division will give notice of the public hearing date, by mail, to property owners within at least 75 metres of the subject site. A notification poster will also be placed on the subject site.

APPENDICES

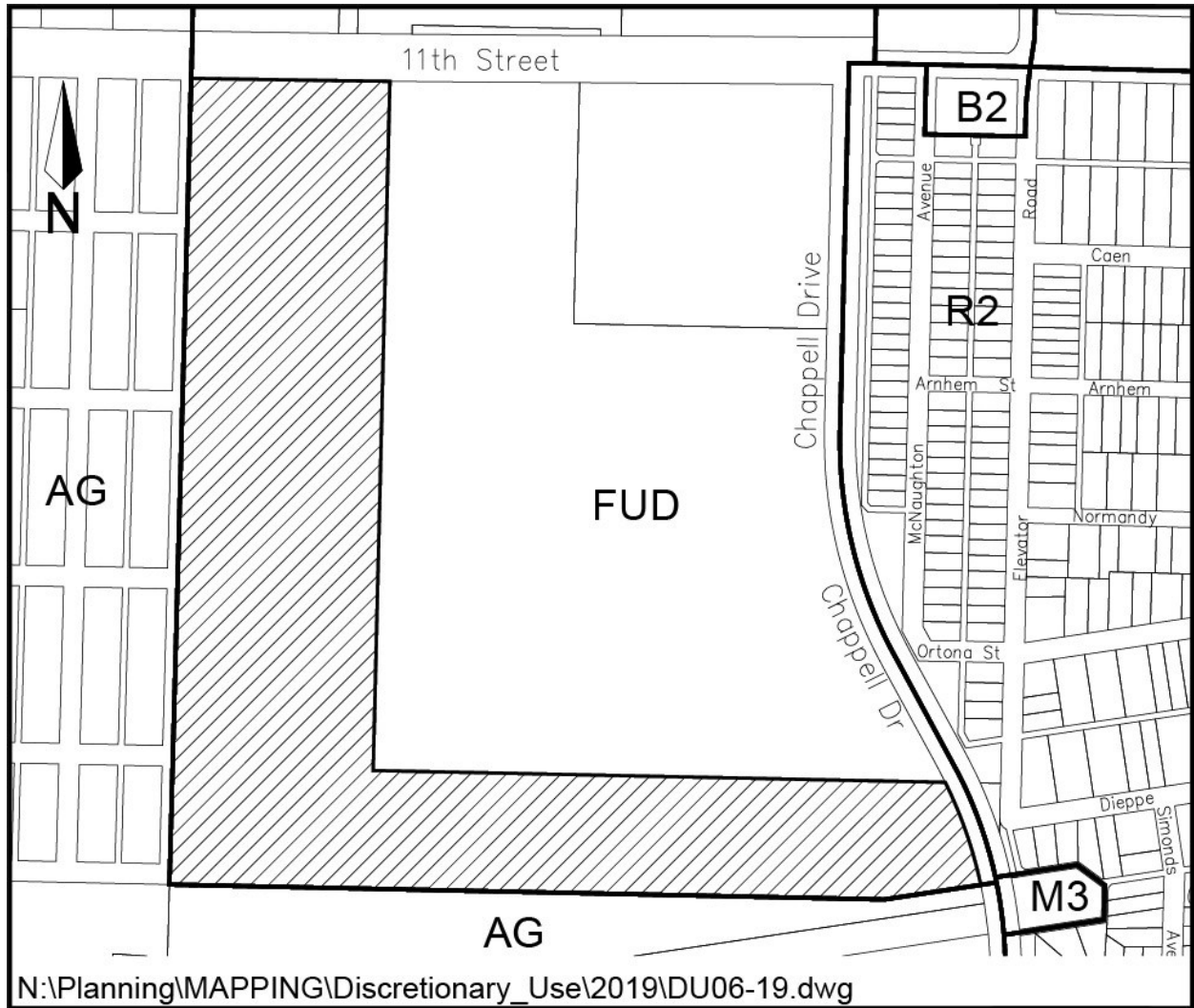
1. Location Plan – 1625 Chappell Drive
2. Site Plan – 1625 Chappell Drive
3. Community Engagement Summary

Report Approval

Written by:	Jonathan Derworiz, Planner, Planning and Development
Reviewed by:	Darryl Dawson, Section Manager, Development Review
Reviewed by:	Paul Whitenect, Acting Director of Planning and Development
Approved by:	Lynne Lacroix, General Manager, Community Services

SP/2020/PL/Admin Report - Discretionary Use Application – Recreational Vehicle and Equipment Storage Site – 1625 Chappel Drive.docx/gs

Location Plan – 1625 Chappell Drive







COMMUNITY ENGAGEMENT SUMMARY

Discretionary Use Application –Recreational Vehicle and Equipment Storage Site
1625 Chappel Drive – South West Sector

Applicant: LINE-X
File: PL 4355 – D6/19

Project Description

LINE-X submitted a Discretionary Use Application to operate a Recreational Vehicle and Equipment Storage Site on part of the site located at 1625 Chappel Drive, west of the Montgomery neighbourhood.

Community Engagement Strategy

Purpose:

To inform and consult – Notices detailing the application and the Discretionary Use review process were sent to property owners within approximately 75 metres of the subject site in August 2019 and in November 2019. Contact information for the Administration was included with both notices in order to solicit comments on the proposal.

Form of Community Engagement Used:

Information Mailout – Recipients of the notice were provided with information on the proposed use and given contact information for the City of Saskatoon (City) Administration. Two mailouts occurred following the August 2019 delivery, as the applicant increased the size of the proposed use. To update property owners, a second notice was sent in November 2019 detailing the revisions.

Level of Input or Decision Making Required from the Public:

Comments, concerns, and opinions were sought from the public.

Who was Involved:

- Internal stakeholders – The standard administrative review process was followed and relevant internal divisions of the City were contacted for review and comment. Councillor Block was also advised of the application.
- External stakeholders - A flyer with details of the application was sent to 65 property owners, the Montgomery Community Association and the Ward Councillor in August 2019 and in November 2019.

Summary of Community Engagement Feedback

Two phone calls and one email were received regarding this application. Comments pertained to traffic along 11th Street West, screening of the site, and the industrial nature of the proposed use. Residents were informed that the site will be screened to standards

acceptable to the Development Officer, as prescribed by Bylaw 8770, Zoning Bylaw, 2009. This application was evaluated by the Transportation and Construction Department and no concerns with regard to traffic were noted. Lastly, this subject site is zoned FUD District, which considers the proposed use to be discretionary and required adequate screening to minimize the industrial perception of the use. One opposition to the application was recorded.

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents the proposal to the Municipal Planning Commission. The Municipal Planning Commission reviews the proposal and recommends approval or denial to City Council.	January 28, 2020
Public Notice: A notice detailing the public hearing will be sent to property owners. Signage will be placed on-site detailing the public hearing.	Early- to Mid-February 2020
Public Hearing: Occurs at City Council, with the opportunity for interested parties to present. The proposal is considered together with the reports from the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received.	February 25, 2020
City Council decision: May approve, deny, or defer the decision.	February 25, 2020

Prepared by:
Jonathan Derworiz
Planning and Development Division
December 24, 2019

February 3, 2020

City Clerk

Dear City Clerk:

**Re: Discretionary Use Application – Recreational Vehicle and Equipment
Storage Site – 1625 Chappel Drive [File No. CK 4355-020-002 and PL 4355-
D6/19]**

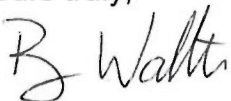
The Municipal Planning Commission, at its meeting held on January 28, 2020, considered a report of the General Manager, Community Services Department dated January 28, 2020, on the above application and supports the following recommendation of the Community Services Department:

That the Discretionary Use Application submitted by LINE-X requesting permission for a Recreational Vehicle and Equipment Storage Site, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit);
2. The site be screened along the north, east, and west, property lines to the satisfaction of the Development Officer; and
3. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

BYLAW NO. 9682

The Zoning Amendment Bylaw, 2020

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2020*.


Purpose

2. The purpose of this Bylaw is to authorize the Rezoning Agreement which is annexed hereto as Appendix "B".

Zoning Bylaw Amended

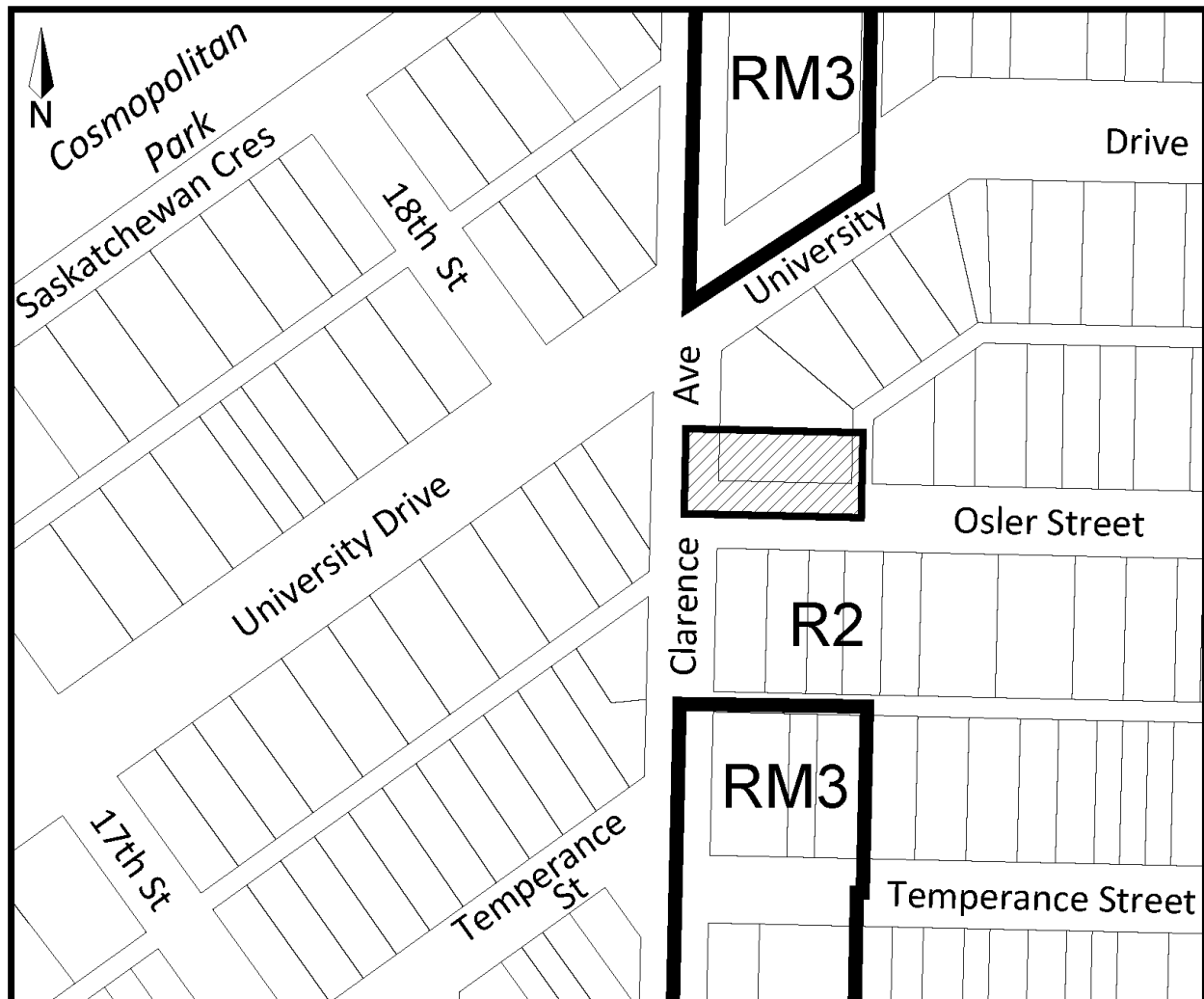
3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

R2 District to RM3 District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R2 District to an RM3 District:

Civic Address:	301 Clarence Avenue North
Surface Parcel No.:	120298990
Legal Land Description:	Lot 15, Blk/Par 11, Plan F5527 Ext. 0 As described on Certificate of Title 95S10425; and
Surface Parcel No.:	120298989
Legal Land Description:	Lot 16, Blk/Par 11, Plan F5527 Ext. 0 As described on Certificate of Title 95S10425.

Appendix "A"



ZONING AMENDMENT



From R2 to RM3 by Agreement

Rezoning of 301 Clarence Avenue North

APPLICATION SUMMARY

Axbridge Construction Corp. submitted an application to rezone 301 Clarence Avenue North located in the Varsity View neighbourhood. This site is currently zoned R2 – One- and Two-Unit Residential District under Bylaw No. 8770, the Zoning Bylaw and contains a one-unit dwelling. The applicant is proposing to rezone the site to a RM3 – Medium Density Multiple-Unit Dwelling District, subject to an Agreement, to provide for the development of a four-unit dwelling in the form of brownstone-style street townhouses.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, pertaining to 301 Clarence Avenue North, as outlined in this report, be approved.

BACKGROUND

301 Clarence Avenue North is currently zoned R2 – One- and Two-Unit Residential District, which provides for residential development in the form one- and two-unit dwellings, as well as related community uses (see Appendix 1). The subject site currently contains a one-unit dwelling.

DISCUSSION

Development Proposal

The applicant is proposing to rezone 301 Clarence Avenue North to RM3 – Medium Density Multiple-Unit Dwelling District subject to an Agreement to permit development of a brownstone-style street townhouses with four dwelling units (see Appendix 2). The proposed street townhouse is three storeys tall with entrances that face Osler Street. An entrance to the underground parkade would also access Osler Street (see Appendix 3).

To assess potential impacts of the development on adjacent properties, the applicant was required to provide a shadow study to illustrate daylight access to surrounding properties; see Appendix 4 for illustrations at 8.5 metre and 10 metre building heights. As shown in the study, the impacts of an increased 1.5 metre building height to adjacent properties are minimal.

Proposed Zoning by Agreement

Terms of the Zoning Agreement will dictate the manner in which the site may be developed and used to ensure that the development is compatible with the adjacent development (see Appendix 5).

Rezoning of 301 Clarence Avenue North

The proposed terms of the Zoning Agreement will provide for:

- a) A three-storey street townhouse with a maximum of four dwelling units;
- b) A maximum building height of 10 metres;
- c) A minimum of nine on-site parking spaces, six to be located underground parkade;
- d) Building setbacks;
- e) Maximum gross floor area; and,
- f) Landscaping and ramp design to the satisfaction of the Development Officer.

Policy Review

Alignment with the Varsity View Local Area Plan

The Varsity View Local Area Plan was endorsed by City Council in 2014 and set out a number of goals to guide land use and infill in the neighbourhood. The Local Area Plan designates the subject site as Low Density Residential. Residential developments up to four units can be accommodated under this land use designation.

The Varsity View Local Area Plan did not recommend any specific zoning changes for this site. Two important considerations for intensification in the neighbourhood stand out when considering this proposal:

- 1) that the stable, single-family environment at the centre of the neighbourhood be preserved; and
- 2) that any intensification be directed to the perimeter of the neighbourhood along major transportation corridors.

The proposed development is located on the perimeter of the neighbourhood at the intersection of Clarence Avenue North and Osler Street.

Alignment with Bylaw No. 8769, the Official Community Plan Bylaw

A fundamental value of the Official Community Plan (OCP) is to support the vision of the Growth Plan in establishing a new growth model for Saskatoon. In this regard, the OCP encourages the consideration of progressive development proposals that align with the Growth Plan and the undertaking of facilitative amendments to the Zoning Bylaw, where warranted.

As part of the Rezoning Application process, proposals are evaluated for alignment with the Official Community Plan. Specifically, this proposal was evaluated with the objectives of Section 5.2 Infill Housing Development. As per Section 5.2, the proposed development can be serviced by existing roadways, public transit and other infrastructure. Furthermore, the proposed development is compatible the height, scale, and design of buildings in the surrounding neighbourhood, the continuity with the nearby residential streetscape and lotting patterns, and the overall compatibility with land uses in the general area.

Rezoning of 301 Clarence Avenue North

Comments from other Divisions

As part of the Rezoning Application process, this application was circulated to civic departments, including the Transportation and Construction Department and Urban Forestry, to evaluate compliance with applicable policies and bylaws. There were no issues identified that preclude this application from proceeding.

COMMUNICATIONS AND ENGAGEMENT

A notice detailing the proposed rezoning was mailed to 71 property owners in May 2019. The notice included details on the rezoning process, the proposed development and timelines for application review. The notice was also emailed to the Varsity View Community Association and the Ward Councillor in May 2019. From this notice, four emails and one phone call were received expressing concerns related to the height of the proposed development, impact of shadowing, increased traffic and concerns about corner lot redevelopment in the Varsity View neighbourhood.

In October 2019, a come-and-go public information meeting regarding this application was held at Brunskill School. There were 15 members of the public in attendance, as well as City staff, the applicants and Councillor Block. Comments received during this meeting echoed those received following the initial notice regarding building height and shadowing, traffic, corner lot redevelopment and multi-unit dwellings in established one-unit dwelling areas. Those in attendance at the information meeting were shown the shadow study (contained in Appendix 4) that illustrates a minimal change in shadows between a 10 metre and 8.5 metre building height. There was a show of support for this development as some attendees expressed this would be a positive addition to the neighbourhood. Two letters of support and one in opposition were received from this meeting; see Appendix 6 for Community Engagement Summary.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Location Plan
2. Site Plan
3. Renderings and Elevations
4. Shadow Study
5. Proposed Terms of Zoning Agreement
6. Community Engagement Summary

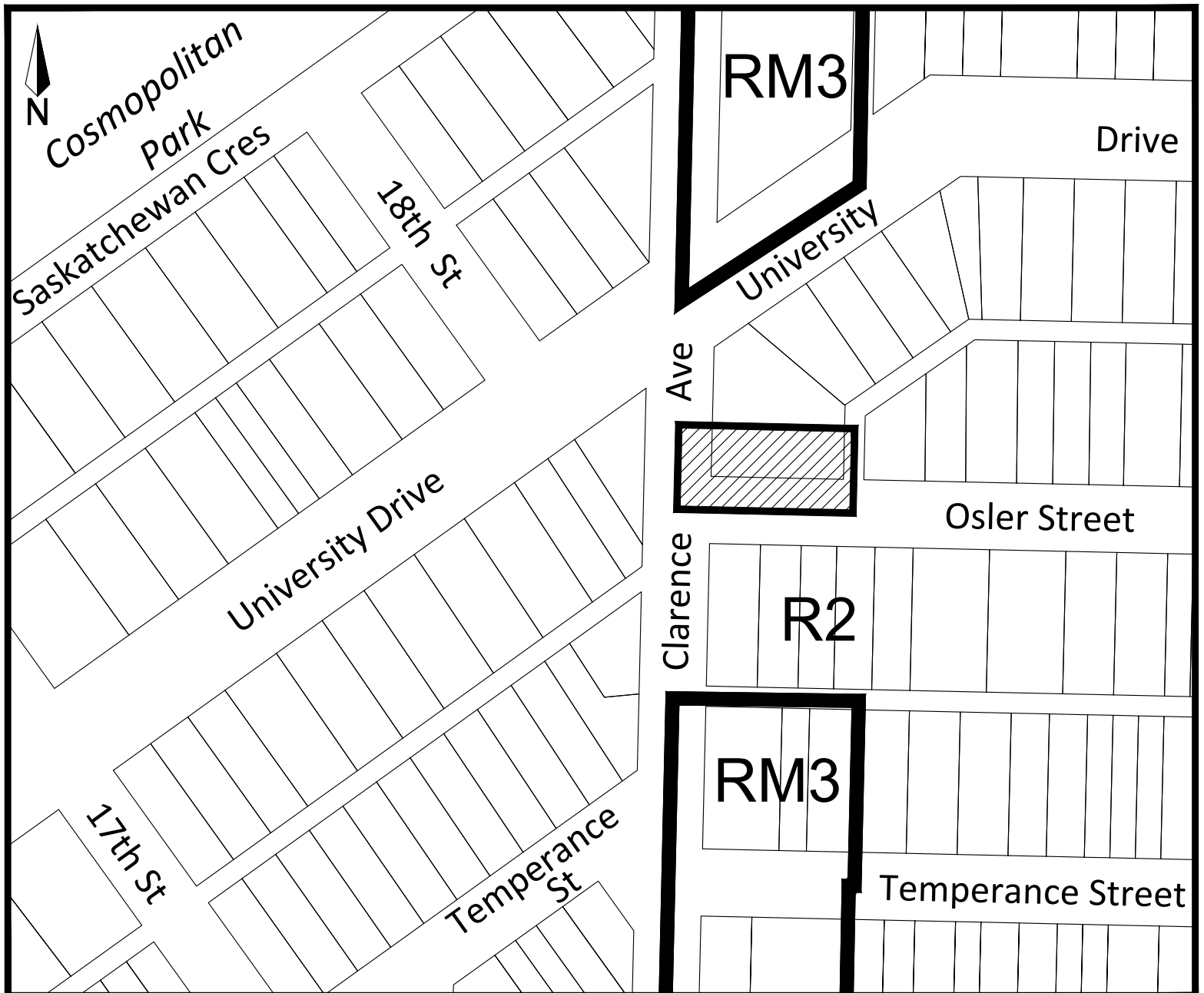
Rezoning of 301 Clarence Avenue North

REPORT APPROVAL

Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Section Manager, Development Review
Paul Whitenect, Acting Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2020/PD/MPC – Rezoning 301 Clarence Ave N/pg

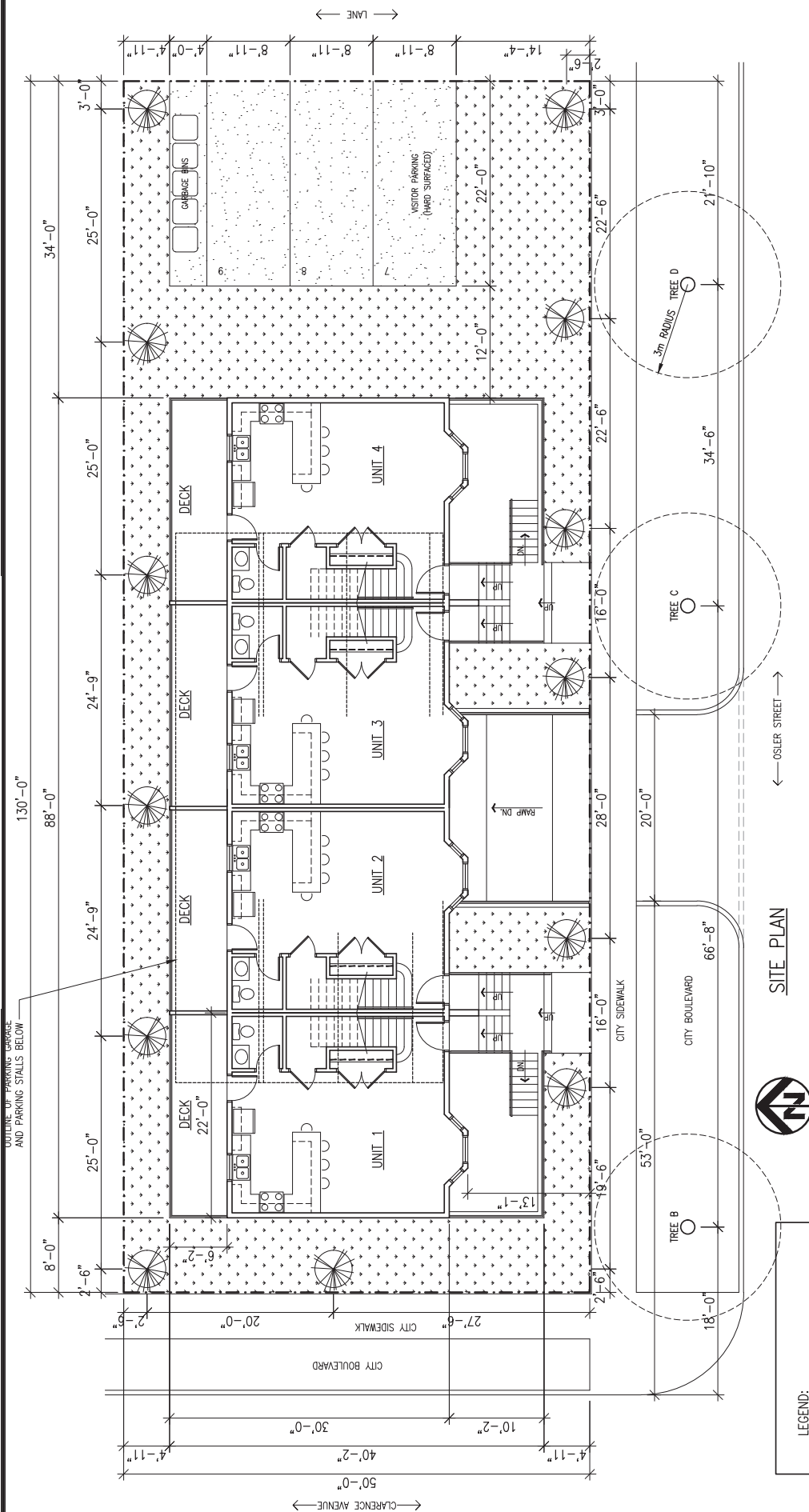
Location Plan - 301 Clarence Avenue North



ZONING AMENDMENT



From R2 to RM3 by Agreement



LEGEND:

GRAVEL SURFACE

IRRIGATED GRASS

TREES (MIN. 45mm
CALIPER DECIDUOUS OR
1.8m HIGH CONIFEROUS)

REVISED 13 JANUARY 2020

Drawing Title:

Project: PROPOSED 4 UNIT DEVELOPMENT
301 CLARENCE AVENUE NORTH

Scale: 3/32" = 1'-0" Date: JULY, 2018 Drawn By: V. LOCKERT Drawing No. P-1

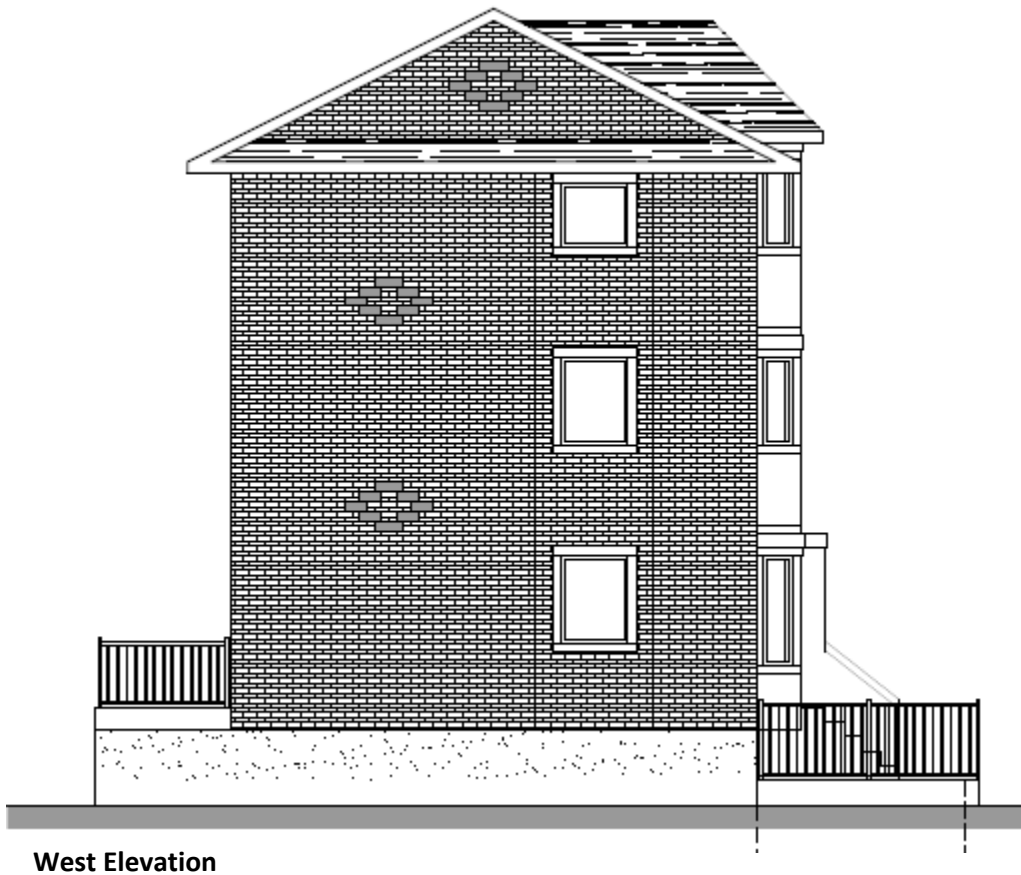
Renderings of Proposed Development – 301 Clarence Avenue North



South Elevation



South Elevation



West Elevation

Shadow Study - 301 Clarence Avenue North - 10m Building Height

SPRING
EQUINOX

MARCH 21



9:00 AM



12:00 PM



3:00 PM



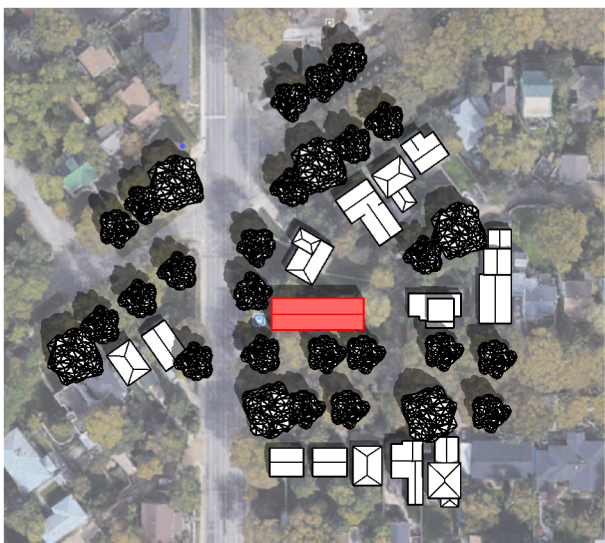
6:00 PM

SUMMER
SOLSTICE

JUNE 21



9:00 AM



12:00 PM



3:00 PM



6:00 PM

WINTER
SOLSTICE

DECEMBER 21



10:00 AM



12:00 PM



2:00 PM



4:00 PM



PROPOSED BUILDING HEIGHT: 10m



SHADOW STUDY - 301 CLARENCE AVE. N

ADA ARCHITECTURE INC. 2 - 620 HERITAGE LANE, SASKATOON, SK CANADA S7H 5P5 V (306) 244.8707 F (306) 244.8738



Shadow Study - 301 Clarence Avenue North - 8.5m Building Height

SPRING
EQUINOX

MARCH 21



9:00 AM



12:00 PM



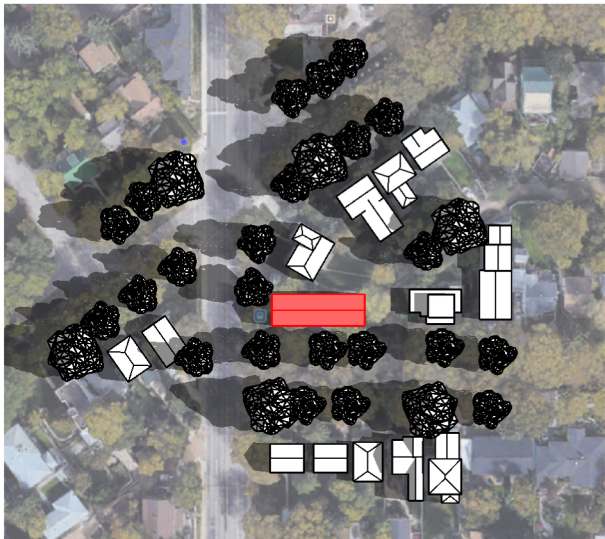
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SUMMER
SOLSTICE

JUNE 21



9:00 AM



12:00 PM



3:00 PM



6:00 PM

WINTER
SOLSTICE

DECEMBER 21



10:00 AM



12:00 PM



2:00 PM



4:00 PM



PROPOSED BUILDING HEIGHT: 8.5m



SHADOW STUDY - 301 CLARENCE AVE. N

ADA ARCHITECTURE INC. 2 - 620 HERITAGE LANE, SASKATOON, SK CANADA S7H 5P5 V (306) 244.8707 F (306) 244.8738



Proposed Terms of Zoning Agreement 301 Clarence Avenue

Zoning District:

RM3 – Medium Density Multiple-Unit Dwelling District, subject to a Zoning Agreement.

Use of Land:

The use of land will be restricted to a street townhouse.

Development Standards:

- a) Maximum of four dwelling units;
- b) Building height, excluding parkade ramp and stairwells, shall not exceed a maximum of 10 metres and three storeys;
- c) Front Yard Setback (West) – a minimum of 2.2 metres;
- d) Side Yard Setback (North) – a minimum of 1.5 metres;
- e) Side Yard Setback (South) – a minimum of 1.5 metres;
- f) Rear Yard Setback (West) – a minimum of 6.0 metres;
- g) The gross floor space ratio shall not exceed 1.2:1;
- h) Landscaping shall be completed to the satisfaction of the Development Officer;
- i) Ramp slope and design shall be completed to the satisfaction of the Development Officer; and,
- j) All other development standards shall conform to relevant Sections of the Zoning Bylaw.

Parking:

A minimum of nine vehicular parking spaces are required of which six shall be provided in underground parkade.

Other:

The site must be developed substantially in accordance with the site plan and elevations included in the report.



COMMUNITY ENGAGEMENT SUMMARY

Come-and-go Public Information Session

Proposed Rezoning from R2 District to RM3 District by Agreement
301 Clarence Avenue North – Varsity View

Applicant: Axbridge Construction Corp.
File: PL 4350–Z21/18

Project Description

Axbridge Construction Corp. submitted an application to rezone 301 Clarence Avenue North in Varsity View to facilitate redevelopment of the site into a four-unit dwelling in the style of a brownstone street townhouse.

Community Engagement Strategy

Form of Community Engagement Used:

Information Mailout – A notice detailing the proposed rezoning was mailed out to 71 property owners in May 2019. The notice included details on the rezoning process, the proposed development, and timelines for application review. Contact information for City of Saskatoon (City) staff was included to solicit comments on the application. The same notice was also emailed to the Varsity View Community Association and the Ward Councillor in May 2019.

Public Information Meeting – A public information session was held regarding this proposed rezoning at Brunskill School Library from 7:00 PM to 9:00 PM on October 17, 2019. Attendees were provided an opportunity to view renderings and site plans of the proposed development. City staff and the applicant were present to speak directly with attendees, answer questions, and provide further information about the proposed development and the rezoning process.

Purpose:

To inform and consult – Mail out recipients and public information session attendees were provided with an overview of the applicant's proposal and given the opportunity to ask questions and provide comments. Written comments (email/comment sheets) were accepted.

Level of Input or Decision Making Required from the Public:

Comments, concerns and opinions were sought from the public.

Who was Involved:

- Internal stakeholders – The standard administrative review process was followed and relevant internal divisions of the City were contacted for review and comment. Councillor Block was also advised of the application.
- External stakeholders. A flyer with details of the meeting was sent to 71 property owners within the area on August 30, 2017.
- 15 members of the general public attended the meeting, as well as Councillor Block, City staff, and the applicants.
- Combining the feedback during the engagement period, six members of the public oppose the application and four are in favour of the application.

Summary of Community Engagement Feedback

Comments	Response
The proposed development is too high.	The proposed development has a building height of 10 metres. This is 1.5 metres greater than the permitted building height in the current R2 District. Most of Clarence Avenue North is zoned RM3 District which permits a 12 metre maximum building height.
The trees will be removed.	This site plan for this development was reviewed by Urban Forestry and after revisions to the plan, no boulevard trees will be removed.
Corner lot redevelopment is not wanted in Varsity View.	In December 2017, a report to council stated that corner site redevelopment would be evaluated on a case-by-case basis. This site is located on the perimeter of the neighbourhood and along Clarence Avenue. The Varsity View Local Area Plan recommends that multi-unit dwelling developments be kept to the edges of the neighbourhood so as to not encroach on the established low-density nature of the interior.
The proposed development will block sunlight and reduce privacy for adjacent properties.	A shadow study was completed and shows a minimal change in the shadows cast at the 8.5 metre and 10 metre height.
The buildings shown in the renderings are beautiful.	A Zoning Agreement will be established and will ensure that what is shown is built on site.
Is a driveway crossing going to be installed?	A driveway crossing permit application will have to be submitted and reviewed.

Next Steps

ACTION	ANTICIPATED TIMING
The Planning and Development Division prepares and presents proposal to Municipal Planning Commission. Municipal Planning Commission reviews proposal and recommends approval or denial to City Council.	January 28, 2020
Public Notice: An advertisement is prepared and placed in <u><i>The StarPhoenix</i></u> .	Early to mid-February 2020
Public Hearing: Occurs at City Council, with the opportunity for interested parties to present. Proposal considered together with the reports of the Planning and Development Division, Municipal Planning Commission, and any written or verbal submissions received.	February 24, 2020
City Council decision: May approve, deny or defer the decision.	February 24, 2020

Prepared by:
Jonathan Derworiz
Planning and Development Division
January 8, 2020

February 3, 2020

City Clerk

Dear City Clerk:

Re: Rezoning of 301 Clarence Avenue North [File No. CK 4351-020-001 and PL 4350-Z/21/18]

The Municipal Planning Commission, at its meeting held on January 28, 2020, considered a report of the General Manager, Community Services Department dated January 28, 2020, on the above application. The Commission received a presentation from Jack Lacrecque and a letter from Mary Ann and Ron Baliski dated January 28, 2020 regarding the matter.

The Municipal Planning Commission supports the following recommendation of the Community Services Department:

That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, pertaining to 301 Clarence Avenue North, as outlined in the January 28, 2020 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

Attachments

From: [Mary Ann & Ron Baliski](#)
To: [Web E-mail - City Clerks](#)
Cc: [Derworiz, Jonathan](#)
Subject: Fwd: Proposed Rezoning of 301 Clarence Avenue North
Date: Monday, January 27, 2020 10:28:36 PM

Jan. 27, 2020

With respect to the proposed rezoning of 301 Clarence Avenue North, we attended a meeting a while back where the developer and others presented the proposed development.

We then sent in after a letter to Jonathan Derworiz outlining our displeasure of the development and in no way were in favor of it. In our letter to Jonathan, we outlined how we feel that the building is just far to large for the site. It just dominates/towers over everything it's really an eyesore. Not at all in keeping with the area, character and feel. We felt this way even prior to meeting some of the neighbors who will be directly affected by this building towering over their rear yards very unappealing, cuts out sunlight, allows for no privacy ... the list can go on and on.

At the presentation they (the developer) outlined how it's only "so many feet" above what is now allowed, but what they don't touch on, is that currently there is a 2 story home that does not go the whole length of what the new build would be so even if the present 2 story home had the higher elevation which is permitted, it would not shade or take away privacy, as it's footprint is more forward on the lot, whereas the new development would sit facing onto Osler St. and again, would tower over the neighbors yards!!! So this was not something that we had been aware of prior to that meeting/presentation.

So our feelings were based originally on just the appearance of the development itself and how it is just not an added positive to the Street or Area. With how it affects others, we have double the reason for not wanting the rezoning to take place.

We also mentioned that once things are changed, it does open floodgates to others wanting to do the same thing. Even though we were told this is not the case, we know or have serious doubts that that would not happen. We truly want the area to look and have the charm that is in keeping with the area as a whole.

The developer can do a lovely semi detached home or 2 individual infill homes (which he could put legal suites in) ... these homes based on his renderings of the proposed development could be modified to 2 detached infill homes and would be absolutely beautiful. He'd still end up with basically 4 units and could have detached garages as well for parking provision. With 2 detached homes, they would be most attractive and due to the closeness to Campus and the downtown, would still be very appealing to purchasers.

We are out of the country right now, so I have no way to send anything to you other than by

email.

Appreciate your taking time to review and accept this email as our position on not wanting the rezoning of the property.

Respectfully yours,

Mary Ann and Ron Baliski

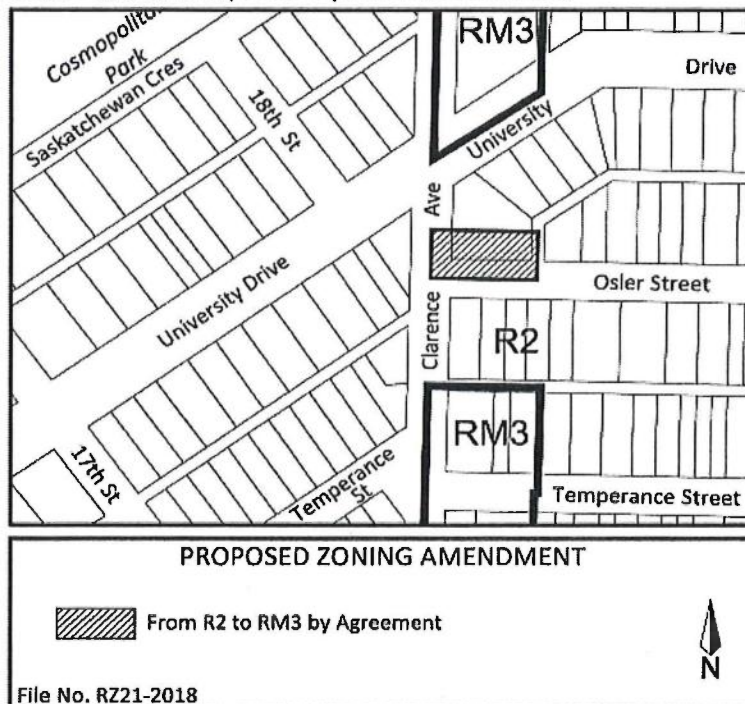
ZONING NOTICE

VARSITY VIEW NEIGHBOURHOOD

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9682

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) proposed by Axbridge Construction Corp. to rezone 301 Clarence Avenue North, located in the Varsity View neighbourhood. By way of Bylaw No. 9682, The Zoning Amendment Bylaw, 2020, 301 Clarence Avenue North is proposed to be rezoned from R2 – One- and Two-Unit Residential District to RM3 – Medium Density Multiple-Unit Dwelling District, subject to a Zoning Agreement.

LEGAL DESCRIPTION – Lots 15 & 16, Block 11, Plan No. F5527 Ext 0.



REASON FOR THE AMENDMENT – The applicant is proposing to rezone the site to a RM3 – Medium Density Multiple-Unit Dwelling District, subject to an Agreement, to provide for the development of a three storey multiple-unit dwelling in the form of brownstone-style street townhouses. The proposed development will contain four dwelling units. The Zoning Agreement will limit the development to the specific proposal.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department, Planning and Development
Phone: 306-975-2645 (Jonathan Derworiz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, February 24, 2020 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on February 24, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

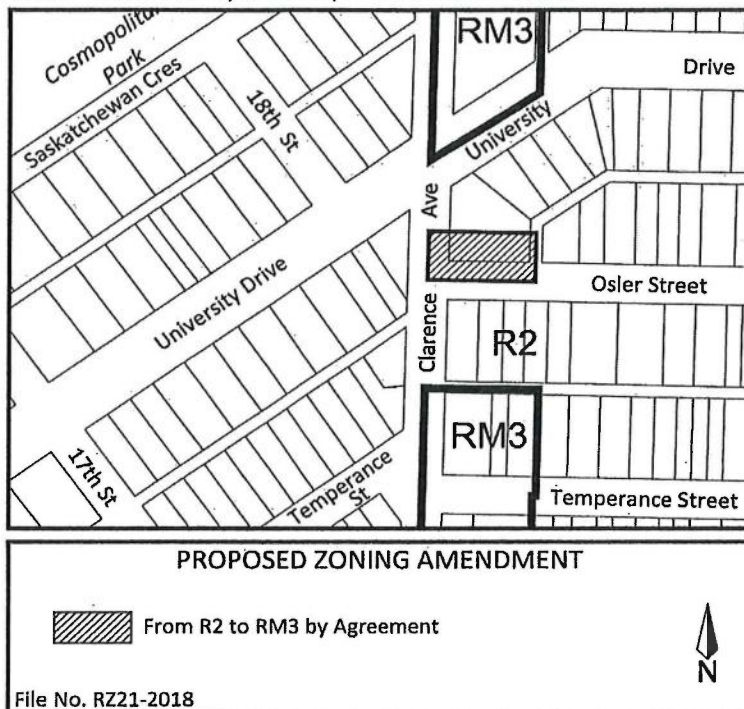
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c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on February 24, 2020** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9683

The Zoning Amendment Bylaw, 2020 (No. 2)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2020 (No. 2)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to provide for regulations applicable to short-term accommodations.

Bylaw No. 8770 Amended

3. The Zoning Bylaw is amended in the manner set forth in this Bylaw.

Section 2.0 Amended

4. Section 2.0 is amended by:
 - (a) repealing the definition of “**bed and breakfast home**”;
 - (b) adding the following after “**home craft**”:

““**homestay**” means a dwelling within the principle residence of the host, in which rental accommodations are provided to guests for tenancies of less than 30 days.”; and
 - (c) adding the following after “**shopping centre**”:

““**short-term rental property**” means a dwelling which is not the principle residence of the host, but is used to provide rental accommodations to guests for tenancies of less than 30 days.”.

Section 4.0 Amended

5. (1) Subclause 4.3.2(1) is amended by adding the following after paragraph (i):

- “(j) hosting up to two guests in the principle residence of the host, including in a one-unit dwelling; a secondary suite, garden suite or garage suite resided in by the host; and each of a two-unit dwelling, semi-detached dwelling, multiple unit dwelling and townhouse.”.
- (2) Paragraph 4.7.1(1)(a) is amended by striking out “Bed and Breakfast Homes” and substituting “Short-term Rental Property”.
- (3) Subclause 4.7.2(1) is amended by adding “Short-term Rental Property” after “Garden and Garage Suites”.
- (4) Clause 4.7.3 is amended by adding the following after subclause (5):
 - “(6) The evaluation of discretionary use applications for a short-term rental property will have due consideration for the following:
 - (a) the suitability of the proposed use in the specific location;
 - (b) the impact of the use on the residential character of the neighbourhood;
 - (c) the cumulative impact of other discretionary uses on the residential characteristics of an area.”

Section 5.0 Amended

- 6. (1) Subsection 5.31 is repealed.
- (2) The following subsections are added after subsection 5.48:

“5.49 Homestays

- (1) No exterior alterations shall be undertaken which would be inconsistent with the residential character of the neighbourhood.
- (2) No more than six guests in total are permitted in a one-unit dwelling, with up to three guests in one of a secondary suite, garden suite or garage suite.
- (3) When boarders are hosted in a dwelling, the total number of guests and boarders shall not exceed the maximum number of boarders permitted.

- (4) Other than in the B6, DCD1, MX2 and M4 Zoning Districts, one paved off-street parking space shall be required for guests and at least one off-street parking space shall be required for the principle dwelling. Additional off-street parking spaces may be required where, due to the nature of the site, the Development Officer determines that additional parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.

5.50 Short-term Rental Properties

- (1) No exterior alterations shall be undertaken which would be inconsistent with the residential character of the neighbourhood.
- (2) No more than six guests in total are permitted in a one-unit dwelling, with up to three guests in a secondary suite. No more than six guests are permitted in each unit of a semi-detached dwelling, two-unit dwelling, multiple-unit dwelling or townhouse.
- (3) When boarders are hosted in a dwelling, the total number of guests and boarders hosted shall not exceed the maximum number of boarders permitted.
- (4) Other than in the B6, MX2, DCD1 and M4 Zoning Districts, one paved off-street parking space shall be required for guests. Additional off-street parking spaces may be required where, due to the nature of site, the Development Officer determines that additional parking is necessary to maintain the residential character of the neighbourhood. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.
- (5) In addition to the development standards contained within the zoning district, Section 4.7 of this Bylaw shall apply to the review and approval of short-term rental properties when listed as a discretionary use.”.

Section 6.0 Amended

- 7. (1) The chart contained in each of subclauses 6.3.1(4), 6.3.2(4) and 6.3.6(3) is amended by striking out:

“

Bed and breakfast homes	1 space plus at least 1 space for visitors
-------------------------	--

”

- (2) The chart contained in subclause 6.3.1(4) is amended by adding the following after “Street townhouses”:

“

Homestays	1 space plus at least 1 space for visitors
Short-term rental properties	1 space per dwelling unit

”

- (3) The chart contained in subclause 6.3.2(4) is amended by adding the following after “Veterinary clinics”:

“

Homestays	1 space plus at least 1 space for visitors
Short-term rental properties	1 space per dwelling unit except in the M4 District where there are no parking requirements

”

- (4) The chart contained in subclause 6.3.6(3) is amended by adding the following after “Nightclubs and Taverns”:

“

Homestays	1 space plus at least 1 space for visitors
Short-term rental properties	1 space per dwelling unit

”

Section 8.0 Amended

8. (1) The chart contained in each of clauses 8.1.2 and 8.2.2, is amended by adding the following after “(16) Accessory buildings and uses”:

“

(17) Homestays	Refer to General Provisions Section 5.49
----------------	--

”

- (2) The chart contained in each of clauses 8.1.3, 8.2.3, 8.3.3, 8.4.3, 8.5.3 and 8.9.3 is amended by striking out:

“

(7) Bed and breakfast homes	Refer to General Provisions Section 5.31
-----------------------------	--

”

and replacing it with:

“

(7) Short-term rental properties	Refer to General Provisions Section 5.50
----------------------------------	--

”

.

- (3) The chart contained in clause 8.3.2 is amended by adding the following after “(13) Accessory buildings and uses”:

“

(14) Homestays	Refer to General Provisions Section 5.49
----------------	--

”

.

- (4) The chart contained in clause 8.4.2 is amended by adding the following after “(20) Accessory buildings and uses”:

“

(21) Homestays	Refer to General Provisions Section 5.49
----------------	--

”

.

- (5) The chart contained in clause 8.7.2, is amended by adding the following after “(8) Adult day care – Type 1”:

“

(9) Homestays	Refer to General Provisions Section 5.49
---------------	--

”

.

- (6) The chart contained in clause 8.7.3, is amended by adding the following after “(5) Adult day care – Type II”:

“

(6) Short-term rental property	Refer to General Provisions Section 5.50
--------------------------------	--

”

.

- (7) The chart contained in clause 8.8.2, is amended by adding the following after “(9) Accessory buildings and uses”:

“

(10) Homestays	Refer to General Provisions Section 5.49
----------------	--

”

.

- (8) The chart contained in each of clauses 8.8.3, 8.10.3, 8.11.3, 8.12.3 and 8.13.3 is amended by striking out:

“

(4) Bed and breakfast homes	Refer to General Provisions Section 5.31
-----------------------------	--

”

and replacing it with:

“

(4) Short-term rental properties	Refer to General Provisions Section 5.50
----------------------------------	--

”

- (9) The chart contained in clause 8.9.2, is amended by adding the following after “(9) Elementary and high schools”:

“

(10) Homestays	Refer to General Provisions Section 5.49
----------------	--

”

- (10) Subclause 8.10.7(1) is amended by striking out “bed and breakfast homes” and substituting “homestays, short-term rental properties”.

- (11) The chart contained in clause 8.14.2, is amended by adding the following after “(15) Accessory uses to multiple-unit dwellings containing at least 100 dwelling units”:

“

(16) Short-term rental properties	Refer to General Provisions Section 5.50
-----------------------------------	--

”

- (12) The chart contained in clause 8.14.3 is amended by striking out:

“

(5) Bed and breakfast homes	Refer to General Provisions Section 5.31
-----------------------------	--

”

Section 9.0 Amended

9. (1) The chart contained in clause 9.1.2, is amended by adding the following after “(28) Keeping of three residential care home residents in each unit of a TUD or SDD”:

“

(29) Homestays	Refer to General Provisions Section 5.49
(30) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (2) The chart contained in each of clauses 9.1.3, 9.2.3 is amended by striking out:

“

(5) Bed and breakfast homes	Refer to General Provisions Section 5.31
-----------------------------	--

”

.

- (3) The chart contained in clause 9.2.2, is amended by adding the following after “(43) Keeping of three residential care home residents in each unit of a TUD or SDD”:

“

(44) Homestays	Refer to General Provisions Section 5.49
(45) Short-term rental properties	Refer to General Provisions Section 5.50

”

.

- (4) The chart contained in clause 9.3.2, is amended by:

- (a) striking out:

“

(44) Bed and breakfast homes	Refer to General Provisions Section 5.31
------------------------------	--

”

and;

- (b) adding the following after “(59) Keeping of three residential care home residents in each unit of a TUD or SDD”:

“

(60) Homestays	Refer to General Provisions Section 5.49
(61) Short-term rental properties	Refer to General Provisions Section 5.50

”

.

- (5) The chart contained in clause 9.4.2, is amended by:

- (a) striking out:

“

(45) Bed and breakfast homes	Refer to General Provisions Section 5.31
------------------------------	--

”

and;

- (b) adding the following after “(63) Parking structures”:

“

(64) Homestays	Refer to General Provisions Section 5.49
(65) Short-term rental properties	Refer to General Provisions Section 5.50

”

Section 10.0 Amended

10. (1) The chart contained in clause 10.2.2, is amended by adding the following after “(15) Small animal grooming”:

“

(16) Homestays	Refer to General Provisions Section 5.49
(17) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (2) The chart contained in clause 10.4.2, is amended by adding the following after “(25) Accessory buildings and uses”:

“

(26) Homestays	Refer to General Provisions Section 5.49
(27) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (3) The chart contained in clause 10.7.2, is amended by adding the following after “(32) Cannabis retail stores”:

“

(33) Homestays	Refer to General Provisions Section 5.49
(34) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (4) The chart contained in clause 10.7A.2, is amended by adding the following after “(25) Cannabis retail stores”:

“

(26) Homestays	Refer to General Provisions Section 5.49
(27) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (5) The chart contained in clause 10.8.2, is amended by adding the following after “(46) Cannabis retail stores”:

“

(47) Homestays	Refer to General Provisions Section 5.49
(48) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (6) The chart contained in clause 10.8A.2, is amended by adding the following after “(43) Cannabis retail stores”:

“

(44) Homestays	Refer to General Provisions Section 5.49
(45) Short-term rental properties	Refer to General Provisions Section 5.50

”

- (7) The chart contained in clause 10.8B.2, is amended by adding the following after “(47) Cannabis retail stores”:

“

(48) Homestays	Refer to General Provisions Section 5.49
(49) Short-term rental properties	Refer to General Provisions Section 5.50

”

Section 12.0 Amended

11. (1) The chart contained in clause 12.6.2, is amended by adding the following after “(2) All uses of the building and land are permitted except those specifically noted as prohibited or discretionary in the sections below”:

“

(3) Homestays ₇	Refer to General Provisions Section 5.49
(4) Short-term rental properties ₇	Refer to General Provisions Section 5.50

”

- (2) The chart contained in clause 12.6.4 is amended by striking out:

“

(21) Bed and breakfast homes ₇	7.5	30	225	0	0.75	4.5	10
---	-----	----	-----	---	------	-----	----

”

- (3) The Notes to Development Standards contained in clause 12.6.5 are amended by repealing 7 and substituting the following:

“7 A homestay or short-term rental property is a permitted use provided that discretionary use approval for a dwelling has been granted.”.

- (4) The chart contained in clause 12.7.2 is repealed and the following substituted:

“

MX2 District	Minimum Development Standards (in Metres)						
	Site Width	Site Depth	Site Area (m ²)	Front Yard	Side Yard	Rear Yard	Building Height (Min.)
12.7.2 Permitted Uses ¹							
(1) All uses of building and land are permitted except those specifically noted as prohibited or discretionary in the sections below							8
(2) Residential uses limited to multiple-unit dwellings, boarding houses and boarding apartments ²							8
(3) Live/work units ²							8
(4) Homestays ³							
(5) Short-term rental properties ³							

”

- (5) The Notes to Development Standards contained in clause 12.7.5 are amended by adding the following after 2:

“3 A homestay or short-term rental property is a permitted use provided that discretionary use approval for a dwelling has been granted.”.

Section 13.0. Amended

12. (1) The chart contained in paragraph 13.1.3.1 a) entitled “Uses for the DCD1” is amended by adding “Homestays, Short-term Rental Properties,” after “Condominiums,” in the “Residential” category, under the “Uses” column.
- (2) The chart contained in paragraph 13.7.3.1(1) entitled “Uses for the DCD7” is amended by adding “, Homestays, Short-term Rental Properties” after “Hostels” in the “Residential” category, under the “Uses” column.
- (3) The chart contained in clause 13.8.3 entitled “Zone 2” is amended by adding “, Homestays, Short-term Rental Properties” after “Dwelling Units” in the “Residential” category, under the “Uses” column.
- (4) The chart contained in clause 13.8.3 entitled “Zone 3” is amended by adding “, Homestays, Short-term Rental Properties” after “Dwelling Units” in the “Residential” category, under the “Uses” column.
- (5) The chart contained in clause 13.8.3 entitled “Zone 4” is amended by adding “, Homestays, Short-term Rental Properties” after “Townhouses” in the “Residential” category, under the “Uses” column.

- ## Coming into Force

- Read a first time this _____ day of _____, 2020.
- Read a second time this _____ day of _____, 2020.
- Read a third time and passed this _____ day of _____, 2020.

City Clerk

BYLAW NO. 9684

The Business License Amendment Bylaw, 2020

The Council of the City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Business License Amendment Bylaw, 2020*.

Purpose

2. The purpose of this Bylaw is to amend Bylaw No. 8075, *The Business License Bylaw, 2002*, by adding provisions to regulate short-term accommodations.

Bylaw No. 8075 Amended

3. *The Business License Bylaw, 2002* is amended in the manner set forth in this Bylaw.

Section 3 Amended

4. Section 3 is amended by:
 - (a) adding the following after subsection (g):

“(g.01) “homestay” means a homestay within the meaning of The Zoning Bylaw;”; and
 - (b) adding the following after subsection (g.3):

“(g.4) “short-term rental property” means a short-term rental property within the meaning of The Zoning Bylaw;”.

New Section 19.1

5. The following is added after section 19:

“Part III Short-term Accommodations

Application of Part II

19.1 All of Part II of this Bylaw applies to businesses licensed under this Part.

Permissions Required

19.2 In addition to the information required in subsection 5(2), the following shall also be required:

- (a) when a homestay is within a dwelling not owned by the host, written permission from the property owner;
- (b) when a short-term rental property is within a dwelling not owned by the host, written permission from the property owner;
- (c) when a short-term rental property is within a condominium complex, written permission from the condominium corporation.

Safety Requirements

19.3 In addition to the information required in subsection 5(2), an application for a short-term accommodation shall include a signed declaration from the host, stating that the property is in compliance with life and safety requirements.”

Licenses Limited

- 19.4 (1) No more than 40% of the dwelling units within a multiple-unit dwelling or townhouse shall be issued a business license for a short-term rental property.
- (2) If the average vacancy rate in the Saskatoon Census Metropolitan Area, as shown in the most current Canada Mortgage and Housing Corporation Rental Market Survey, is below 1.5 percent, no new licenses for short-term rental properties shall be issued.

Headings Amended

6. The Headings are amended by:
- (a) striking out “**Part III Specific Licensing**” preceding section 20 and substituting “**Part IV Specific Licensing**”;
 - (b) striking out “**Part IV Pawnbrokers**” preceding section 27.1 and substituting “**Part V Pawnbrokers**” ;and
 - (c) striking out “**Part V Offences and Penalties**” preceding section 28 and substituting “**Part VI Offences and Penalties**”.

Coming into Force

7. This Bylaw comes into force on the day of its final passing.

Read a first time this _____ day of _____, 2020.

Read a second time this _____ day of _____, 2020.

Read a third time and passed this _____ day of _____, 2020.

Mayor

City Clerk

Proposed Regulations for Short-Term Accommodations **APPLICATION SUMMARY**

The Administration is proposing amendments to Bylaw No. 8770, Zoning Bylaw, 2009 and Bylaw No. 8075, Business License Bylaw, 2002, regarding updating existing regulations for short-term accommodations.

The proliferation of short-term accommodations globally has been driven by online hosting platforms such as Airbnb and Vrbo, where transactions are facilitated between short-term accommodation hosts and guests.

The City of Saskatoon (City) has been regulating short-term accommodations through the use of regulations applicable to bed and breakfast homes and hostels; however, these regulations are intended for medium-scale businesses and need to be updated to address changes in the accommodation industry. Updated definitions and an appropriate level of regulation are required.

RECOMMENDATION

That a copy of this report be forwarded to City Council recommending that at the time of public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 8770, the Zoning Bylaw, and to Bylaw No. 8075, the Business License Bylaw, as outlined in Option 3 - License Exemption for Small-Scale Homestays; License required for Short-Term Rental Properties and in the proposed development standards, be approved.

BACKGROUND

At its meeting on July 20, 2015, the Standing Policy Committee on Planning, Development and Community Services (Committee) considered a request from bed and breakfast home operators to undertake a review of requirements for short-term accommodations in dwellings that operate through online booking websites and hosting platforms. The Committee referred this request to the Administration for a report on this matter.

A report, submitted to the Committee on December 2, 2015, recommended that existing bed and breakfast home regulations be replaced by short-term accommodation regulations and that these regulations apply to all operators providing short-term accommodations in a dwelling. The report indicated that further research into short-term accommodations was required before an appropriate regulatory process to replace bed and breakfast homes could be developed.

Proposed Regulations for Short-Term Accommodations

The Committee resolved:

“that the Administration undertake appropriate consultation with community stakeholders on the issue of regulating short-term accommodations in residential areas and report back to committee in due course.”

At its meeting on December 3, 2019, the Standing Policy Committee on Planning, Development and Community Services received an Information Report providing an overview of the results of engagement that was undertaken, including three options for potential regulations. The Committee resolved:

- “1. That the Administration provide a decision matrix that clarifies which public interests the proposed regulations address, if there are areas of concern raised that the Administrative recommendations do not address, and to provide clarification of what the City’s jurisdiction is in developing these regulations, with a report provided for the consideration of the Municipal Planning Commission.
2. That the Administration provide a cost comparison of the municipal costs associated with operating a hotel or motel, versus operating a short-term accommodation in the rental property of a host and that a report be provided to Municipal Planning Commission of this matter.
3. That the Administration report further on the potential risks to the attainable housing rental market by short-term accommodations, including a literature scan and review of local rental availability across the cost spectrum as additional context to vacancy rates.”

CURRENT STATUS

In October 2019, there were 610 active short-term accommodation listings available in Saskatoon through Airbnb alone. This represents an increase of more than 500 listings since December 2015, and is equal to approximately 0.05% of the total housing stock in Saskatoon. Airbnb listings do not provide a complete representation of all the properties being used as short-term accommodation as there are various hosting platforms and other means of advertising. The vast majority of short-term accommodations are operating outside of the current zoning and licensing regulations. Currently, there are only 15 licensed businesses.

Airbnb provided the City with additional statistics for Saskatoon listings in 2019:

1. Average number of guests hosted per short-term accommodation is 2.1;
2. 60% of listings are whole home listings where the host either does not reside at the residence or is away during the rental period; and
3. 38% of guests staying in Saskatoon were from Saskatchewan.

DISCUSSION

City of Saskatoon's Current Approach

The Zoning Bylaw currently regulates short-term accommodations through the bed and breakfast homes or the hostels approval process, which permits the accommodation of guests for less than seven days. Both of these uses are required to obtain a building and development permit and a business license.

Additional regulations require that bed and breakfast homes obtain a special building permit inspection to confirm safety requirements, such as working smoke detectors, and that a maximum of three bedrooms in the home may be used to accommodate guests. Further, in certain zoning districts, bed and breakfast homes and hostels also require discretionary use approval.

With respect to hostels, there are two levels of regulation:

1. A "Hostel type I" use may host up to five guests and is permitted in most medium- and high-density residential and institutional zoning districts; and
2. A "Hostel type II" use may host more than five guests and is permitted in most medium- and high-density residential and institutional zoning districts, subject to discretionary use approval.

Hostels are prohibited in low-density residential zoning districts.

Proposed Amendments

The purpose of this review is to update existing zoning and land use regulations for short-term accommodations to address changes in the industry. Through the consultation process, numerous comments about short-term accommodations and the City's jurisdiction to regulate this land use were raised by stakeholders both within and outside of the scope of the project. A table of those comments showing how and if they were addressed in this review is provided in Appendix 1. A comparison of municipal charges related to operating a hotel, compared to operating a short-term rental property, is provided in Appendix 2.

Options

It is proposed that the regulation of this industry be addressed through the Zoning Bylaw and the Business License Bylaw; a summary of proposed changes is provided in Appendix 3.

Proposed zoning regulations will include new land-use definitions to address the full range of short-term accommodations that accommodate stays of less than 30 days, and will replace the definition for bed and breakfast homes. Definitions will also be included to identify the types of short-term accommodations that are permitted within various zoning districts. The term "homestay" will refer to accommodations in the principle residence of the host while the term "short-term rental property" will refer to accommodations in a rental property.

Proposed Regulations for Short-Term Accommodations

The Business License Bylaw will establish conditions under which a commercial business license is required and specify the information to be included with a business license application. The application fee for a commercial business license is \$125 and the annual renewal fee is \$85.

Three proposed options to regulate this industry have been identified and are as follows:

Option 1 – License Homestays and Prohibit Short-Term Rental Properties

This option proposes that:

- a) homestays be permitted in all zoning districts that permit dwellings;
- b) all homestay hosts be required to obtain a commercial business license; and
- c) short-term rental properties be prohibited in all zoning districts.

Advantages

- 1. Requiring a business license for all homestays provides an opportunity to remind hosts of potential land use conflicts and ensures that all properties adhere to development standards.
- 2. Licensing requirements allow the City to maintain a database of all homestays, regardless of the number of guests that they accommodate.
- 3. Prohibiting short-term rental properties protects the long-term rental housing stock by ensuring dwellings that would have otherwise been available to long-term renters are not converted into short-term accommodations.

Disadvantages

- 1. Requiring all sizes of homestays to obtain a business license may be cost prohibitive for small operators who are only listing a bedroom or couch in their own home during special events. A small scale homestay is similar in operational scale as hosting boarders, which does not require a business license.
- 2. Short-term rental properties offer a home-like environment in a dwelling that someone does not otherwise reside at, and this form of short-term accommodation appears to be a popular option for the traveling public, or those coming to Saskatoon for business, medical or other purposes. Prohibiting this form of accommodation will remove an option that appears to serve the needs of a high percentage of people seeking accommodation through online rental platforms.

Option 2 – License Homestays and Short-Term Rental Properties

This option proposes that:

- a) homestays be permitted in all zoning districts that permit dwellings;
- b) all homestay hosts be required to obtain a commercial business license;
- c) short-term rental properties be permitted in all zoning districts that permit dwellings. Discretionary use approval would be required in low and medium density residential zoning districts; and
- d) all short-term rental property hosts be required to obtain a commercial business license.

Advantages

- 1. Requiring a business license for all homestays provides an opportunity to remind hosts of potential land use conflicts, and ensures that all properties adhere to development standards.
- 2. Licensing requirements allows the City to maintain a complete database of all short-term accommodations regardless of the number of guests that they accommodate.
- 3. Permitting short-term rental properties will provide an additional accommodation option for people traveling to Saskatoon.
- 4. Facilitates the ability to mitigate potential land use impacts, as different regulations are provided for short-term rental properties in different zoning districts.
- 5. Requiring discretionary use approval in low- and medium-density residential zoning districts provides opportunity for review to ensure the use will not result in undue impacts, and strikes a balance between the wide-ranging community input received regarding whether or not this use should be permitted to operate in the city.

Disadvantages

- 1. Requiring all sizes of homestays to obtain a business license may be cost prohibitive for small operators that may only list a bedroom or couch in their own home during special events. A small-scale homestay is similar in operational scale as hosting boarders, which does not require a business license.
- 2. Permitting short-term rental properties may result in the conversion of dwellings that would have otherwise been available to long-term renters.

Option 3 – License Exemption for Small-Scale Homestays; License required for Short-Term Rental Properties

This option proposes that:

- a) homestays be permitted in all zoning districts that permit dwellings;
- b) homestay hosts, hosting one or two guests, would not require a business license; those hosting more than two guests would require a commercial business license; and
- c) short-term rental properties be permitted in all zoning districts that permit dwellings. Discretionary use approval would be required in low- and medium-density residential zoning districts.
- d) all short-term rental property hosts be required to obtain a commercial business license.

Advantages

- 1. Providing an exemption to obtaining a business license for small-scale homestays will provide flexibility to casual hosts that only offer accommodations to one to two guests in their own home;
- 2. Allows every dwelling to have a short-term accommodation in the home of the host, regardless of whether the dwelling has on-site parking;
- 3. Permitting short-term rental properties will provide an additional accommodation option for people traveling to Saskatoon; and
- 4. Facilitates the ability to mitigate potential land use impacts as different regulations are provided for short-term rental properties in different zoning districts.
- 5. Requiring discretionary use approval in low- and medium-density residential zoning districts provides opportunity for review to ensure that the use will not result in undue impacts, and strikes a balance between the wide ranging community input received regarding whether or not this use should be permitted to operate in the city.

Disadvantages

- 1. One of the purposes of the Business License Bylaw is to collect business data. Not requiring small-scale homestays to obtain a business license will result in a foregone opportunity to collect data and monitor the number of short-term accommodations operating throughout the city.
- 2. Permitting short-term rental properties may result in the conversion of dwellings that would have otherwise been available to long-term renters.

Proposed Regulations for Short-Term Accommodations

Recommended Option

The Administration is recommending Option 3 - License Exemption for Small-Scale Homestays; License required for Short-Term Rental Properties. This would require a business license for a homestay where accommodations are provided for more than two guests at any one time, or in a secondary suite of a house that the host does not reside in. A license exemption would be provided for hosts that have two or fewer guests in their principle residence.

Short-term rental property hosts would be required to obtain a business license. While this land use would be permitted in all zoning districts that permit dwellings, discretionary use approval would be required in low- and medium-density residential zoning districts. Discretionary use approval provides a means to assess potential land use impacts in a residential neighbourhood, such as clustering of short-term rental properties and or cumulative effect of multiple uses requiring discretionary approval operating in close proximity.

Discretionary use approval is proposed to be classified as a standard application delegated to the Administration for review and approval based on the following evaluation criteria:

1. Limit concentration of short-term rental properties, which could impact the residential character of the neighbourhood and if applicable, limit the availability of rental housing; and
2. Evaluate the cumulative impact on the residential characteristics of an area in consideration of other approved discretionary uses in the vicinity of the proposed short term rental.

Proposed Development Standards and Business License Application Requirements

Development standards and licensing requirements for short-term accommodations can be established to maintain the amenity and character of the area and minimize potential land use conflicts. The following considerations are proposed:

Maximum Number of Guests

The table below outlines the proposed maximum number of guests at any given time:

Homestay (home of the host)	Short-Term Rental Property (rental property of the host)
<ul style="list-style-type: none">• One-Unit Dwelling: 6• Secondary Suite: 3• Two-Unit Dwelling, Townhouse, or Multiple Unit Dwelling: 2	<ul style="list-style-type: none">• One-Unit Dwelling: 6• Secondary Suite: 3• Two-Unit Dwelling, Townhouse, or Multiple Unit Dwelling: 6

Proposed Regulations for Short-Term Accommodations

The proposed number of guests reflects existing regulations in the Zoning Bylaw, which limits the number of people that can reside in a secondary suite, the number of boarders that can reside in a dwelling and the number of guests that can stay in a hostel.

Paved On-Site Parking: Two paved on-site parking spaces would be required (one for principle use and one for guests), consistent with current requirements for bed and breakfast homes, and home-based businesses with a non-resident employee. Consistent with current regulations, on-site parking would not be required in zoning districts which do not require on-site parking for multiple-unit dwellings.

Additional Permissions

Business license applications for short-term rentals must include additional approvals as follows:

1. If the host does not own the dwelling, written permission from the property owner is required; and
2. For dwellings within a condominium, written permission of the condominium corporation is required.

Permit Requirements: Currently, operators of bed and breakfast homes are required to complete a special building inspection to identify safety requirements through the building permit process. This would no longer be required as short-term accommodations would be considered an accessory use to a dwelling, similar to a home-based business, and would be regulated through business licensing. The host would be required to sign a declaration stating that the dwelling is in compliance with life safety requirements, such as working smoke detectors.

Restrict the Number of Short Term Rental Units in Multiple-Unit Dwellings and Townhouses

Concerns have been raised about the potential for multiple-unit residential dwellings to take on the characteristics of a hotel if the majority of units are used for short-term accommodation.

Hotels are defined in the Zoning Bylaw as:

“a building or portion of a building offering temporary sleeping accommodations to the general public and may provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities”

Hotels are a prohibited land use in all residential zoning districts, as well as the majority of institutional and commercial zoning districts.

To ensure a distinct delineation between the new proposed short-term rental property land use and the hotel land use, the Administration is recommending that no more than

Proposed Regulations for Short-Term Accommodations

40% of the units in a multiple-unit dwelling or townhouse be permitted to operate as a short-term rental property. This would apply both to apartments and condominiums.

A similar approach in designating percentage maximums is currently used in the Zoning Bylaw to ensure the principle use permitted on a site remains the focus. Examples include secondary suites in one unit dwellings, retail stores with an accessory manufacturing use and live/work units.

This development standard will preserve the amenity of residential areas by ensuring that multiple-unit dwellings and townhouses primarily serve to provide residential occupancy and not temporary accommodations. This will also prevent multiple-unit dwellings from being converted to ghost hotels, which are apartments or condominiums in which the majority of units are short-term rental properties with little or no residential occupancy.

Restrict New Short-term Rentals When Vacancy Rates are Low

The Canada Mortgage and Housing Corporation projects the rental vacancy rate for Saskatoon in 2020 at 6.5%, which remains historically high, however the city has experienced significant fluctuation and was below 3% vacancy as recently as 2013 and below 1.5% in 2007.

Regulations under the Business License Bylaw are proposed to specify that all applications for a new short-term rental property license be denied when the Canada Mortgage and Housing Corporation rental vacancy rate is below 1.5%. This is similar to current restrictions placed on condominium conversions and ensures provision of rental units are prioritized at such times.

Comments from other Divisions

The Building Standards Division and the Neighbourhood Planning Section, Planning and Development Division did not have any concerns with the proposed regulations. The provision of attainable housing incentives for purpose-built rental includes checks and balances to ensure properties that receive incentives are rented at below market rate and cannot be converted to short-term rentals.

Approaches in Other Municipalities

A municipal scan of short-term accommodation regulations from other Canadian municipalities was undertaken; a summary of that information is included in Appendix 4. A literature review of university studies, peer reviewed journal articles and planning periodicals is provided in Appendix 5.

Implications

Financial implications will depend on the level of regulation to be implemented and the number of business license applications received. At this time, it is anticipated that the license application review process can be managed with existing staff resources. If

Proposed Regulations for Short-Term Accommodations

compliance is low, additional staff will be required to implement additional education and enforcement measures within this industry.

The Business License Program is not supported by the mill rate and the cost of operating the program is recovered entirely through business license application fees. Fees are currently \$125 for new applications with an \$85 annual renewal fee.

COMMUNICATIONS AND ENGAGEMENT

In considering the appropriate regulations, the Administration conducted a multifaceted stakeholder and public consultation; a detailed Community Engagement Summary is provided in Appendix 6.

PUBLIC NOTICE

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice policy, and a date for a public hearing will be set. A notice will be placed in the Saskatoon StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Scope of Short-Term Rental Regulatory Review
2. Comparison of Municipal Costs
3. List of Proposed Amendments
4. Municipal Scan
5. Literature Review
6. Community Engagement Summary

REPORT APPROVAL

Written by: Mark Wilson, Licensing and Permitting Manager, Community Standards
Reviewed by: Jo-Anne Richter, Director of Community Standards
Approved by: Lynne Lacroix, General Manager of Community Services

SP/2020/PL/Admin Report - Proposed Regulations for Short-Term Accommodations
Accommodations.docx/gs

Scope of Short-Term Accommodation Regulation Review

Addressed in Proposed Regulations	
Topic	How it's Addressed
Insufficient Parking in Residential Areas	<p>Proposed regulation: One on-site parking space required for short-term rental properties. Two on-site parking spaces required for homestays.</p> <p>(consistent with existing bed and breakfast home and secondary suite parking requirements)</p>
Noise	<p>Existing Regulation: All dwellings are required to be in compliance with Bylaw No. 8244, the Noise Bylaw, 2003</p>
Property Maintenance	<p>Existing Regulation: All dwellings are required to be in compliance with Bylaw No. 8175, Property Maintenance and Nuisance Abatement Bylaw, 2003</p>
Ghost Hotels (apartment units converted into short-term rental properties)	<p>Proposed Regulation: No more than 40% of units in a multiple-unit dwelling may be operated as a short-term rental property</p> <p>(Assessed in conjunction with the business license application review)</p>
Building Security	<p>Proposed Regulation: Permission of the property owner and the condominium corporation is required</p>
Increased Traffic	<p>Proposed Regulation: Guest maximum in all short-term accommodations:</p> <ul style="list-style-type: none"> • In a one-unit dwelling: maximum of six guests in total, with a maximum of three guests in a secondary suite. • In a multiple-unit dwelling, townhouse or duplex: maximum of two guests in a homestay or six guests in a short-term rental property.
Concentration and Clustering	<p>Proposed Regulation: Discretionary use approval required for short-term rental properties in low- and medium-density residential zoning districts.</p> <p>(Review of discretionary use application will include consideration for the potential impact to the residential characteristic of an area if short-term rental properties were to cluster and would also consider the cumulative impact of other discretionary uses within the same area.)</p>

Not Addressed in Proposed Regulations	
Topic	Rationale in Not Addressing
Businesses Operating Multiple Short-Term Rental Properties at Different Locations	<i>The Cities Act</i> does not grant municipalities in Saskatchewan the ability to regulate business or property ownership. Therefore the City could not deny a business license application due to the business owner operating multiple short term rental properties.
Short Term Accommodation Hosts Not Remitting PST	This is a matter of Provincial jurisdiction – the City could provide licensing data to aid enforcement conducted by other levels of government.
Short Term Accommodation Hosts Not Declaring Income Tax	This a matter of Federal jurisdiction – the City could provide licensing data to aid enforcement conducted by other levels of government.
Neighbourhood Safety	<p>No research available concluding that short-term rental properties contribute to increased crime. Loss of long-term residents in an area may contribute to a loss of community, which may negatively affect neighbourhood safety. Partially addressed through discretionary use approval, property owner approval and condominium corporation approval, as impacted residents would be made aware of the business.</p> <p>The scope of the review must focus on land use regulation. The City does not have the jurisdiction to regulate people as part of land-use approval or business licensing.</p>
Loss of Long Term Rental Housing Stock	<p>This concern would be partially addressed through new proposed regulation, which would prohibit establishment of new short-term rental properties when the CMHC rental vacancy rate is less than 1.5%.</p> <p>Short-term accommodations operate in dwellings which may otherwise have been available to long-term tenants. Over 600 short-term accommodations are currently operating without a license. Adopting new regulations for short-term accommodations is not expected to result in an excessive number of additional dwellings being converted.</p>

Comparison of Municipal Costs

	Property Tax (2019)						Permits (2020)			Utilities (2020)	
	Assessment	Taxable Assessment	City Taxes	Library Taxes	School Taxes	Total Taxes	Building Permit	Development Permit	Commercial Business License	Saskatoon Light and Power	Saskatoon Water
Baseline One-Unit Dwelling	\$370,000	\$296,000	\$1,883.39	\$192.07	\$1,219.52	\$3,294.98	One Unit Dwelling: \$0.90/ft ² Basement Development or Alterations: \$0.31/ft ²	\$325 for new; \$175 for alternations	\$125 new; \$85 annual renewal	Monthly Service Charge: \$25.07 Energy Charge Per kWh: \$0.1565 Carbon Charge per kWh of energy: \$0.0063	Monthly Service charge of 15mm (5/8") meter: \$24.60 Volumetric chargesPer (Cu. Ft.): First 600 - \$0.1015 Next 600 - \$0.1103 Greater than 1200 - \$0.1348
Example of 100-Room Hotel	\$11,753,700	\$11,753,700	\$95,792.66	\$9,768.50	\$73,695.70	\$179,256.86	\$7.50 per \$1000 of construction value	\$425 for new; \$220 for alternations	\$125 new; \$85 annual renewal	Monthly Service Charge: \$34.25 Energy Charge Per kWh: \$0.1504 (first 14,500 kWh); \$0.0794 for balance Carbon Charge per kWh of energy: \$0.0063 Monthly charge for demand: \$0/kVa for first 50 kVA; \$16.66 for balance	Monthly Service Charge of 20mm (3/4") meter: \$96.28 Volumetric charges: Per (Cu. Ft.) \$0.0951
Cost Per Hotel Room in a 100-Room Hotel	\$117,537	\$117,537	\$957.93	\$97.69	\$736.96	\$1,792.58	\$7.50 per \$1000 of construction value	\$4.25 for new; \$2.20 for alternations	\$1.25 new; \$0.85 annual renewal	Monthly Service Charge: \$0.34 Energy Charge Per kWh: \$0.1504 (first 14,500 kWh); \$0.0794 for balance Carbon Charge per kWh of energy: \$0.0063	Monthly Service Charge of 20mm (3/4") meter: \$0.9628 Volumetric charges Per (Cu. Ft.) \$0.0951

Proposed Amendments to Bylaw No. 8770, Zoning Bylaw

Bed and Breakfast Homes

- 1) Repeal the land use for bed and breakfast homes.

Homestays

Homestay is a dwelling within the principle residence of the host, in which rental accommodations are provided to guests for tenancies less than 30 days.

- 1) No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property.
- 2) Up to six guests in total are permitted in a one-unit dwelling, of which up to three guests permitted in an accessory suite.
- 3) When boarders are hosted in a dwelling, the total number of guests and boarders hosted shall not exceed the maximum number of boarders permitted.
- 4) Other than in the B6, DCD1, MX1 and M4 Zoning Districts, one paved off-street parking space shall be required for guests and at least one off-street parking space shall be required for the principle dwelling. Additional off-street parking spaces may be required where, in the opinion of the Development Officer, due to the nature of the site, the provision of parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.

Short Term Rental Properties

Short-term rental property is a dwelling which is not the principle residence of the host, in which rental accommodations are provided to guests for tenancies less than 30 days.

- 1) No exterior alterations shall be undertaken which would be inconsistent with the residential character of the building or property.
- 2) Up to six guests in total are permitted in a one-unit dwelling, of which up to three guests permitted in an accessory suite. Up to six guests are permitted in each unit of a semi-detached dwelling, two-unit dwelling, multiple-unit dwelling or townhouse.
- 3) When boarders are hosted in a dwelling, the total number of guests and boarders hosted shall not exceed the maximum number of boarders permitted.
- 4) Other than in the B6, MX2, DCD1, and M4 Zoning Districts, one paved off-street parking space shall be required for guests. Additional off-street parking spaces may be required where, in the opinion of the Development Officer, due to the nature of the site, the provision of parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.

Sign Regulations

- 1) Amend the sign regulations outlined in Appendix A of the Zoning Bylaw to remove bed and breakfast homes and replace with homestay and short-term rental property.

Permitted and Discretionary Uses

- 1) Homestay is a permitted use in the following zoning districts:
R1, R1A, R1B, R2, R2A, RMHL, RMTN, RMTN1, RM1, RM2, RM3, RM4, RM5, M1, M2, M3, M4, MX1, B1B, B2, B4A, B4MX, B5, B5B, B5C, B6, MX2, DCD1, DCD7, and DCD8.
 - i. In the MX1 and MX2 district, homestay is a permitted use, provided that discretionary use approval for a dwelling has been granted.
- 2) Short-term rental property is a permitted use in the following zoning districts:
RM5, M1, M2, M3, M4, MX1, MX2, B1B, B2, B4A, B4MX, B5, B5B, B5C, B6, DCD1, DCD7, and DCD8.
 - i. In the MX1 and MX2 district, short-term rental property is a permitted use provided that discretionary use approval for a dwelling has been granted.
- 3) Short-Term Rental Property is a discretionary use in the following zoning districts:
R1, R1A, R1B, R2, R2A, RMHL, RMTN, RMTN1, RM1, RM2, RM3, and RM4.
- 4) Amend the Zoning Bylaw to include short-term rental property as a Standard Discretionary Use application, delegated to the Administration.
- 5) The evaluation criteria for a discretionary use application for a short-term rental property are:
 - i. ensure the proposed use is suitable for a specific location;
 - ii. establish a mechanism to limit concentration of short-term rental properties, which could impact the residential character of the neighbourhood and if applicable, limit the availability of rental housing; and
 - iii. evaluate the cumulative impact of other discretionary uses on the residential characteristics of an area.

Developments Not Requiring a Development Permit

- 1) The hosting of up to two guests in the principle residence of the host, including in a one-unit dwelling, an accessory suite resided in by the host and each unit of a two-unit dwelling, semi-detached dwelling, multiple- unit dwelling and townhouse, does not require a permit.

Proposed Amendments to Bylaw No. 8075, the Business License Bylaw

- 1) When a homestay is located in a dwelling the host does not own, written permission from the property owner is required.
- 2) When a short-term rental property is located in a condominium, written permission from the condominium corporation is required.
- 3) When a short term rental property is located in a dwelling the host does not own, written permission from the property owner is required.
- 4) No more than 40% of the dwellings units in a multiple-unit dwelling or townhouse shall be granted a business license for a short-term rental property.
- 5) If the average vacancy rate in the Saskatoon Census Metropolitan Area, as shown in the most current Canada Mortgage and Housing Corporation Rental Market Survey, is below 1.5 percent, no new applications for short-term rental properties shall be permitted.
- 6) An application for a homestay or short-term rental property shall include a signed declaration from the host, stating that the property is in compliance with life safety requirements.

Municipality	License Categories	Annual Business Licence	Permitted in Rental Properties	Discretionary Use Approval	Building and Development Permit	Permitted in Secondary Suites	Maximum Number of Guests	Additional Provisions
Saskatoon (existing)	Bed and Breakfast Home	Yes	No	Required in some zoning districts	Yes	No	3 bedrooms	<ul style="list-style-type: none"> Prohibited in two-unit and multiple-unit dwellings Special Building Inspection may be required (\$100)
	Hostel	Yes	N/A	Required in some zoning districts	Yes	No	Type 1: 5 guests	<ul style="list-style-type: none"> Prohibited in low-density residential zoning districts
Saskatoon (proposed)	Homestay	Yes	No	No	No	Yes	One-unit dwellings: 6 Secondary Suite: 3 Two-unit dwellings or multiple-unit dwellings: 2	<ul style="list-style-type: none"> Business license not required to host two guests in the home of the host Declaration from host that they have complied with building life-safety Property owner permission required
	Short-Term Rental	Yes	Yes	Required in some zoning districts	No	Yes	One-unit dwellings, two-unit dwellings or multiple-unit dwellings: 6 Secondary Suite: 3	<ul style="list-style-type: none"> Declaration from host that they have complied with building life-safety Property owner permission required Condominium corporation permission required No more than 40% of units in a multiple-unit dwelling may be short term rental properties
Calgary (proposed)	Short-Term Rental Tier 1	Yes	Yes	No	No	Yes	4 bedrooms or 9 guests	<ul style="list-style-type: none"> Post contact information Keep a guest record log
	Short-Term Rental Tier 2	Yes	Yes	No	No	N/A	No maximum	<ul style="list-style-type: none"> Post contact information Keep a guest record log Fire inspection

Municipality	License Categories	Annual Business Licence	Permitted in Rental Properties	Discretionary Use Approval	Building and Development Permit	Permitted in Secondary Suites	Maximum Number of Guests	Additional Provisions
Edmonton	Short-Term Rental	Yes	Yes	No	Yes	Yes	In the home of the host: 2 bedrooms or 4 guests.	<ul style="list-style-type: none"> Must provide guests with Short-Term Residential Rental Accommodation: Information for Guests guide Health inspection conducted by Alberta Health Services
Regina (under review)	Bed and Breakfast homestay	No	Yes	Required in some zoning districts	Yes	Yes	4 bedrooms	None
Toronto (under review)	Short-Term Rental	Yes	No	No	No	Yes	3 bedrooms	<ul style="list-style-type: none"> Floor plan showing exits and providing 911 and emergency contact information for host Hosting platforms must obtain a license
Vancouver	Short-Term Rental	Yes	No	No	No	Yes	No maximum	<ul style="list-style-type: none"> Landlord and strata permission required Hosting platforms must obtain a license Fire plan must be posted Fire safety inspection
Ottawa	Regulatory review in progress							
Winnipeg	Regulatory review in progress							

Literature Review

At its meeting on December 3, 2019, the Standing Policy Committee on Planning, Development and Community Services received an information report prepared by the Administration, providing an update on the regulatory review for short-term accommodations. The Committee resolved:

“That the Administration report further on the potential risks to the attainable housing rental market posed by short-term accommodations, inclusive of a literature scan and review of rental availability across the cost spectrum locally as additional context to vacancy rates.”

This appendix addresses this resolution.

In December 2019, the Administration conducted a literature review of studies published by universities, or printed in peer-reviewed journals, and planning publications. The key finds of this review were:

1. Studies were generalized to the overall housing market, and did not study or isolate for the impacts on long-term rentals in the attainable housing market. Data on rental availability across the cost spectrum in Saskatoon was unavailable.
2. Generally, short-term accommodations reduce the supply of long-term rental stock, which limits choice and puts upward pressure on long-term rental prices; however, at this time, econometric modeling to measure the impact has not been conducted in Canada.¹
3. The effects that short-term accommodations have on the availability and price of long-term rental housing is highly regionalized and varies considerably across Canada and the United States, with the greatest impact observed in markets with low vacancy rates.
4. The impact was also shown to vary with location of housing, with the greatest affordability impact observed in concentrated areas, such as city centers where demand from the tourism sector is the greatest.

Findings

Short-term accommodations reduce the supply of long-term rental housing stock, resulting in high rental prices from long-term tenants competing against short-term guests.² A study was conducted by McGill University in 2019 on the impacts of short-term rentals in Canada. The key finding was that the proliferation of short-term accommodations in Canadian municipalities, and around the world, has impacted both the availability and affordability of long-term rentals through the conversion of homes

¹ Jennifer Combs, Danielle Kerrigan and David Wachmuth, *Short Term Rentals in Canada: Uneven Growth, Uneven Impacts*, (Forthcoming in the Canadian Journal of Urban Research), 15.

² Mike Sheridan, *Short-Term Rentals and the Effects on Housing Affordability* (Urban Land, Fall 2019) 247.

that could have otherwise been used as dwellings, into dedicated short-term accommodations.^{3 4}

A decrease in housing affordability due to short-term accommodations could occur from two possible situations:

- The first is through a reduction in housing stock, which otherwise would have been available for long-term renters. As rental housing availability decreases and demand increases, rents may increase.
- The second is that the ability to convert a dwelling to a short-term accommodation could result in the property generating more revenue than it otherwise could if it were available for long-term rental. As a result, short-term and long-term tenants are bidding for housing in the same market as short term guests.⁵ Generally in Canada, landlords can make more money providing short-term accommodations than long-term accommodations⁶.

A 2017 study of the largest 100 metropolitan areas in the United States determined the number of short-term accommodations in a neighbourhood increased both rents and house prices. The effect was strongest in neighbourhoods with high rates of rental properties.⁷

Impacts that short-term accommodations have on the availability and price of rental housing varies significantly across Canada and is highly localized. The greatest impact has been in Canada's largest cities, and in resort or vacation communities. For example, in 2018, 10% of the housing units in downtown Montreal were frequently rented on Airbnb. In Tofino, British Columbia, a resort community, approximately 18% of all dwellings were frequently rented on Airbnb. Comparatively, less than 0.05% of dwellings in Lethbridge, Alberta were frequently rented on Airbnb during this same period.⁸

A 2019 study conducted by a consulting firm for the City of Ottawa found that in 2018, 1.2% of units in purpose-built apartment buildings were actively listed as short-term accommodations.⁹ In the same period, 740 housing units in Halifax, representing 1% of the entire housing stock, were actively listed as a short-term accommodation.¹⁰

The 2019 Ottawa study concluded that while a greater number of short term accommodations would tend to push the rental vacancy rate lower, when municipalities

³ Combs, Kerrigan and Wachmuth, *Short Term Rentals in Canada: Uneven Growth, Uneven Impacts*, 3.

⁴ Brian Doucet, *AirBnB and the Struggle for the City*, (Plan Canada, Summer 2018, Vol. 58, No. 2), 21.

⁵ Combs, Kerrigan and Wachmuth, *Short Term Rentals in Canada: Uneven Growth, Uneven Impacts* 15.

⁶ Brian Doucet, *AirBnB and the Struggle for the City*, (Plan Canada, Summer 2018, Vol. 58, No. 2), 21.

⁷ K Barron, E Kung & D Proserpio, *The Sharing Economy and Housing Affordability: Evidence from Airbnb*, (2017).

⁸ Combs, Kerrigan and Wachmuth, *Short Term Rentals in Canada: Uneven Growth, Uneven Impacts*, 18.

⁹ Prism Economics and Analysis, *City of Ottawa Rental Market Analysis*, (2019), 42.

¹⁰ David Wachsmuth, Charlotte Belot, & Amy Bolt, *Short-term Rentals in Halifax*, (Urban Politics and Governance Research Group, School of Urban Planning, McGill University, 2019), 3.

do experience high vacancy rates the option to provide short-term accommodations can have a moderating effect on the vacancy rate, by providing an alternative use to what may otherwise may have been an unoccupied unit.¹¹

Tight housing markets, with low rental vacancy rates nearing zero, and sudden reduction in the supply in long-term rental housing will have a greater and more immediate impact on the price of rent, compared to a housing market with a high rental vacancy rate.^{12 13}

Further, concentrating short-term accommodations in a specific area of a municipality has been shown to intensify the impact on long-term rental availability and price.¹⁴

The impact of short-term accommodations on housing affordability will depend on the extent to which short-term accommodations are removing dwellings from the market that would have otherwise provided housing for long-term tenants. One way this could be measured is to compare the number of housing units converted to short-term accommodations with the number of vacant rental units available for rent;¹⁵ however, there is limited literature and academic research at this time on the specific neighbourhood and housing market impacts of short-term accommodations for either the rental market as a whole,¹⁶ or specific to the attainable housing sector.¹⁷

¹¹ Prism Economics and Analysis, *City of Ottawa Rental Market Analysis*, (2019), 41.

¹² Dayne Lee, *How AirBnB Short-Term Rentals Exacerbate Los Angeles's Affordable Housing Crisis: Analysis and Policy Recommendations*, (Harvard Law & Policy Review, Vol. 10, 2016), 237.

¹³ Nicole Gurran & Peter Phibbs, *When Tourists Move In: How Should Urban Planners Respond to Airbnb?* (*Journal of American Planning Association*, Vol 83, 2017).

¹⁴ Prism Economics and Analysis, *City of Ottawa Rental Market Analysis*, (2019), 35.

¹⁵ David Wachsmuth, Charlotte Belot, & Amy Bolt, *Short-term Rentals in Halifax*, (*Urban Politics and Governance Research Group, School of Urban Planning, McGill University*, 2019), 14.

¹⁶ Gurran & Phibbs, *When Tourists Move In: How Should Urban Planners Respond to Airbnb?*, 86.

¹⁷ Combs, Kerrigan and Wachmuth, *Short Term Rentals in Canada: Uneven Growth, Uneven Impacts*, 15.

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Short-Term Accommodation Regulations

Append 6 - Engagement Summary.docx

November 26, 2019



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Executive Summary

Stakeholder and public engagement regarding Short-Term Accommodation (STA) regulations was undertaken in two phases. In 2017, input was sought on concerns and suggestions regarding the current regulations, as well as the evolving short-term accommodation industry. This input was used to develop the following potential options for amendments to the regulations:

Short-Term Accommodation Regulations - Options			
STA Type	Option 1	Option 2	Option 3
Short-term accommodation in the home of the host	Business license required	Business license required	Business license required ONLY if hosting more than 2 guests, or if in a secondary suite that the host does not reside in
Short-term accommodation in the rental property of the host	Prohibited	Business license required Discretionary use approval (including public consultation) required when in residential zoning districts (except RM5)	Business license required Discretionary use approval (including public consultation) required when in residential zoning districts (except RM5)
Rules and Regulations (Applies to All Options)			
Maximum Number of Guests House: 6 Secondary Suite: 3 Duplex or Condo: 2 in the home of the host; and 6 in the rental property of the host	Onsite Parking Requirements Residential and institutional zoning districts: <ul style="list-style-type: none"> in the home of the host - 2 spaces in the rental property of the host - 1 space Most commercial zoning districts: <ul style="list-style-type: none"> in the home of the host- 2 spaces in the rental property of the host – 1 space Zoning districts without parking requirements for dwellings: 0 spaces		Other Approvals Permission of property owner (if applicable) Permission of condo corporation (if applicable)

Public engagement was conducted again in 2019 to collect feedback on the above noted potential options, including the preferences among them. This engagement included an open house and an online survey. Almost half of all respondents identified preference for Option 3. Typically, those who selected Option 3 were opposed to over-regulation of STAs, particularly for those hosting one or two guests within the principal residence of the operator. Those who selected either Option 1 or Option 2 commonly expressed concerns with potential negative effects of unregulated STAs (e.g. noise, safety and security), particularly for those operating in a multiple-dwelling building (e.g. condo building).

Survey results in 2017 assisted the Administration in developing identifying and options for the 2019 consultation.

The input received in the 2019 consultation was used to evaluate the concerns raised by residents and gauge the preference of the various stakeholders in the community. Comments received in the 2019 survey were used to assist in determining the advantages and disadvantages of each option.

1 Background

Short-term accommodations are rental tenancies in all or part of a dwelling unit. They include all rental arrangements in a residential dwelling where the host receives compensation from the guest and the guest stays for less than 30 days. These may be known as vacation rentals, bed and breakfasts and Airbnb's. Any tenancy longer than 30 days is not considered short-term accommodation. STA regulations would not apply to house sitters, house guests or renting from month to month (such as a boarder).

The City of Saskatoon is in the process of reviewing its regulations for short-term accommodation due to changes in the industry resulting from the rise of online hosting platforms like Airbnb and VRBO. An online survey and open house were held in 2017 to collect input regarding the existing Short-Term Rentals Regulations. The information collected from these engagement activities helped inform three options for amended regulations that are being considered in 2019.

1.1 City Project Team

Mark Wilson	Licensing and Permitting Manager
Jennifer Pesenti	Communications Consultant
Ryan Newell	Public Engagement Consultant

1.2 Summary of Engagement Strategy

Table 1: Summary of Engagement Strategy

Stakeholder	Level of Participation	Objective	Engagement Goal	Engagement Activity/Component
All stakeholders	Inform	To provide information on the project and promote engagement opportunities	To increase awareness of the gaps in current regulations	Online information (including an Engage page), in-person meetings and open houses
All stakeholders	Consult	To collect input regarding regulations	To inform the development of options for amendments	Online survey, open house, stakeholder meetings
		Feedback on preferences among the three options	To inform a recommendation	Online survey, open house

2 Engagement Activities

2.1 Stakeholder Consultations (2017)

Stakeholder consultations were held to learn their perspectives regarding the current regulations.

2.1.1 Intended Audience

The stakeholder groups included the following:

- Bed and breakfast home operators;
- Citizens Advisory Panel;
- Saskatoon Hotel Association; and
- Short-term accommodation industry.

2.1.2 What We Heard

Bed and Breakfast Home Operators

On March 14, 2017, the Administration met with bed and breakfast home operators to discuss STAs and gather their input on the similarities between bed and breakfast homes and STAs, the significant regulatory gap that currently exists between them, and what type of regulation that they feel is appropriate.

At this meeting, and in prior letters to City Council, bed and breakfast operators raised the point that they do not see a distinction between how their business and how the STA industry operates, and that regulations should be updated to ensure that operators across the industry are held to the same standard.

All bed and breakfast operators were notified about the 2019 survey and consultation.

The Saskatchewan Bed and Breakfast Association provided the below comments:

- The Saskatchewan Bed and Breakfast Association welcomes fair business competition; however, there is a significant discrepancy between the existing bed and breakfast licensing and approval process, and unlicensed short-term accommodations;
- Adequate enforcement is needed to prevent further growth in unregulated short-term rental operations;
- Whichever option is chosen, it needs to be within the City's capacity to enforce;
- The Association is in support of removing the existing discretionary use and building and development permit application requirement for short-term accommodations in the home of the host; and
- The Association has concerns with Option 3 and the enforcement challenge of a license exemption for hosting two guests. Requiring a business license for all STAs continues to be an important item to the association.

Citizens Advisory Panel

The Administration engaged the Citizens Advisory Panel through small focus groups held from May 15 to 18, 2017. In total, 22 members of the panel participated. The purpose of these focus groups was to gain a basic understanding of public perceptions about STAs in Saskatoon so that more detailed questions could be raised at consultation opportunities open to the general public.

A variety of opinions of STAs were shared, ranging from those that did not see any potential for land use conflict and felt that they should not be regulated at all, to those that felt such accommodations would be detrimental to our community and required significant oversight.

The majority of people sought a balanced approach that considered scale and frequency and would permit STAs in some circumstances where the impacts would be minor, but prohibiting them in others.

Concerns raised by many participants included parking impacts, decreases to the long-term rental stock and increased noise. Many participants also identified positive traits, such as benefits to tourism that could result from having more diverse accommodation options for travelers.

Saskatoon Hotel Association

On June 1, 2017, the Administration met with members of the Saskatoon Hotel Association to advise of the review and to obtain their input on how these types of operations relate to the hotel industry, including discrepancies between how hotels and STAs are currently regulated, the need for all operators to hold a business licence and the forgone PST revenue for the Province of Saskatchewan.

The Administration also met with the Saskatoon Hotel Association, and Saskatchewan Hotel and Hospitality Association (SHHA) on October 17, 2019. The members were provided with information about the regulatory review and the proposed options for regulation.

Following the meeting, the association submitted the below comments:

“Because Short-Term Rental platforms, like Airbnb, Home-Away and VRBO are unregulated and untaxed, they are able to operate with significantly lower expenses and have had a significant impact on the hotel industry in Saskatoon:

- October 2019, more than 300 Saskatoon rentals were listed on Airbnb, and more than 60 offered on VRBO;
- Oct 2016 to July 2019, revenues generated by multi-unit, entire-home hosts increased by 834% (\$47,000 to \$439,000);
- 2016 to 2019 the total supply of units on STA platforms increased by 137% (222 to 527);
- 79% of Airbnb’s revenue in Saskatoon was generated by entire-home rentals;
- Jan to Oct 2019, one 4-bedroom home generated \$47,000 in income (\$164 per day); and
- Jan to Oct 2019, one 1-bedroom condo generated \$21,000 in income (\$63 per day).

These entire-home rentals are operating as illegal hotels and are generating significant revenues that have historically been spent in hotels. We have no issues with competition as long as the rules are the same for everyone. If Airbnb operators are acting as a commercial operation, they need to abide by the same regulations as the hotel industry.

With regards to the City of Saskatoon's recent survey, we endorse Option No.1 as the appropriate solution:

Option 1: Business license required for short-term rental in the home of the host.
Short-term rentals in the rental property of the host should be prohibited."

Saskatchewan Hotel and Hospitality Association

A meeting with the members of the Saskatoon Hotel Association was held on October 17, 2019. Participants were provided with a summary of the information in the survey and open house. A question and answer period was conducted. Following the meeting, the association submitted the below comments:

"Short-term rental platforms like Airbnb are seeing an increase in commercial operations which are unregulated, not subject to taxation, and in some cases, resulting in negative impacts on communities and neighborhoods. If short-term rental operators are acting as a commercial business, they need to abide by the same regulations as the hotel industry.

- In 2018, Saskatchewan Airbnb hosts generated \$3 billion of potential taxable revenue. In October 2019, more than 300 Saskatoon rentals were listed on Airbnb and more than 60 were offered on VRBO. These numbers are expected to grow;
- Between October 2016 to July 2019, revenues generated by multi-unit, entire-home hosts increased by 834% (\$47,000 to \$439,000); and
- SHHA strongly supports a regulatory framework that includes a licensing system that allows for reporting and monitoring, restricting short-term rentals to principal residence only, zoning bylaws that mirror hotel standards and proper taxation that levels the playing field with the hotel industry.

In response to the City of Saskatoon's recent survey, we recommend Option No. 1 as the only appropriate option:

Option 1: Business License required for short-term rental in the home of host.
Prohibit short-term rentals in the rental property of the host."

Short-Term Accommodation Industry

Multiple attempts were made to contact international hosting platforms. Airbnb was the only company to provide a direct response. They advised that they were supportive of flexible and easy to follow regulations, and provided advice on their experience working with other Canadian municipalities. A follow-up meeting was held on October 18, 2019, to discuss Saskatoon's regulatory review and proposed options in greater detail.

For both the 2017 and 2019 survey and open house, business license records were searched to identify businesses who may be facilitating STAs to notify them that the regulations were under review.

One local hosting platform responded to our request and participated in the subsequent consultation opportunities in 2017, including attending the public open house. An important point that was raised in this consultation process was the diverse user groups of STAs, including rentals for work purposes in the business, health care and government sectors. Often STAs are perceived to be focused on the traveling public or vacationers. It was also noted that STAs can be relatively low-utility users in multiple-unit dwellings and that they can also provide amenities and services to the building, such as concierge services.

2.2 Online Survey (2017)

The Administration conducted a self-administered online survey from September 29 to October 26, 2017.

2.2.1 Intended Audience

The purpose of this survey was to obtain general information on the perception and opinion of the residents of Saskatoon on short-term accommodations, the various ways in which they operate and how they should be regulated in Saskatoon.

2.2.2 Marketing Techniques

The survey was promoted through advertisements on Facebook, through the City's social media, media releases and interviews. Local news outlets, including CBC, CTV, and the Star Phoenix published stories about the survey. The survey was also promoted and made available in hardcopy format at the public open house held on October 24, 2017.

2.2.3 Data limitations

- Online engagement is not inclusive of those with limited or no Internet access. This limitation was mitigated by ensuring there were in-person opportunities to provide input; and
- While this type of survey is not considered statistically valid, it provides an indication of the public's perspective about short-term accommodations and the appropriate levels of regulation, as outlined below.

Summary of Survey Results

Demographics

The survey generated 1,053 submissions. Survey results included participation from neighbourhoods across the city. The neighbourhood with the highest participation was Nutana with 48 entries, representing about 5% of the total entries. Homeowners represented 77% of the participants. The most represented age cohort were 30-39 year olds. At 35%, they had about twice the participation of the next highest age cohort. Participants that have stayed in a short-term rental in another city represented 69% and 8% (79 participants) said that they currently operate a short-term rental in Saskatoon.

Structure

The survey consisted of nine hypothetical STA scenarios with respondents asked to provide their opinion on whether the scenario should be permitted at all, whether a business license should be required and what level of public consultation should be undertaken prior to approval. Additional questions asked about concerns and benefits with short-term accommodations operated in the home of the host, compared to when operated in a rental property.

Results

The survey results showed strong support (72% or higher) for all types of short-term accommodations, including homestays and short term rental properties ranging from accommodating one to eight guests . There was less support (56%) for permitting short-term rental properties to operate in in low-density residential zoning districts.

The circumstance under which a business license should be required was a more divisive question; however, there was an increase in support for business licenses as scenarios increased in intensity of land use. When a host rented out one bedroom in their home, only 34% were in support of requiring a business license, compared to 54% who felt a license should be required when an STA is operated in an income property in a residential area.

A similar trend was observed in the level of public consultation required, with support for public consultation increasing as the intensity of the land use increased. The portion of respondents that said, when asked about the need for public consultation, 69 % indicated it should not be required for hosts renting one bedroom, while 51% felt it was not necessary for a short-term rental in an income property in a residential area.

Overall, 32% of Respondents had no concerns with short-term accommodations operating in the principle residence of the host compared to 23% reporting no concerns with an STA operating in an income property.

The top five concerns of short-term accommodations operating in the principle residence of the host were:

- Loss of parking (57%);
- Additional noise such as parties (42%);
- Increased traffic (35%);
- Building security in a multiple-unit dwelling (31%); and
- Neighbourhood safety (29%).

The top five concerns of short-term accommodations operating in income properties were:

- Additional noise, such as parties (57%);
- Loss of parking (55%);
- Poor property maintenance (44%);
- Building security in a multiple-unit dwelling (40%); and
- Concentration or clustering (35%).

Participants were able to select multiple concerns. Only 27% said the loss of long-term rental units was a concern.

Participants were also asked to identify benefits that may result from short-term accommodations in Saskatoon. Those that felt that there would be economic benefits from short-term accommodations for nearby businesses totaled 66% and 65% said it would increase tourism, 63% said it would create economic benefits for Saskatoon overall and 22% said there would be no benefits.

2.3 Open House (2017)

A public open house was held on October 24, 2017, from 4pm to 8pm at the Frances Morrison Library. Promotion was conducted congruently with the online survey, which included advertisements on Facebook, through the City's social media, media releases and interviews. Local news outlets, including CBC, CTV, and the Star Phoenix published stories about the open house prior to the event. The open house was structured as a come and go style event with presentations every hour followed by a discussion. A total of 38 people attended and provided comments on both the positive and negative impacts of short-term accommodation. Below is a summary of the comments:

Short-Term Accommodation (STA) in Rental Properties

Negative Impacts and Concerns	Positive Impacts and Benefits
<p><u>In Multiple Unit Dwellings</u></p> <ul style="list-style-type: none"> STAs in condos are different than in one-unit-dwellings; Hosts are not just renting out their unit, but also common area; pool underground parking, etc.; and Building security (e.g., keys) and increased cleaning costs. <p><u>In General</u></p> <ul style="list-style-type: none"> Loss of community; Safety and security; Check-in and check-out pattern is a hotel behaviour, not a residential one; Loss of long-term rental units. Neighbourhood becomes an STA neighbourhood without people living there; Clustering within several small areas, not spread across the city; and Parties and land-use conflicts can be a problem, but those issues are prevalent with long-term tenants too. 	<ul style="list-style-type: none"> Good experience for travelers; have the feel of a home; Ratings and reviews provide assurances for property upkeep above what is expended for a long-term rental property. Hosts with low ratings can be banned from hosting platforms; STAs are lightly used compared to other units (e.g. not fully occupied), which leads to lower operating costs for condo; Meeting the needs of more than just recreational travelers (e.g. business, mining, health care, government sectors); Better vetting of guests than long-term tenants; and Won't impact parking because it's a problem already.

Short-Term Accommodations in the Home of the Host

Negative Impacts and Concerns	Positive Impacts and Benefits
<ul style="list-style-type: none"> • Parking; • Theft perpetrated by STA guests; • Overcrowding; • Bed bugs; • In multiple unit dwellings, hosts are not just renting out their unit, but also common area, pool, underground parking, etc.; and • Concerns about building security. 	<ul style="list-style-type: none"> • safety and security provided by hosting platforms is far more than with a long term renter; • welcome people into your home and city; acting as an ambassador for Saskatoon; and • Revenue coming into the city and businesses.

The Most Important Thing that the City Should Know about Short-Term Accommodations is:

- Existing Home-Based Business License process is great and should be seriously considered as a way to license STAs. Licensing process helps people become aware of safety and zoning standards that they wouldn't know otherwise;
- The complaint-driven enforcement system is not working for us. If you're not looking for the problem you cannot understand it;
- There is a way to use the property while looking for a long-term tenant;
- Not just used by travelers. Residents sometimes need a short-term place to stay;
- Rental vacancy rate needs to be monitored more closely and long-term rental units need to be protected. The social impact side of this issue is not being considered;
- Promotes gentrification. Our communities are being commodified;
- Risk of high rate of current rental stock being converted to STAs is low;
- An important entry point for newcomers to Canada. Extra supports provided by the host;
- They put the neighbours in an uncomfortable place;
- Parking implications are the same as long-term rentals;
- Separate regulations for different types of STAs are needed;
- Very appealing to travelers. Provides an extra level of comfort and lower price point than hotel;
- STAs usually don't provide meals the way B&Bs do;
- Hosts enter and exit the short-term market all the time. Not always open for business the way B&Bs are;
- Airbnb doesn't exist in the market that they are drawing profits from. We should be having a conversation about local businesses providing these services; and
- We are considering the technicalities of how to deal with this.

The Most Important Thing that the City Should Do about Short-Term Accommodations is:

- Keep the regulations within the City's enforcement capabilities;
- Safety standards in a home should be upgraded when it has an STA;
- Objective should be to get everyone licensed;
- Should regulate on a scale. Allowed a certain number of days before needing a license, less regulations for fewer bedrooms;
- Should not need a license to operate an STA in one's own home;
- Don't prohibit STAs. We will need to invest too much time and effort into an enforcement witch hunt;
- Existing bylaws can be used to address land use conflicts;
- Don't let Airbnb run our city for us;
- Look at national trends to find out what percentage of other housing markets are being eaten up by STAs;
- Ongoing study of the impacts of STAs on local rental rates and on the rental vacancy rate; and
- Broaden the search to the U.S. and Europe to see how it has been dealt with.

2.4 Online Survey (2019)

The Administration conducted a self-administered online survey from October 10, 2019 to October 23, 2019. There were a total of 511 responses to the survey.

2.4.1 Intended Audience

The purpose of this survey was to give residents of Saskatoon an opportunity to indicate a preference among three potential options for amendments to the current regulations, as well as provide comments on short-term rental regulations.

2.4.2 Marketing Techniques

The survey was promoted through advertisements on Facebook, through the City's social media, and media releases.

2.4.3 Data limitations

- There was a significant period of time between this online survey and the 2017 engagements due to other projects being of higher priority during that period of time; and
- While this type of survey is not considered statistically valid, it provides an indication of the public's perspective about short-term accommodations and the appropriate levels of regulation.

2.4.4 What We Heard

Respondents were asked to indicate if they had a preference among the following three options for amendments to the short-term rental regulations:

Short-Term Rental Regulations - Options			
STA Type	Option 1	Option 2	Option 3
Short-term rental in the home of the host	Business license required	Business license required	Business license required ONLY if hosting more than 2 guests, or if in a secondary suite of a home that the host does not reside in
Short-term rental in the rental property of the host	Prohibited	Business license required Discretionary use approval (including public consultation) required when in residential zoning districts (except RM5)	Business license required Discretionary use approval (including public consultation) required when in residential zoning districts (except RM5)
Rules and Regulations (Applies to All Options)			
Maximum Number of Guests House: 6 Secondary Suite: 3 Duplex or Condo: 2 in the home of the host; and 6 in the rental property of the host	Onsite Parking Requirements Residential and institutional zoning districts: <ul style="list-style-type: none"> in the home of the host - 2 spaces in rental property of the host - 1 space Most commercial zoning districts: <ul style="list-style-type: none"> in the home of the host- 2 spaces in rental property of the host - 1 space Zoning districts without parking requirements for dwellings: 0 spaces		Other Approvals Permission of property owner (if applicable) Permission of condo corporation (if applicable)

The preferences indicated by respondents for the above options were as follows. Respondents were able to make more than one selection to accommodate those who equally preferred multiple options.

OPTION	COUNT	PERCENTAGE
Option 1	137	27.02%
Option 2	97	19.13%
Option 3	224	44.18%
No preference	51	10.06%
Total	509	100%

Respondents were asked why they indicated a particular preference. Some themes from these responses were as follows:

Option 1

- STAs are operating as businesses and therefore should have a business license;
- There should be more standards, regulations and controls for STAs than there currently are;
- City oversight is necessary;
- Requiring a business license and City oversight would help deter negligent STA operations;
- They can change the dynamic of a residential community;
- Potential negative effects of STAs that are located within a shared rental building, including transient residents not respecting condo rules, noise, loss of parking, poor property management and maintenance, concerns about safety and security and decreased property value
- Hotels have 24-hour staff to supervise and maintain property whereas condo buildings that contain an STA do not;
- Residences used solely as STAs affect the city's housing supply;
- Taking business from other forms of accommodations, such as hotels, rather than supporting more tourism; and
- STAs benefit the property owner but are a negative to nearby residents.

Option 2

- Similar concerns expressed for those who selected Option 1;
- Off-street parking must be regulated to ensure on-street parking is not negatively affected in the nearby area; and
- It is the most moderate of the three options, balancing allowing business and protecting the neighbourhood.

Option 3

- This option has the least amount of regulation among the three options (some preferred no new regulations rather than any of the three proposed options);
- A small number of guests (1 or 2) in a personal residence should not qualify as running a business;
 - STAs are sometimes used to supplement the homeowner's income in order to help cover other expenses, such as a mortgage;
- An STA, particularly one in the principle residence of the operator, should not require a business license or discretionary use approval;
 - There was more acceptance of a business license being required for STAs in a rental property, though there were still concerns expressed regarding discretionary use approvals;

- The proposed costs related to a business license and discretionary use approvals would be prohibitive to STAs;
 - Some commented that the properties are already taxed and these additional fees would essentially be another tax; and
- Some felt that STAs should not be regulated more than long-term rentals.

No Preference

- All three options are too restrictive;
- No regulations or business license should be required; and
- 16 comments were received indicating disagreement with requiring discretionary use approval.

2.5 Open House (2019)

A public open house was held on October 22, 2019, from 4:30pm to 8pm at the Frances Morrison Library. The open house was structured as a come-and-go style event. A total of 54 people attended and provided comments on short-term accommodation, as well as provided a preference among the three options presented.

2.5.1 Intended Audience

The open house was intended for any members of the public with an interest in STA regulations.

2.5.2 Marketing Techniques

The survey was promoted through advertisements on Facebook, through the City's social media, and media releases.

Promotion was conducted congruently with the 2019 online survey, which included advertisements on Facebook, through the City's social media and through a City Engage page. A story in the Star Phoenix also made reference to the open house prior to the event.

2.5.3 What We Heard

Respondents were asked to indicate if they had any preferences among the following three options for amendments to the short-term accommodation regulations. Respondents were able to make more than one selection to accommodate those who equally preferred multiple options.

The indicated preferences were as follows:

OPTION	COUNT	PERCENTAGE
Option 1	5	14.29%
Option 2	6	17.14%
Option 3	18	51.43%
No preference	6	17.14%
Total	35	100.00%

Comments and concerns received from attendees to the open house included:

- In general, STAs are convenient for visitors to Saskatoon, as well as temporary workers;
- In general, there was acceptance that a business license be required for STA operators;
- Several concerns from STA operators that the fees related to discretionary use approvals are too high and would prohibit STAs, particularly those being used as income supplements to help cover mortgages;
- Some concerns from STA operators regarding increased regulations;
- Some suggestions from STA operators were that there are current bylaws that address potential public concerns (e.g. noise, parking);
- Some concerns that a limit of six guests in a house would be limiting for larger groups looking for accommodations (e.g. family gatherings); and
- Several concerns regarding noise, security, etc. from those who live in condo buildings in which an STA is located.

3 Evaluation

Attendees of the 2019 Open House were invited to leave feedback on the engagement event. The quantitative feedback received was as follows, with +2 representing very satisfied and -2 representing very dissatisfied.

	+2	+1	0	-1	-2	Weighted average (range of 2 to -2)
Overall, how was your experience?	6	12	4	3	1	0.7
All participants were given the opportunity to contribute.	18	11	5	0	0	1.4
It was easy for me to participate in the process.	19	14	3	1	0	1.4
The facilitator kept us engaged and focused.	14	12	8	2	0	1.1
The information was clear and understandable.	14	11	10	1	1	1.0
I understood what was expected of me as a participant.	12	11	9	3	1	0.8
This was a valuable use of my time and energy.	10	14	7	3	1	0.8
Overall, how was your experience?	6	12	4	3	1	0.7
I understand how my input will be used.	9	8	14	2	4	0.4
I believe that my voice mattered in this conversation.	10	10	6	4	6	0.4
I will likely accept the outcome of this process, regardless of what decision that is made.	8	4	7	8	8	-0.1

Feedback from the attendees of the open house included suggestions that an engagement event of this type would be better served by having an opening presentation for attendees. Some attendees felt the three options under consideration are too similar and did not reflect their preferences. This perspective was more prominent among STA operators who are against increased regulations. Attendees were pleased with the friendliness of the staff and on their willingness and ability to answer a variety of questions.

February 3, 2020

City Clerk

Dear City Clerk:

Re: Proposed Regulations for Short-Term Accommodations [File No. CK 4350-71 and PL 4350-25]

The Municipal Planning Commission, at its meeting held on January 28, 2020, considered a report of the General Manager, Community Services Department dated January 28, 2020.

The Commission received presentations from Lloyd Beazley, Jim Bence, Saskatchewan Hotel and Hospitality Association, Jeff Jackson and Katherine Soule Blaser. The Commission also received letters from Arlene Chambers, dated January 22, 2020, Kerry Doole, dated January 23, 2020, Joshua Epp, dated January 23, 2020, Nathan Rotman, Airbnb Canada, dated January 27, 2020 and Elizabeth McCann, dated January 28, 2020 and additional information from Jim Bence, Saskatchewan Hotel and Hospitality Association and Jeff Jackson.

The Commission expressed concerns with the following items:

- The regulation and enforcement of number of guests in a short-term rental;
- Short-term accommodations located in condo buildings and the influence a condo association would have with a decision to either accept or deny a short-term rental and how that would be communicated to the condo residents;
- Condo residents safety where a short-term rental is located;
- The impacts of short-term accommodations on the affordable housing and long-term rental market in the City; and
- Formal inspections for fire and health regulations for short-term accommodation properties.

After consideration, the Municipal Planning Commission resolved to support the following recommendation of the Community Services Department:

That at the time of public hearing, City Council consider Administration's recommendation that the proposed amendments to Bylaw No. 8770, the Zoning Bylaw, and to Bylaw No. 8075, the Business License Bylaw, as outlined in Option 3 - License Exemption for Small-Scale Homestays; License required for Short-

Term Rental Properties and in the proposed development standards, be approved

The Commission further recommends to City Council that the Administration provide an additional report on the maximum number of guests, parking requirements, potential illegal activities, enforcement of the bylaw and a business license review with regard to all aspects of short-term accommodations.

The Commission respectfully requests that the above report be considered by City Council at the time of the public hearing.

Yours truly,

A handwritten signature in cursive script, appearing to read "Penny Walter".

Penny Walter
Committee Assistant
Municipal Planning Commission

Attachments

Response to:

City of Saskatoon

Proposed Regulations for Short – Term Accommodations

Amendments to Bylaw No. 8770, Zoning Bylaw, 2009

and Bylaw No. 8075, Business License Bylaw, 2002,

regarding updating existing regulations for short-term accommodations.

By: Lloyd W. Beazley & Norm Osback,

Rental Property Owners in Saskatoon



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Executive Summary

We are concerned and engaged rental accommodation providers in the City of Saskatoon.

Competition for clients/guests is more intense than ever but so too the public's demand for choice. Regulating this new business environment is undoubtedly more complex than ever. We see and are experiencing your dilemma. We would like to believe the regulators, as they assess this changing environment, would weigh both the new entrants' desires and existing operators' status quo as they move forward with new regulations.

The hotel industry led the charge for change. Now that it is here it is obvious, in many markets, the hotel industry is not happy with the unintended consequences of its' own actions.

We believe the review has been a good effort on how to best accommodate the changes in the marketplace and to mitigate neighbourhood changes by enacting changes for new entrants to the accommodation sector.

We feel, however, it has missed the mark as it tries to manage new entrants as some of the changes may be unknowingly, to the administration, disadvantaging the City's existing operators who are presently conforming to the regulations.

We would like to point out currently short term accommodation requiring a discretionary use permit is accommodation of less than 7 days.

Small multi-unit complexes and permitted suites in houses are not and never will be equivalent accommodation to modern hotels. Simply put the smaller spaces while serving the short term rental market do not compete with the vast majority hotels. Same said for the Bed and Breakfasts. The clients in these smaller facilities either prefer the quaint ambience or the few frills and accompanying lesser price of these units provide all the while realizing they most likely will not have the high tech security, reward programs, and privacy of branded hotels. These guests have spoken loudly - they prefer not to be hotel guests – they don't want or need what is being offered.

While we dislike the increase in red tape and the associated fees we understand the City's desire to have better data and an increased awareness of business activity in residential areas. We support licensing.

What we propose is that existing properties that wish to remain active in the 7 to 29 day short term rental market be grandfathered under the current Bylaws. A property use change to the new definition of short term rental would require whatever a new Bylaw requires.

Another possibility, instead of a blanket grandfathering, is to use an opt in mechanism, where property owners would be permitted to request their properties be grandfathered to continue to

operate under the existing allowance of 7-29 days in Bylaws. This process could have a deadline, for example, the deadline to register for a Business License under the proposed Bylaw changes.

Should the Business Licensing of Short Term Rentals come into effect this could possibly be achieved and controlled simply by a different class or type of license.

Current owners and properties would have the status quo preserved and their investments would not be negatively affected by the changes. The properties and their owners, tenants, guests and neighbours would not be affected as in this scenario the property use has not changed. The City controls any expansion of short term rentals. No one loses and for everyone involved nothing changes except new rules moving forward for all new entrants or the conversion of use of existing properties to operate in the less than 7 day short term rental market plus the City gains a mechanism for monitoring all short term rental accommodation.

1. Our Background

We are concerned and engaged rental accommodation providers in the City of Saskatoon. Lloyd has multiple decades of experience in rental of both commercial and residential (condominium and multi-unit) properties operating as Wee Vend Inc. Norm, a licensed Realtor, has a number of houses with permitted suites. Lloyd's background also includes time as a hotel manager, car rental business owner and also self-storage operator.

We are not new to providing rental accommodation. We like the City see and are experiencing a changing world and we must adapt. However, we also require stability, as much as possible, in our revenue streams. The changes the City is proposing could significantly affect our current business model. A business model the City of Saskatoon has regulated and permitted for decades. We built our business model based on respect and adherence to the Bylaws as set forth by the City of Saskatoon. Our real estate holdings are our retirement pensions and an unexpected negative change in operations will potentially negatively affect our retirement.

2. Changing Business Models

When Lloyd was a hotel manager in the 1970's the variety of hotel product was limited. So too was a property's ability to attract guests. Over time the industry has morphed, in part because more people demanded and were willing to pay for more variety. And too, because operators of new forms of accommodation found they were able to access potential clients in ways never before possible. Fast forward to today where the Internet, Apps, sharing economy and globalization all have significantly changed business models. Competition for clients/guests is more intense than ever but so too the public's demand for choice. Regulating this new business environment is undoubtedly more complex than ever. We see and are experiencing your dilemma. We would like to believe the regulators, as they assess this

changing environment, would weigh both the new entrants' desires and existing operators' status quo as they move forward with new regulations. We welcome new entrants to the accommodation sector.

3. Impetus for Review

We understand that initially it was the Bed and Breakfast operators were concerned about the growth of Homestays and the lack of "oversight" by the City. We also understand that the Hotel Association also has concerns about "ghost hotels". These are legitimate concerns. We see their concerns and they are real. But the accommodation industry is undergoing change and new entities will continue to come on stream and evolve. Competition is good. Just follow what happened in the hotel sector. Marriott and similar companies have a brand for every conceivable niche. Hotels were the leaders in internet sales. They took rate optimization to new heights with a different price for the same product depending upon which website you visited or the value they placed on "your" business, an extension of their long standing practice of treating walk ins to a "deal or no deal" depending upon how they measured the walk ins value. The hotel industry actively competed to add amenities, all the while building in huge overhead costs. And as we have seen, costs escalated to the point average people sought out alternatives as they found they never used the plethora of amenities and were no longer willing to pay for them. The hotel industry led the charge for change. Now that it is here it is obvious, in many markets, the hotel industry is not happy with the unintended consequences of its' own actions. Change has come and will keep coming.

4. Proposed Amendments to Bylaw No. 8770, Zoning Bylaw

We believe the review has been a good effort on how to best accommodate the changes in the marketplace and to mitigate neighbourhood changes by enacting changes for new entrants to the accommodation sector.

We applaud the Administration for separating Homestays and Short Term Rental Properties as they are indeed different entities each with its' own unique clientele.

We feel, however, it has missed the mark as it tries to manage new entrants as some of the changes may be unknowingly, to the administration, disadvantaging the City's existing operators who are presently conforming to the regulations.

On topics where we agree we will not include the proposed Bylaw wording. We will include any section where we have detailed comments so the reader has the convenience of immediate reference to the particular point we are addressing. The proposed Bylaw wording will be displayed in green, "like this".

4.1 Bed and Breakfast Homes

We support these changes.

4.2 Homestays

We support these changes.

4.3 Short Term Rental Properties

“4) Other than in the B6, MX2, DCD1, and M4 Zoning Districts, one paved off-street parking space shall be required for guests. Additional off-street parking spaces may be required where, in the opinion of the Development Officer, due to the nature of the site, the provision of parking is necessary to maintain the residential character of the area. The siting and screening of all required parking spaces shall be undertaken to the satisfaction of the Development Officer.”

We find it difficult to understand the logic in excluding the B6, MX2, DCD1, and M4 Zoning Districts in the parking requirements. If there is a true concern about “ghost hotels” why would zones that permit large multi-unit residential structures not require some parking for guests? Hotels are not exempt from parking requirements, neither are the majority of short term accommodation providers.

4.4 Sign Regulations

We support these amendments.

4.5 Permitted and Discretionary Uses

“2) Short-term rental property is a permitted use in the following zoning districts: RM5, M1, M2, M3, M4, MX1, MX2, B1B, B2, B4A, B4MX, B5, B5B, B5C, B6, DCD1, DCD7, and DCD8.

i. In the MX1 and MX2 district, short-term rental property is a permitted use provided that discretionary use approval for a dwelling has been granted.”

While these are busier and more commercialized areas it appears, to us, that there is little or no concern that permitting short term rentals in these zones is at all problematic. Currently, as we understand it, these properties are restricted to rentals of 7 days or longer. Under the current proposal by the administration these will be not only allowed to continue with the current arrangements but also permitted to expand operations to include rentals of 7 days or less. Simply put this makes rental accommodation in these zones more flexible under the new regulations and in all likelihood more profitable.

While the next point is out of sequence (it is found in the Business Bylaw section), we feel it bears mentioning here.

“4) No more than 40% of the dwellings units in a multiple-unit dwelling or townhouse shall be granted a business license for a short-term rental property.”

We were interested to read in the Appendix 6 – engagement Summary.docx the SHA is concerned about “ghost hotels”. We feel 40% of a large or high rise complex is more likely to become a “ghost hotel” as they have the economies of scale to efficiently operate as a hotel. Small multi-unit complexes and permitted suites in houses are not and never will be equivalent accommodation to modern hotels. Simply put the smaller spaces while serving the short term rental market do not compete with the vast majority hotels. Same said for the Bed and Breakfasts. The clients in these smaller facilities either prefer the quaint ambience or the few frills and accompanying lesser price of these units provide all the while realizing they most likely will not have the high tech security, reward programs, and privacy of branded hotels. These guests have spoken loudly - they prefer not to be hotel guests – they don’t want or need what is being offered.

“3) Short-Term Rental Property is a discretionary use in the following zoning districts: R1, R1A, R1B, R2, R2A, RMHL, RMTN, RMTN1, RM1, RM2, RM3, and RM4.”

“4) Amend the Zoning Bylaw to include short-term rental property as a Standard Discretionary Use application, delegated to the Administration.”

“ 5) The evaluation criteria for a discretionary use application for a short-term rental property are:

- i. ensure the proposed use is suitable for a specific location;**
- ii. establish a mechanism to limit concentration of short-term rental properties, which could impact the residential character of the neighbourhood and if applicable, limit the availability of rental housing; and**
- iii. Evaluate the cumulative impact of other discretionary uses on the residential characteristics of an area.”**

We point out that currently short term accommodation requiring a discretionary use permit is accommodation of less than 7 days. As we understand the present situation, this has been the case for decades and precedes Lloyd’s purchasing a multi-unit residential building almost twenty years ago and both Lloyd and Norm’s purchase of rental properties since. The bylaw proposal, as advanced, changes two long standing items: 1) the definition of short term rental from less than 7 days to 29 days or less. And 2) the requirement that all short term rentals, under the expanded definition of short term rentals, will require a Standard Discretionary Use Application, regardless of the fact that these properties have been conforming to the current bylaws for decades. And also regardless of the fact the owners do not wish to do rentals of less than 7 days but want to continue to have the ability to conduct our rental accommodation as we have done since our entry into rental accommodation. This we strongly believe, will devalue our properties immediately and dramatically reduce our flexibility to operate in a high vacancy market. The neighbourhoods we operate in are by in large established neighbourhoods. Our properties have been there for decades and we have successfully operated in such a manner that our multi-unit tenants, short and long term, are happy and so too our neighbours. In fact, Lloyd has done very significant improvements to building and grounds and the neighbours, tenants and guests are very happy with the results.

For us and for many small real estate investors our properties are our pension plans. Changes like the ones proposed will not only cost us up front but also long term if we are forced to change the way we operate, not due to market forces, but due to civic legislation changes. We liken these changes to an employees' conversion from a defined benefit pension to a defined contribution pension. What is proposed will definitely negatively affect us, yet we propose to do nothing – absolutely nothing – we haven't done before, all within the confines of zoning bylaws and business licenses. We have done this all without complaints by either the City or our neighbours. Our suggestions and requests are outlined at the end of our response, in section 6.

4.6 Developments Not Requiring a Development Permit

We support these changes.

5. Proposed Amendments to Bylaw No. 8075, the Business License Bylaw

While we dislike the increase in red tape and the associated fees we understand the City's desire to have better data and an increased awareness of business activity in residential areas. We support these changes.

6. Our Request for Modification of the Proposed Bylaw Changes

We note, that in the material provided to us from the City, Saskatoon and Regina are the only Municipalities requiring discretionary use approval. Calgary, Edmonton, Toronto and Vancouver have no such requirement. Further in our investigations we have not identified any other jurisdictions that have this requirement either. When large cities where the demand for short term rental far exceeds Saskatoon's we question why such an onerous and expensive application process is necessary here for anyone. We also note in the City's material that as of October 2019 short term accommodation listings "equal approximately 0.05% of the housing stock in Saskatoon."

It begs the question, why put existing Bylaw compliant properties through an expensive and onerous approval process when only a minuscule portion of the housing stock is impacted by short term rental and Saskatoon is one of a very very few municipalities that engage in this process?

What we propose is that existing properties that wish to remain active in the 7 to 29 day short term rental market be grandfathered under the current Bylaws. A property use change to the new definition of short term rental would require whatever a new Bylaw requires.

We believe this could be accomplished by a blanket grandfathering. We know there have been many such grandfathering precedents as was the case for secondary suites in 1999. Also for many building code provisions where buildings only need to meet new requirements if they wish changes in structure etc. In secondary suites instance existing suites were permitted to continue as is but all new suites needed to comply to the new Bylaws.

Another possibility is to use an opt in mechanism, where property owners would be permitted to request their properties be grandfathered to continue to operate under the existing definition and Bylaws. This process could have a deadline, for example, the deadline to register for a Business License under the proposed Bylaw changes.

Should the Business Licensing of Short Term Rentals come into effect this could possibly be achieved and controlled simply by a different class or type of license.

Current owners and properties would have the status quo preserved and their investments would not be negatively affected by the changes. The properties and their owners, tenants, guests and neighbours would not be affected as in this scenario the property use has not changed. The City controls any expansion of short term rentals. No one loses and for everyone involved nothing changes except the City has new rules moving forward for new entrants or conversion of use of existing properties plus a mechanism for monitoring all short term rental accommodation.

From: [arlene chambers](#)
To: [City Council](#)
Subject: Form submission from: Write a Letter to Council
Date: Wednesday, January 22, 2020 5:30:21 PM

Submitted on Wednesday, January 22, 2020 - 17:30

Submitted by anonymous user: 108.60.185.81

Submitted values are:

Date Wednesday, January 22, 2020

To His Worship the Mayor and Members of City Council

First Name arlene

Last Name chambers

Email [REDACTED]

Address [REDACTED] BALSAM CRES

City SASKATOON

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) Please select...

Subject short term accommodations

Meeting (if known)

Comments

Further to my previous letter. Again I would like to express dismay the City would think about getting involved in the rental market that works best as "free market" Controlling this market in any way affects the entire real estate market. There are many investors purchasing properties with intention of short and long term tenancy agreements. Any restrictions is a mistake. In past 20 years I have been a long term tenancy investor. However due to the poor quality of tenants and the tenancy act, I have been forced to short term. Long term landlords have to replace windows, flooring, and repair entire home each time a tenant vacates. The tenancy act prohibits landlords from removing these tenants in a timely manner and allows for even more damage to be done. This is not a realistic situation to expect owners to keep a property in good repair when they get trashed again within days. I typically rent 30 days or more. I would estimate 2 months out of each year I use airbnb to fill in vacant months. I prefer longer term 1-4 months but I cannot control this. I object having to purchase a license for multiple properties for 2 months out of the year. My properties are in premium condition and looked after since switching to short term. Air bnb income is less, but less damages to repair leaving me with more time at my job. You are concerned about less long term properties for the public. I understand this, but you need to understand investors are selling their inventory because they are sick and tired of repairs. There will be less inventory regardless in the future until the province deals with the tenancy act and social services adjusts their strategy. These 2 issues are the reason for homelessness and reason landlords are going to short term or getting out of the business all together. Nobody wants to rent to the poor quality of tenants in the past 5 years. Please dont expect Landlords to provide charity to a

social problem. I am not interested in being restricted as a Landlord or forced to rent to charity tenants and pay a large renovation bill each year. Using air bnb platform 8 weeks out of the year does not warrant a fee from the City. I ask that you consider Landlords using airbnb platform less than 3 consecutive months per year exempt from any obligations to conform.

Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/360007>

From: [Kerry Doole](#)
To: [City Council](#)
Subject: Form submission from: Write a Letter to Council
Date: Thursday, January 23, 2020 10:32:01 AM

Submitted on Thursday, January 23, 2020 - 10:31

Submitted by anonymous user: 207.195.86.26

Submitted values are:

Date Thursday, January 23, 2020

To His Worship the Mayor and Members of City Council

First Name Kerry

Last Name Doole

Email [REDACTED]

Address [REDACTED]

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable) [REDACTED]

[REDACTED]

Subject Short term rentals

Meeting (if known)

Comments

Please focus on bigger picture items.

Major cities need short term rentals. The city should not be involved in trying to micro manage such a small items of personal home owners. Let them do as they wish with their homes and encourage tourism to our great city.

Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/360411>

From: [Joshua Epp](#)
To: [City Council](#)
Subject: Form submission from: Write a Letter to Council
Date: Thursday, January 23, 2020 12:10:58 PM

Submitted on Thursday, January 23, 2020 - 12:10

Submitted by anonymous user: 24.244.29.141

Submitted values are:

Date Thursday, January 23, 2020

To His Worship the Mayor and Members of City Council

First Name Joshua

Last Name Epp

Email [REDACTED]

Address [REDACTED] Fairbrother Cres.

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject Short Term Rentals

Meeting (if known)

Comments

To whom it may concern,

I certainly disagree with the proposed option to require discretionary approval to operate a short term rental such as an AirBnB.

Thank you for time and consideration,

Joshua Epp

Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/360493>

From: [Nathan Rotman](#)
To: [City Council](#)
Subject: Form submission from: Write a Letter to Council
Date: Monday, January 27, 2020 11:52:17 AM

Submitted on Monday, January 27, 2020 - 11:52

Submitted by anonymous user: 38.116.199.157

Submitted values are:

Date Monday, January 27, 2020
To His Worship the Mayor and Members of City Council
First Name Nathan
Last Name Rotman
Email nathan.rotman@airbnb.com
Address 101 College St
City Toronto
Province Ontario
Postal Code M5G1L7
Name of the organization or agency you are representing (if applicable) Airbnb Canada
Subject Proposed Regulations for Short-Term Accommodations
Meeting (if known) Municipal Planning Commission - Jan 28, 2020
Comments
Dear Members of the Municipal Planning Commission,

This week, Saskatoon city administration released a report considering options to regulate short-term rentals. These rental accommodations are critical for the economic growth of the city.

Across the city, regular Saskatoon residents are engaged in the \$503 million tourism industry, welcoming guests and sharing local experiences with visitors from around the world. Better still, the income earned by Airbnb hosts stays in the city, helping to support small businesses and grow the local economy. In fact, Airbnb hosts report spending more than half the money they earn through the platform on expenses like mortgage payments and household bills. These hosts include retirees and empty nesters sharing the extra space in their home and young people and couples that rely on home sharing to help pay their mortgage, save for unexpected expenses or make necessary renovations.

Saskatoon's approximately 600 active Airbnb listings makes the city a more affordable and desirable travel destination. As Saskatchewan's hub city, the short-term rental market is predominantly used by residents of the province, visiting the city for medical appointments, services, shopping and to visit friends and family. In fact, 38% of all guest arrivals in the last year are visitors from elsewhere in Saskatchewan, and 21% are visitors from Alberta. This is corroborated by Tourism Saskatchewan's own statistics which report that visiting friends and relatives is the primary reason for

travel to Saskatoon. This highlights the need to take a cautious approach to regulating what is a common activity for families from across the province.

The recommended option #3 moves Saskatoon's tourism economy forward but also creates needless red tape for Airbnb hosts in the city. While the suggested bylaw will give Airbnb hosts the much needed certainty they've sought, we would like to outline several areas of concern.

Registration: Based on our experiences in communities around the world, and here in Canada, for a registration system to function well there needs to be as little friction as possible. Airbnb hosts often only list their homes for a limited number of days while on holiday or leaving town for work. We are encouraged by our discussions with Saskatoon's public administration but ask that the city continue to work and consult with us on the best way to ensure maximum compliance with your registration and licensing regime.

Paved on-site parking: The requirements for two parking spots should only be necessary if there are infractions to existing bylaws. Parking violations can already be handled by pre-existing bylaws around parking enforcement. Many of our guests don't drive cars when visiting cities and prefer to travel by public transit, taxi or ridesharing. Similarly, not all Airbnb hosts have cars and may not be using a parking spot at all. We would encourage the city to consider strongly what problem they are trying to fix with this requirement, and avoid adding unnecessary red tape.

Permission of landlord or condo board: While we do agree that in order to minimize conflict, an Airbnb host should have permission to short-term rent their space, the requirement that Airbnb hosts must get landlord or condo board approval imposes an unnecessary and repetitive bureaucratic burden. Requiring either a tenant, with a legally binding lease agreement, or a condo owner with a legally binding set of condominium by-laws, to seek additional clarity and permission is burdensome and unnecessary. If the lease agreement and/or condo by-laws are legally binding documents, there is absolutely no reason that such a repetitive regulation should be put in place. Moreover, the refusal of the owners or the condominium boards to give the operator permission will result in disputes that will clutter the courts or administrative tribunals, which are already in great demand.

Airbnb would suggest that, like in many other jurisdictions, the host confirm their eligibility through self-attestation. Airbnb would gladly provide examples of jurisdictions in Canada or elsewhere where self-attestation is functioning well, with digital platform cooperation.

Requirement for discretionary use approval in low and medium density residential zoning districts: Home sharing in one's home doesn't impact the residential character of an area. Instead, especially outside of a city core, it allows out-of-town families and friends to visit for special occasions and celebrations. We encourage the deletion of this requirement in the by-law. The process for discretionary use approvals are especially onerous on non-commercial providers of accommodation services like Airbnb hosts. Hosts are usually registering to share their extra space while away at the last minute and the longer the process, the harder it is for regular people who are

trying to engage in this type of activity.

We would welcome the opportunity to discuss these issues, answer questions and move forward together to expand Saskatoon's tourism opportunities.

Thank you,

Nathan Rotman
Airbnb Canada
Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/362623>

From: [Elizabeth McCann](#)
To: [City Council](#)
Subject: Form submission from: Write a Letter to Council
Date: Tuesday, January 28, 2020 12:43:37 AM

Submitted on Tuesday, January 28, 2020 - 00:43

Submitted by anonymous user: 174.2.174.222

Submitted values are:

Date Tuesday, January 28, 2020

To His Worship the Mayor and Members of City Council

First Name Elizabeth

Last Name McCann

Email [REDACTED]

Address [REDACTED] 5th Ave. North

City Saskatoon

Province Saskatchewan

Postal Code [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject Short term rentals

Meeting (if known) Municipal Planning Commission

Comments

Municipal Planning Commission

To whom it may concern,

This letter is a request that you PROHIBIT short term rentals in single family unit-residential condominiums in Saskatoon.

The Park Avenue condominium Association at [REDACTED] 5th Ave. North in Saskatoon (where I live) is zoned Residential/Multi family. (RM5: high density multi unit dwelling district) We have 80 single family units in our building.

The proposed Regulations for Short Term Accommodations suggest that "...no more than 40% of the units in a multiple-unit dwelling or town house be permitted to operate as a short-term rental property. This would apply to both apartments and condominiums." In the Park Avenue building that would mean 32 units could operate as short term rental properties and that the remaining 48 units would be for long term residents. This will certainly NOT ensure that "multiple unit dwellings primarily serve to provide residential occupancy and not temporary accommodations." It will definitely NOT ..."prevent multiple-unit dwellings from being converted to ghost hotels." In fact having 32 short term rental units and only 48 units with

long term residents will destroy our condominium community and have a massive impact on the lives of long term residents. Rental of a unit on a per night basis, which provides check in and check out times, cancellation policies and amenities such as housekeeping, wi fi, etc. is more like a hotel business than a home for residential occupants.

Further, proposed amendments to bylaw No. 8770, state that ..."up tp 6 guests are permitted in each unit of amultiple-unit dwelling...". Most of our 80 units are occupied by one or two people, but 6 short term rental guests are allowed in each unit!!! The implications are obvious and very concerning.

Short term renters at Park Ave. are not just renting out their personal space, they are also renting out the common areas in our condominium. Residents now have to share the pool, hot tub, sauna, and games room with a long string of strangers. There is increased maintenance and cleaning requirements for common areas because of increased usage. Other condo residents are paying businesses expenses for the Airbnbs.

Common areas lose their exclusivity for owners and creates a diminished sense of community in the condo building. Our safety and security may be compromised as strangers roam the building. Noise, parking congestion, and bed bugs are other concerns.

Imagine that we just bought the house next door to you, opened an air bnb, and told our renters that they should feel free to go next door and use your barbeque, swimming pool, and hot tub. Would you mind having a steady stream of strangers using the amenities in your backyard? Would it be ok if we gave them a key to your house so they could shoot some pool in your rec room? Would you feel safe? Would you mind covering the increase in costs for utilities, cleaning, and maintenance in order to subsidize our business?

We feel conducting a hotel like business in single family unit-residential condominiums is not appropriate or reasonable. Allowing short term renters to use common areas impacts negatively on individuals and families (this is our home), and our condominium community.

And now we have reason for further serious concern. Who's behind the smiling faces of some Airbnb hosts? Multimillion-dollar corporations:

<https://www.cbc.ca/news/business/biggest-airbnb-hosts-canada-corporations-1.5116103>

Fake profiles of airbnb hosts actually representing multimillion dollar for profit corporations are among Canada's most prolific Airbnb hosts. They are taking over a significant portion of short term rentals. "Most of what's happening on Airbnb isn't home-sharing," said McGill University urban planning professor David Wachsmuth....."Instead, it's something much more like commercial short-term rental operations." "I don't think there's any reasonable public policy justification for these to exist at all, let alone to be proliferating."

Other articles of interest:

<https://business.financialpost.com/legal-post/ontario-court-ruling-says-condo-buildings-can-ban-sharing-services-such-as-airbnb>

https://www.vice.com/en_ca/article/evj37m/toronto-airbnb-rules-will-return-thousands-of-units-to-housing-market

We would like to see the City of Saskatoon zoning laws/by laws amended for condominiums occupied by long term residents. The use of multi family units needs to be limited to residential purposes. These are single family units/homes, not hotels. Please give serious consideration to PROHIBITING short term rentals in single family unit - residential condominiums. Please help us preserve our homes and condominium community.

Sincerely,

E.M. McCann

██████████ 5th Ave. North
Saskatoon, SK

██████████

██

Attachments

Presentation to City of Saskatoon

**By Jim Bence, President and CEO of the Saskatchewan Hotel and Hospitality Association
Tuesday January 28, 2020**

The SHHA is provincial, not for profit organization that advocates on behalf of hotels and hospitality/tourism operators across the province. I, like Jaret, live, work and play in Saskatoon. I am proud to call Saskatoon my home and thank you for the opportunity to speak to you today.

We believe the proposed options overlook an entire segment of Short-Term Rentals (STRs) – those which operate on a commercial scale. Given that nearly 80% of Airbnb's revenue in Saskatoon comes from whole-home rentals, not the rental of individual rooms in a home or condominium, this appears to be a significant gap in the proposed bylaw that needs to be investigated.

Commercial Short-Term Rentals are a reality in Saskatoon, and they continue to grow. It is important to note/repeat:

- Revenue generated by multi-unit, entire-home hosts increased by a staggering 834%, \$47,000 to \$439,000.
- 79% of Airbnb's revenue in Saskatoon was generated by whole-home rentals.
- The supply of units on Short Term Rental platforms increased by 137% from 2016 to 2019.

Complex issue with what appears to be a variety of complex solutions.

1. Administration is recommending Option 3.

Effective reporting, evaluation and enforcement would be unrealistic and expensive with this option.

- Who or how would # of guests be monitored (6 per dwelling, 3 in secondary, two-unit dwelling townhouse or multiple unit dwelling 6 etc.)?
- Who would approve physical address and adherence to regulations (ie: 2 paved on-site parking.)?
- Permit requirements would no longer include operators to complete a special building inspection to identify safety requirements through the building permit process. Host required to sign a declaration stating that the dwelling is in compliance with life safety requirements. This has the potential to put others significant risk should an owner not meet these self-declaring, self-regulating standards (ie: multi-unit, condo, townhouse residents).
- Restrict the Number of Short-Term Rental Units in Multi-Unity Dwellings and Townhouses to 40%. How would the city monitor, and on what criteria, that a unit does not top the 40% threshold for number of units? What systems and processes are currently in place to accurately report? What is the cost of creating and maintaining this monitoring process? Would this be another example of "self-declaration"?
- Restrictions of "New" Short-Term Rentals When Vacancy Rates are Low. "At this time, it is anticipated that the license application review process can be managed with existing staff resources. If compliance is low, additional staff will be required to implement additional education and enforcement measure within

this industry”. One of the single biggest challenges in other jurisdictions is compliance. We strongly suggest that should administration chose Option 3, they start beefing up the expense line in anticipation of increased resources needed.

Option 3 is the most complicated and expensive option of the available choices. What is the net revenue benefit to the City should they chose Option 3?

2. Conversion of affordable housing to AirBnb

Effective reporting, evaluation and possible enforcement?

- What is to prevent a landlord from renovating properties, at considerable expense, and transitioning away from a difficult market and into a secure market like STR?
- What are recent transition trends by larger property management companies (by way of last consultation it is increasing), who at the city is collecting the data, who is reporting on the data and how accurate is the data?
- What is the cost/benefit ratio's for landlords (Expenses vs. revenues of long-term rental, compared with expenses vs. revenues of short-term rentals)?
- What could be the potential impacts of the erosion of affordable housing in Saskatoon if council misjudges landlords need for increased revenues?

3. Illegal Activity in Accommodation Industry.

Effective reporting, evaluation and enforcement is critical to the safety of our citizens and the neighborhoods they live in.

- Proliferation of Human Trafficking in all aspects of the accommodation industry.
National and Provincial initiative to support law enforcement
Increased awareness of industry, law enforcement and public – heavy media attention.
Hotel industry taking initiative with property level training of staff.
Evolution of Human Trafficking throughout the city and province as a whole – where is it going?

Just 3 of the very complex issues that could be addressed through very complex solutions.

We suggest that Option 1 is the least complicated, least expensive (monetarily and politically) and most effective solution to these issues. By implementing a “Primary Residence Only” restriction, all of the complexities, red-tape, expense and a whole host of “Unintended consequences” are dealt with in one simple solution.

We further suggest that by implementing a “Primary Residence Only” restriction, the city can prevent the erosion and better maintain its current inventory of affordable housing. Although current vacancy rates are high with plenty of available housing, rental pricing also remains high. Should vacancy rates drop, the impact on rental rates will climb pricing certain residents out of the rental market to which they have become accustomed.

Lastly, by implementing a “Primary Residence Only” restriction, Council would have a profound and crippling impact on those trying to operate within the world of Human Trafficking.

The SHHA strongly encourages the City of Saskatoon to:

- 1. Approve Option 1 and limit short term rentals to the owner's principal residence.**
- 2. Require platforms to register with the city and list only those rentals with a valid business license.**

We appreciate the city's continued attention to this issue and look forward to working together to achieve find a balanced approach that protects Saskatoonians and their neighborhoods, and provides a level playing field with all short-term accommodation providers.

Jim Bence, President and CEO Saskatchewan Hotel and Hospitality Association

jim@skhha.com

306-291-3031

Documents included:

Speaking notes

Council Member Questions for AirBnb

HAC Survey

Toronto Bylaws

Airbnb has a carefully crafted narrative that often leaves out specifics that are critical to mayors, councils and administrators making informed decisions regarding regulations. It is imperative that questions be asked of Airbnb to gain a full and detailed understanding of the company's business practices and intentions.

Ask Airbnb:

- Why does the short-term rental industry/your company get to play by a different set of with regards to taxation and other regulatory business measures?
- Why does the short-term rental industry agree to voluntary tax agreements or information sharing agreements, only to pursue litigation once laws are enacted?
- Why do you place responsibility solely on the hosts to pay taxes when your company is generating millions of dollars from business transactions? What do you believe is your corporate responsibility to pay taxes?
- How does the short-term rental industry impact housing? Why has this not yet been addressed through your company?
- How does your company plan to mitigate safety risks associated with nuisance, crime and illegal activity - i.e. human trafficking?
- Airbnb recently announced an initiative to "ban party houses". Where and when will the policy be introduced to address this ever-growing concern?
- Will you commit to sharing your data with the City?
- How will you ensure that illegal activity, like drug or Human Trafficking, won't occur in your secondary units?
- What vetting or screening tools do you use before renting to a customer?

Canadians Concerned about Airbnb's Impact on Their Communities

Most Canadians think the platform has a negative impact on their neighbourhood quality of life

The Hotel Association of Canada (HAC) released the results of a study, conducted by Nanos Research, highlighting that Canadians from coast to coast have serious reservations about the impact of short-term rentals, like Airbnb, on their communities.

Canadians clearly disagree with the notion that Airbnb and other short-term rental platforms help create vibrant communities. In fact, only 1% think that platforms like Airbnb have a positive impact on the quality of life in their communities. One in two Canadians would personally feel less safe if short-term rentals were located in their neighbourhood.

Overall, more than 60% of Canadians are concerned or somewhat concerned about a neighbouring home being regularly rented out through an online short-term rental platform like Airbnb. This concern is shared across the country, with the highest levels coming from respondents in Ontario (69%) and British Columbia (65%). This is driven primarily by the perceived unfavourable impacts on neighbourhood quality of life and on personal safety. Interestingly, these concerns were shared across age groups, including among millennials. Fifty percent of respondents aged 18-34 personally would feel less safe with short-term rentals in their neighbourhood.

These results demonstrate Canadians' clear preference for tangible limits on the amount of time that neighbouring homes and condos can be rented out through platforms like Airbnb. Nearly one quarter of all Canadians think that homes should never be able to be rented out through platforms like Airbnb, and half think that they should be rented for no more than 30 days per year.

Airbnb and similar online short-term rental platforms have an impact beyond the host that rents out a property and the person that stays there. It is important that regulators and elected representatives consider the effect that these platforms have on the community and its members as they move forward to consider regulations. Canadians have a right to feel safe and comfortable in their neighbourhood, and that should be a priority for governments.

HOTELASSOCIATION.CA

The study was conducted by Nanos Research between August 25th to 27th, and was a hybrid telephone and online random survey of 1,000 Canadians 18 years of age or older. The margin of error is +/-3.1 percentage points, 19 times out of 20.

The full report is posted online at <http://bit.ly/HACNanos>.

ONLY 1%

of Canadians believe that Airbnb has a positive impact on their neighbourhood quality of life

OVERALL

7 in 10

Canadians would be **more or as likely to vote for a local politician** who supports increased control over short-term rentals

MORE THAN

3 in 5

Canadians are concerned or somewhat **concerned about a neighbouring home being regularly rented on Airbnb**



The highest levels of concern regarding a neighbouring home being **regularly rented on Airbnb** come from respondents in **British Columbia** and **Ontario**

OVERALL

1 in 2

Canadians would personally feel **less safe** if short-term rentals were located in their neighbourhood



1 in 4

Canadians believe that homes should **never** be rented out as short-term rentals



1/2

of Canadians think short-term rentals should be rented out **no more than 30 days a year**

8x

As many Canadians think **short-term rentals will hurt the value of their home** rather than help it



Authority: Planning and Growth Management Committee Item PG24.8, adopted as amended, by City of Toronto Council on December 5, 6, 7 and 8, 2017

CITY OF TORONTO

BY-LAW 1453-2017

To amend Zoning By-law 569-2013 and various former municipality zoning by-laws, as amended, to permit short-term rentals.

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, Chapter 800 Definitions.
2. Zoning By-law 569-2013, as amended, is further amended by adding a new definition for short-term rental in Chapter 800.50 (763) so that it reads:

Short-term Rental means all or part of a **dwelling unit**, that:

- (A) is used to provide sleeping accommodations for any rental period that is less than 28 consecutive days; and
- (B) the principal residence of the short-term rental operator.

3. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.10.20.20 (1), the use **short-term rental** (18) after the use '**Seniors Community House** (15)'.

4. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.10.20.100 a new regulation (18) after regulation 17, so that it reads:

(18) Short-term Rental

A **short-term rental** in the R zone must comply with the specific use regulations in Section 150.13.

5. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.20.20.20(1), the use **short-term rental** (15) after the use '**Seniors Community House** (13)'.

6. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.20.20.100 a new regulation (15) after regulation 14, so that it reads:
- (15) Short-term Rental
- A **short-term rental** in the RD zone must comply with the specific use regulations in Section 150.13.
7. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.40.20.20(1) the use **short-term rental** (15) after '**Seniors Community House** (13)'.
8. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.40.20.100 a new regulation (15) after regulation 14, so that it reads:
- (15) Short-term Rental
- A **short-term rental** in the RT zone must comply with the specific use regulations in Section 150.13.
9. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.60.20.20(1) the use **short-term rental** (15) after '**Seniors Community House** (13)'.
10. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.60.20.100 a new regulation (15) after regulation 14, so that it reads:
- (15) Short-term Rental
- A **short-term rental** in the RM zone must comply with the specific use regulations in Section 150.13.
11. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.80.20.20(1) the use **short-term rental** (18) after '**Seniors Community House** (16).
12. Zoning By-law 569-2013, as amended, is further amended by adding to Section 10.80.20.100 a new regulation (18) after regulation 17, so that it reads:
- (18) Short-term Rental
- A **short-term rental** in the RA zone must comply with the specific use regulations in Section 150.13.
13. Zoning By-law 569-2013, as amended, is further amended by adding to Section 15.10.20.20(1) the use **short-term rental** (18) after '**Seniors Community House** (16).
14. Zoning By-law 569-2013, as amended, is further amended by adding to Section 15.10.20.100 a new regulation (18) after regulation 17, so that it reads:

(18) Short-term Rental

A **short-term rental** in the RA zone must comply with the specific use regulations in Section 150.13.

15. Zoning By-law 569-2013, as amended, is further amended by adding to Section 15.20.20.20(1) the use **short-term rental** (22) after 'Service Shop (1)'.
16. Zoning By-law 569-2013, as amended, is further amended by adding to Section 15.20.20.100 a new regulation (22) after regulation 21, so that it reads:

(22) Short-term Rental

A **short-term rental** in the RAC zone must comply with the specific use regulations in Section 150.13.

17. Zoning By-law 569-2013, as amended, is further amended by adding to Section 40.10.20.20(1)(B) the use **short-term rental** (3) after 'Seniors Community House (42)'.
18. Zoning By-law 569-2013, as amended, is further amended by adding to Section 40.10.20.100 a new regulation (3) after regulation 2, so that it reads:

(3) Short-term Rental

A **short-term rental** in the CR zone must comply with the specific use regulations in Section 150.13.

19. Zoning By-law 569-2013, as amended, is further amended by adding to Section 50.10.20.20(1)(B) the use **short-term rental** (33) after 'Seniors Community House (35)'.
20. Zoning By-law 569-2013, as amended, is further amended by adding to Section 50.10.20.100(1)(B) a new regulation (33) after regulation 32, so that it reads:

(33) Short-term Rental

A **short-term rental** in the CRE zone must comply with the specific use regulations in Section 150.13.

21. Zoning By-law 569-2013, as amended, is further amended by adding a new Section 150.13, Short-term Rentals so that it reads:

150.13 Short-term Rentals

150.13.1 General

(1) Application of this Section

The regulations in Section 150.13 apply to **short-term rentals**.

150.13.20 Use Requirements

150.13.20.1 General

(1) Short-term Rental – Use Restriction

A **short-term rental** is permitted in a **dwelling unit, secondary suite or bed-sitting room**, if:

- (A) there are no more than three **bed-sitting rooms** in a **dwelling unit** used for this purpose;
- (B) the **secondary suite** is exclusively and separately occupied as a principal residence; and
- (C) it is not in a **vehicle**.

22. Former City of Toronto Zoning By-law 438-86, as amended, is further amended by adding to the chart in Section 6, Subsection 1, Regulation (f)(a)(i) after the term "*triplex*", so that it reads:

Short-term Rental	Acc.	R1	R1S	R2	R3	R4	R4A
	*	q24	q24	q24	q24	q24	q24

23. Former City of Toronto By-law 438-86, as amended, is further amended by adding to Section 6, Subsection 2, a new qualification 24 after qualification 23, so that it reads:

24. a short-term rental is a permitted use if it complies with By-law 1452-2017.

24. Former City of Toronto By-law 438-86, as amended, is further amended by adding to the chart in Section 7, Subsection 1, Regulation (f)(a)(i), after the term "*live work unit*", and Regulation (f)(a)(ii), after the term "*dwelling room*", so that it reads:

Short-term Rental	Acc.	RA	(h)
	*	q10	

25. Former City of Toronto By-law 438-86, as amended, is further amended by adding to Section 7, Subsection 2, a new qualification 10 after qualification 9, so that it reads:

10. a short-term rental is a permitted use if it complies with By-law 1452-2017.

26. Former City of Toronto Zoning By-law 438-86, as amended, is further amended by adding to the chart in Section 8, Subsection 1, Regulation (f)(a)(i) after the term "*triplex*", so that it reads:

Short-term Rental	Acc.	CR	MCR	Q
	*	q18	q18	q18

27. Former City of Toronto By-law 438-86, as amended, is further amended by adding to Section 8, Subsection 2, a new qualification 18 after qualification 17, so that it reads:

18. a short-term rental is a permitted use if it complies with By-law 1452-2017.

28. Former City of Toronto By-law 289-93, as amended, is further amended by adding the following new regulation to Section 13(1)(c), after regulation (b), so that it reads:

(c) Short-term Rental

29. Former City of Toronto By-law 289-93, as amended, is further amended by adding the following new regulation to Section 17 (iii) after regulation (ii), so that it reads:

(iii) a short-term rental is a permitted use if it complies with By-law 1452-2017.

30. Former City of Toronto By-law 289-93, as amended, is further amended by amending Appendix D to add 13(1)(c) under location in By-law, and Short-term Rental under permitted uses for the following parcels:

YQ-8, JQ-1, JQ-3, MLQ-3, MLQ-4, MLQ-5, SQ-2E, SQ-2W, SQ-3, BQ-1, BQ-2, BQ-3, BQ-4, BQ-6, BQ-7, BQ-8, BQ-13, and BQ-14.

31. Former City of Toronto By-law 168-93, as amended, is further amended by adding the following new regulation to Section 6(1)(a)(iv), after Section 6(1)(a) (iii), so that it reads:

(iv) Short-term Rental.

32. Former City of Toronto By-law 168-93, as amended, is further amended by adding the following new regulation to Section 6(2)(9), after Section 6(2)(8), so that it reads:

9. a short-term rental is a permitted use in CR districts if:

(A) (i) it complies with By-law 1452-2017.

33. Former City of Toronto Zoning By-law 1994-0805, as amended, is further amended by adding to Section 5, Subsection 1, Regulation (f)(a)(i) after "*single persons housing*", so that it reads:

Short-term Rental	Acc.	G	CR	t	h
	*		q10		

34. Former City of Toronto By-law 1994-0805, as amended, is further amended by adding the following new regulation to Section 5(2)(10), after Section 5(2)(9), so that it reads:

10. a short-term rental is a permitted use in CR District if:

(A) it complies with By-law 1452-2017.

35. Former City of Toronto Zoning By-law 1994-0806, as amended, is further amended by adding the following Section 5, Subsection 1, Regulation (f)(a)(i) after "*single persons housing*", so that it reads:

Short-term Rental	Acc.	G	CR	IC	T
		*		q9	

36. Former City of Toronto By-law 1994-0806, as amended, is further amended by adding the following new regulation to Section 5(2)(9), after Section 5(2)(8), so that it reads:

9. a short-term rental is a permitted use in CR District if:

(A) it complies with By-law 1452-2017.

37. Former City of York By-law 1-83, as amended, is further amended by adding Section 3.4.16, so that it reads:

3.4.16 SHORT-TERM RENTALS

If permitted in a zone, a short-term rental must comply with By-law 1452-2017.

38. Former City of York By-law 1-83, as amended, is further amended by adding Section 7(2)(o), so that it reads:

(o) a short-term rental is a permitted use if it complies with By-law 1452-2017.

39. Former City of York By-law 1-83, as amended, is further amended by adding Section 10(2)(j) so that it reads:

(j) a short-term rental is a permitted use if it complies with By-law 1452-2017.

40. Former City of York By-law 1-83, as amended, is further amended by adding Section 10.1 (2.1) (q) so that it reads:

(q) a short-term rental is a permitted use if it complies with By-law 1452-2017.

41. Former City of York By-law 1-83, as amended, is further amended by adding Section 11.2.1 (16.1) so that it reads:

(16.1) a short-term rental is a permitted use if it complies with By-law 1452-2017.

42. Former City of York By-law 1-83, as amended, is further amended by adding Section 12.2. (4) so that it reads:

(4) a short-term rental is a permitted use if it complies with By-law 1452-2017.

43. Former Town of Leaside By-law 1916, as amended, is further amended by adding the phrase '; a short-term rental, if it complies with By-law 1452-2017' to Section 6.2.1, after the words 'a playground', so that it reads:

Residential; a day nursery operated in a municipally-owned community centre, or in a public library, or in a school, or in a church building existing at the date of the passing of this By-law; Institutional; a facility owned by the Corporation of the Borough of East York; a public park; a playground; a short-term rental, if it complies with By-law 1452-2017. Uses accessory to the foregoing.

44. Former Town of Leaside By-law 1916, as amended, is further amended by adding the phrase '; a Short-term Rental, if it complies with By-law 1452-2017' to Section 6.3.1, after the words 'a playground', so that it reads:

Residential; a day nursery operated in a municipally-owned community centre, or in a public library, or in a school, or in a church building existing at the date of the passing of this By-law; Institutional; a facility owned by the Borough of East York; public park; a playground; a short-term rental, if it complies with By-law 1452-2017. Uses accessory to the foregoing.

45. Former Town of Leaside By-law 1916, as amended, is further amended by adding the sentence 'A Short-term Rental, if it complies with By-law 1452-2017' to Section 7.1.1, after the sentence 'Dwelling units over a permitted commercial use, except over a commercial or public garage or over a service station.', so that it reads:

Dwelling units over a permitted commercial use, except over a commercial or public garage or over a service station. A short-term rental, if it complies with By-law 1452-2017.

46. Former Town of Leaside By-law 1916, as amended, is further amended by adding the sentence 'A Short-term Rental, if it complies with By-law 1452-2017' to Section 7.2.1, after the sentence 'Dwelling units in the form of apartments shall be permitted in accordance with the requirements of Section 6.7.', so that it reads:

Dwelling units in the form of apartments shall be permitted in accordance with the requirements of Section 6.7. A short-term rental, if it complies with By-law 1452-2017.

47. Former Borough of East York By-law 6752, as amended, is further amended by adding to Section 7.2.1, Permitted Uses, the phrase 'a Short-term Rental, if it complies with By-law 1452-2017' after the phrase 'or in a church building existing at the date of the passing of this By-law' 'Residential, so that it reads:

or in a church building existing at the date of the passing of this By-law, a short-term rental, if it complies with By-law 1452-2017.

48. Former Borough of East York By-law 6752, as amended, is further amended by adding the phrase 'a Short-term Rental, if it complies with By-law 1452-2017' to Section 7.2.B, Permitted Uses, after the word 'Residential', so that it reads:

Residential, a short-term rental, if it complies with By-law 1452-2017; Accessory.

49. Former Borough of East York By-law 6752, as amended, is further amended by adding the phrase 'a Short-term Rental, if it complies with By-law 1452-2017' to Section 7.3.1, Permitted Uses, after the word 'Residential', so that it reads:

Residential, a short-term rental, if it complies with By-law 1452-2017.

50. Former Borough of East York By-law 6752, as amended, is further amended by adding the phrase 'a Short-term Rental, if it complies with By-law 1452-2017', to Section 8.2, Permitted Uses, after the word 'Residential' so that it reads:

Residential, a short-term rental, if it complies with By-law 1452-2017.

51. Former City of North York Zoning By-law 7625, as amended is further amended by adding a new Section 6(2)(m), after Section 6(2)(l), so that it reads:

(m) Short-term Rentals

In the R-R, R-A, R1, R2, R3, R4, R5, R6, R7, RM1, RM2, RM3, RM4, RM5 and RM6 zones and in the C1, C4, C5, C6 and C7 zones, a short-term rental is permitted if, it complies with By-law 1452-2017.

52. Etobicoke Zoning Code Section 304-31, Article VI Industrial Zones (General), is further amended by adding a new Subsection 304-31H(3), so that it reads:

(3) A caretaker's residence is not permitted to be used for a short-term rental.

53. Etobicoke Zoning Code Section 304-33, Article VII, Class 1 Industrial Zone, is further amended by adding new Subsection 304-33 H(1), so that it reads:

(1) A caretaker's residence is not permitted to be used for a short-term rental.

54. Etobicoke Zoning Code Section 304-34, Article VIII, Class 2 Industrial Zone, is further amended by adding new Subsection 304-34F(1), so that it reads:

(1) A caretaker's residence is not permitted to be used for a short-term rental.

55. Etobicoke Zoning Code Section 320-26, Article VI, A Agricultural Zone, is further amended by adding to Subsection 320-26(B), after 'Residential' so that it reads:

A short-term rental if, it complies with By-law 1452-2017.

56. Etobicoke Zoning Code Section 320-29, Article VII, POS Private Open Space Zone, is further amended by adding to Subsection 320-29(B), after 'one-family detached dwellings' so that it reads:
- ; and a short-term rental if, it complies with By-law 1452-2017.
57. Etobicoke Zoning Code Section 320-34, Article IX, Institutional Zone, is further amended by adding to Subsection 320-34(A), after "therewith" so that it reads:
- ; and a short-term rental if, it complies with By-law 1452-2017.
58. Etobicoke Zoning Code Section 320-54, Article XII, First Density Residential Zone, is further amended by adding to Subsection 320-54(A), after 'one-family detached dwellings' so that it reads:
- a short-term rental if, it complies with By-law 1452-2017.
59. Etobicoke Zoning Code Section 320-58, Article XIII, Second Density Residential Zone, is further amended by adding to Subsection 320-58(A), after 'one-family detached dwellings' so that it reads:
- a short-term rental if, it complies with By-law 1452-2017.
60. Etobicoke Zoning Code Section 320-62, Article XIV, Third Density Residential Zone, is further amended by adding to Subsection 320-62(A), after 'triplex dwellings' so that it reads:
- a short-term rental if, it complies with By-law 1452-2017.
61. Etobicoke Zoning Code Section 320-66, Article XV, Fourth Density Residential Zone, is further amended by adding to Subsection 320-66(A), after 'apartment houses' so that it reads:
- a short-term rental if, it complies with By-law 1452-2017;
62. Etobicoke Zoning Code Section 320-70, Article XVI, Group Area R4G Fourth Density Residential Zone, is further amended by adding to Subsection 320-70(A), after 'group dwellings' so that it reads:
- ; and a short-term rental if, it complies with By-law 1452-2017;
63. Etobicoke Zoning Code Section 320-73, Article XVII, Fifth Density Residential Zone, is further amended by adding to Subsection 320-73(A), after 'lodging houses' so that it reads:
- a short-term rental if, it complies with By-law 1452-2017;

64. Etobicoke Zoning Code Section 320-76, Article XVIII, R6 Sixth Density Residential Zone, is further amended by adding to Subsection 320-76(A), after 'apartment houses' so that it reads:
- ; and a short-term rental if, it complies with By-law 1452-2017;
65. Etobicoke Zoning Code Section 320-84, Article XIX, General Regulations for Commercial Zones, is further amended by adding to Subsection 320-84(1), so that it reads:
- (1) a short-term rental is permitted if it complies with By-law 1452-2017;
66. Etobicoke Zoning Code Section 320-87, Article XX, CN Neighbourhood Commercial Zone, is further amended by adding to Subsection 320-87(A), after 'lodging houses' so that it reads:
- a short-term rental if, it complies with By-law 1452-2017;
67. Etobicoke Zoning Code Section 320-91, Article XXI, CL Limited Commercial Zone, is further amended by adding to Subsection 320-91(A), after 'dwelling units above a business use' so that it reads:
- a short-term rental if, it complies with By-law 1452-2017;
68. Etobicoke Zoning Code Section 320-95, Article XXII, CG General Commercial Zone, is further amended by adding to Subsection 320-95(A), after 'dwelling units above a business use' so that it reads:
- a short-term rental if, it complies with By-law 1452-2017;
69. Etobicoke Zoning Code Section 330-22, Article IV, RS Districts, is further amended by adding a new Subsection 330-22(M), so that it reads:
- (M) Despite 330-22(A) a short-term rental if, it complies with By-law 1452-2017.
70. Etobicoke Zoning Code Section 330-39, Article X, C-1 Districts, is further amended by adding a new Subsection 330-39(N), so that it reads:
- (N) a short-term rental if, it complies with By-law 1452-2017.
71. Etobicoke Zoning Code Article V, Residential Zones, Subsection 340-24 Permitted use in R1A Zone, is further amended by adding to Subsection 340-24(A), after 'Single-family detached dwelling', so that it reads:
- ; and a short-term rental if, it complies with By-law 1452-2017.

72. Etobicoke Zoning Code Article V, Residential Zones, Subsection 340-25 Permitted uses in R1 Zone, is further amended by adding to Subsection 340-25(A), after 'Single-family detached dwelling', so that it reads:

; and a short-term rental if, it complies with By-law 1452-2017.

73. Etobicoke Zoning Code Article VI, Commercial Zones, Subsection 340-37, Permitted uses, is further amended by adding to Subsection 340-37(6), after 'Dwelling unit over a commercial use', so that it reads:

Dwelling unit over a commercial use and a short-term rental if, it complies with By-law 1452-2017, and private home day care associated with such residential use;

74. Etobicoke Zoning Code Article IV, R1 District, Subsection 350-32, Permitted uses, is further amended by adding to Subsection 350-32(1), after 'Single-family detached dwelling', so that it reads:

; and a short-term rental if, it complies with By-law 1452-2017.

75. Former City of Scarborough Employment Districts By-law 24982, as amended, is further amended by adding to Section 5(17) at the end of the sentence, the new sentence 'A Caretaker's Residence is not permitted to be used for a short-term rental' so that it reads:

Applies to ALL EMPLOYMENT DISTRICTS except for the GOLDEN MILE, KNOB HILL, NEILSON and ROUGE EMPLOYMENT DISTRICTS:

One **dwelling unit** shall be permitted per lot or Condominium Corporation as a Caretaker's Residence. A Caretaker's Residence is not permitted to be used for a short-term rental.

76. Former City of Scarborough Employment Districts By-law 24982, as amended, is further amended by amending Section 6(25) (b) Permitted Ancillary Uses, the term 'short-term rental' after the reference to '**Private Home Day Care**' so that it reads:

-A short-term rental if it complies with By-law 1452-2017.

77. Former City of Scarborough Employment Districts By-law 24982, as amended, is further amended by amending Section 6(26) a new regulation (b) Permitted Ancillary Uses, and the term 'short-term rental', so that it reads:

(b) Permitted Ancillary Uses

-A short-term rental if it complies with By-law 1452-2017.

78. Former City of Scarborough Employment Districts By-law 24982, as amended, is further amended by amending Section 6(27) a new regulation (c) Permitted Ancillary Uses and the term 'short-term rental', so that it reads:

(c) Permitted Ancillary Uses

-A short-term rental if it complies with By-law 1452-2017.

79. Former City of Scarborough Employment Districts By-law 24982, as amended, is further amended by amending Section 6(35) (b) Ancillary Permitted Uses, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if it complies with By-law 1452-2017.

80. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-short-term rental if, it complies with By-law 1452-2017.

81. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A-short-term rental if, it complies with By-law 1452-2017.

82. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

83. Former City of Scarborough, Agincourt Community Zoning By-law 10076, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

84. Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

85. Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
86. Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding to Clause VIII – Zone Provisions (2a) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
87. Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
88. Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding to Clause VIII – Zone Provisions (3a) Multiple-Family Apartment Terrace Residential (MFAT) Zone (a) Permitted Uses, by adding to Clause VIII(3a)(a), after '**Single-Family Dwellings**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
89. Former City of Scarborough, Agincourt North Community Zoning By-law 12797, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
90. Former City of Scarborough, Bendale Community Zoning By-law 9350, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
91. Former City of Scarborough, Bendale Community Zoning By-law 9350, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.

92. Former City of Scarborough, Bendale Community Zoning By-law 9350, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
93. Former City of Scarborough, Bendale Community Zoning By-law 9350, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
94. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
95. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A hort-term rental if, it complies with By-law 1452-2017.
96. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (2.1) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
97. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
98. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.

99. Former City of Scarborough, Birchcliff Community Zoning By-law 8786, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Commercial-Residential (CR) Zone a new regulation (c) Ancillary Uses Permitted and the term 'short-term rental', so that it reads:

(c) Ancillary Uses Permitted

-A short-term rental if, it complies with By-law 1452-2017.

100. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

101. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

102. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by adding to Clause VIII – Zone Provisions (2A) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

103. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

--A short-term rental if, it complies with By-law 1452-2017.

104. Former City of Scarborough, Birchmount Park Community Zoning By-law 9174, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

105. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

106. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
107. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by adding to Clause VIII – Zone Provisions (2A) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
108. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
109. Former City of Scarborough, Centennial Community Zoning By-law 12077, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
110. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
111. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
112. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.

113. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
114. Former City of Scarborough, Clairlea Community Zoning By-law 8978, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
115. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
116. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
117. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by adding to Clause VIII – Zone Provisions (2.1) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
118. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
119. Former City of Scarborough, Cliffcrest Community Zoning By-law 9396, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.

120. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
121. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
122. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
123. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
124. Former City of Scarborough, Cliffside Community Zoning By-law 9364, as amended is further amended by adding to Clause VIII – Zone Provisions (17) Commercial-Residential (CR) Zone a new regulation (d) Ancillary Uses Permitted and the term 'short-term rental', so that it reads:
- (d) Ancillary Uses Permitted
- A short-term rental if, it complies with By-law 1452-2017.
125. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
126. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.

127. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

128. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Residential/Employment (RE) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

129. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

130. Former City of Scarborough, Dorset Park Community Zoning By-law 9508, as amended is further amended by adding to Clause VIII – Zone Provisions (6) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

131. Former City of Scarborough, Eglinton Community Zoning By-law 10048, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

132. Former City of Scarborough, Eglinton Community Zoning By-law 9364, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

133. Former City of Scarborough, Eglinton Community Zoning By-law 10048, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

134. Former City of Scarborough, Eglinton Community Zoning By-law 10048, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

135. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

136. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

137. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

138. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

139. Former City of Scarborough, Guildwood Community Zoning By-law 9676, as amended is further amended by adding to Clause VIII – Zone Provisions (15) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

140. Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

141. Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

142. Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

143. Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

144. Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

145. Former City of Scarborough, Highland Creek Community Zoning By-law 10827, as amended is further amended by adding to Clause VIII – Zone Provisions (17) Commercial-Residential (CR) Zone a new regulation (c) Ancillary Uses Permitted, and the term 'short-term rental', so that it reads:

(c) Ancillary Uses Permitted

-A short-term rental if, it complies with By-law 1452-2017.

146. Former City of Scarborough, Ionview Creek Community Zoning By-law 9089, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A Short-term rental if, it complies with By-law 1452-2017.

147. Former City of Scarborough, Ionview Creek Community Zoning By-law 9089, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

148. Former City of Scarborough, Ionview Creek Community Zoning By-law 9089, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

149. Former City of Scarborough, Ionview Creek Community Zoning By-law 9089, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

150. Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

151. Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

152. Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

153. Former City of Scarborough, Kennedy Park Community Zoning By-law 9276, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

154. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

155. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

156. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding to Clause VIII – Zone Provisions (2a.) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

157. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

158. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding to Clause VIII – Zone Provisions (3.1) Terrace Apartment Residential (TA) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

159. Former City of Scarborough, L'Amoreaux Community Zoning By-law 12466, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

160. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

161. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

162. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

163. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Multiple-Family Residential (MF) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

164. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Multiple-Family Apartment-Terrace Residential (MFAT) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

165. Former City of Scarborough, Malvern Community Zoning By-law 14402, as amended is further amended by adding to Clause VIII – Zone Provisions (6) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

166. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

167. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

168. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding to Clause VIII – Zone Provisions (2A) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

169. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
170. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding to Clause VIII – Zone Provisions (3A) Multiple-Family Apartment-Terrace Residential (MFAT) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short- term rental if, it complies with By-law 1452-2017.
171. Former City of Scarborough, Malvern West Community Zoning By-law 12181, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
172. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
173. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
174. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Dwellings (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
175. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.

176. Former City of Scarborough, Maryvale Community Zoning By-law 9366, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
177. Former City of Scarborough, Midland/St. Clair Community Zoning By-law 842-2004, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Detached Residential (S) Zone (b) Ancillary Uses Permitted, by adding to Clause VIII(1)(b), after the term '**Private Home Day Care**', the reference to short-term rental so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
178. Former City of Scarborough, Midland/St. Clair Community Zoning By-law 842-2004, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (b) Ancillary Uses Permitted, by adding to Clause VIII(2)(b), after the term '**Private Home Day Care**' '**Semi-Family Dwellings**', the reference to short-term rental so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
179. Former City of Scarborough, Midland/St. Clair Community Zoning By-law 842-2004, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Townhouse Residential (TH) Zone (b) Ancillary Uses Permitted, by adding to Clause VIII(3)(b), after the term '**Private Home Day Care**', reference to short-term rental so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
180. Former City of Scarborough, Midland/St. Clair Community Zoning By-law 842-2004, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, by adding to Clause VIII(4)(b), after the term '**Private Home Day Care**', reference to short-term rental so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
181. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
182. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.

183. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

184. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

185. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Terrace Apartment Residential (TA) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

186. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (6) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

187. Former City of Scarborough, Milliken Community Zoning By-law 17677, as amended is further amended by adding to Clause VIII – Zone Provisions (20) Residential (R) Zone to add a new (b) Ancillary Uses Permitted and add the term 'short-term rental', so that it reads:

(b) Ancillary Uses Permitted

-A Short-term rental if, it complies with By-law 1452-2017.

188. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

189. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

190. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
191. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (a) Permitted Uses, by adding to Clause VIII(4)(a), after '**Group Homes**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
192. Former City of Scarborough, Morningside Community Zoning By-law 11883, as amended is further amended by adding to Clause VIII – Zone Provisions (14) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
193. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
194. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
195. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
196. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Street Townhouse –Lane Residential (ST-L) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.

197. Former City of Scarborough, Morningside Heights Community Zoning By-law 10217, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

198. Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

199. Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

200. Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

201. Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

202. Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (17) Commercial-Residential (CR) Zone a new regulation (d) Ancillary Uses Permitted, so that it reads:

(d) Ancillary Uses Permitted

-A short-term rental, if it complies with By-law 1452-2017.

203. Former City of Scarborough, Oakridge Community Zoning By-law 9812, as amended is further amended by adding to Clause VIII – Zone Provisions (18) Street Townhouse Residential (TH) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

204. Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
205. Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A Short-term rental, if it complies with By-law 1452-2017.
206. Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
207. Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Multiple-Family Residential (MF) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
208. Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Multiple-Family Apartment Terrace Residential (MFAT) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
209. Former City of Scarborough, Rouge Community Zoning By-law 15907, as amended is further amended by adding to Clause VIII – Zone Provisions (6) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
210. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.

211. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
212. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
213. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by adding to Clause VIII – Zone Provisions (3A) Multiple-Family Apartment Terrace Residential (MFAT) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
214. Former City of Scarborough, Scarborough Village Community Zoning By-law 10010, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
215. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
216. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
217. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.

218. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
219. Former City of Scarborough, Steeles Community Zoning By-law 16762, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
220. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
221. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
222. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
223. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.
224. Former City of Scarborough, Sullivan Community Zoning By-law 10717, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Commercial-Residential (CR) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.

225. Former City of Scarborough, Tam O-Shanter Community Zoning By-law 12360, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
226. Former City of Scarborough, Tam O-Shanter Community Zoning By-law 12360, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
227. Former City of Scarborough, Tam O-Shanter Community Zoning By-law 12360, as amended is further amended by adding to Clause VIII – Zone Provisions (2a) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
228. Former City of Scarborough, Tam O-Shanter Community Zoning By-law 12360, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
229. Former City of Scarborough, Tam O-Shanter Community, Zoning By-law 12360, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
230. Former City of Scarborough, Tam O-Shanter Community Zoning By-law 12360, as amended is further amended by adding to Clause VIII – Zone Provisions (19) Residential/Employment (RE) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
231. Former City of Scarborough, Upper Rouge - Hillside Community Zoning By-law 25278, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Rural Residential (R) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental if, it complies with By-law 1452-2017.

232. Former City of Scarborough, Warden Woods Community Zoning By-law 950-2005, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Detached Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A Short-term rental, if it complies with By-law 1452-2017.
233. Former City of Scarborough, Warden Woods Community Zoning By-law 950-2005, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Semi-Detached Residential (SD) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
234. Former City of Scarborough, Warden Woods Community Zoning By-law 950-2005, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Townhouse Residential (TH) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
235. Former City of Scarborough, Warden Woods Community Zoning By-law 950-2005, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if it complies with By-law 1452-2017.
236. Former City of Scarborough, Warden Woods Community Zoning By-law 950-2005, as amended is further amended by adding to Clause VIII – Zone Provisions (7) Commercial-Residential (CR) Zone a new section (b) Ancillary Uses Permitted, so that it reads:
- (b) Ancillary Uses Permitted
- A short-term rental, if it complies with By-law 1452-2017.
237. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if, it complies with By-law 1452-2017.
238. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:
- A short-term rental, if, it complies with By-law 1452-2017.

239. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (2.1) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental, if, it complies with By-law 1452-2017.

240. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

241. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (3A) Multiple-Family Apartment Terrace Residential (MFAT) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental if, it complies with By-law 1452-2017.

242. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

243. Former City of Scarborough, West Hill Community Zoning By-law 10327, as amended is further amended by adding to Clause VIII – Zone Provisions (14) Commercial/Residential (CR) Zone new (c) Ancillary Uses Permitted, and adding the term 'short-term rental' , so that it reads:

(c) Ancillary Uses Permitted

-A short-term rental, if it complies with By-law 1452-2017.

244. Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

245. Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to '**Private Home Day Care**', so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

246. Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

247. Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term 'short-term rental' after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

248. Former City of Scarborough, Wexford Community Zoning By-law 9511, as amended is further amended by adding to Clause VIII – Zone Provisions (16) Commercial-Residential (CR) Zone (d) Ancillary Uses Permitted, the term 'short-term rental', so that it reads:

(d) Ancillary Uses Permitted

-A short-term rental, if it complies with By-law 1452-2017.

249. Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by adding to Clause VIII – Zone Provisions (1) Single-Family Residential (S) Zone (b) Ancillary Uses Permitted, the term short-term rental after **'Private Home Day Care'**, so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

250. Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by adding to Clause VIII – Zone Provisions (2) Two-Family Residential (T) Zone (b) Ancillary Uses Permitted, the term short-term rental after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

251. Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by adding to Clause VIII – Zone Provisions (3) Street Townhouse Residential (ST) Zone (b) Ancillary Uses Permitted, the term short-term rental after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

252. Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by adding to Clause VIII – Zone Provisions (4) Multiple-Family Residential (M) Zone (b) Ancillary Uses Permitted, the term short-term rental after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

253. Former City of Scarborough, Woburn Community Zoning By-law 9510, as amended is further amended by adding to Clause VIII – Zone Provisions (5) Apartment Residential (A) Zone (b) Ancillary Uses Permitted, the term short-term rental after the reference to **'Private Home Day Care'**, so that it reads:

-A short-term rental, if it complies with By-law 1452-2017.

Enacted and passed on December 8, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Disruption by the internet or technologies like AirBNB, Uber or anything of the such is happening all over our society, unfortunately I see this disruption stop dead in its tracks at City Hall's door.

So, I'm here today to comment on just one portion of this inadequate report and recommendations for you to consider. For those that know me, as a former chair of this commission, you'll remember I typically have a lot to say but today I'll pick just one important area of this submission that I find a lot wrong with. Today I want to talk process.

Process Matters

Quite simply, public consultation on this file was done in bad faith. Without all the information laid out with regards to discretionary use permit fees the public could not comment appropriately on STRs or the options your city administration has presented to you today. With future plans to increase discretionary use permit application fees I find it curious that this info was nowhere to be found at the open house or in the online forum. The standard \$1050 fee was advertised with the questionnaire when city administration knew full well they were proposing an increase in the fee by 400% (provided to you).

Process Matters

Not until the next day was that info shared over email to participants at the open house (which I have shared here). I feel, and this is in no way scientific, that the open house would have transpired **a lot** differently if it had included the proper fees.

Also, when the discussion for development fees was discussed during the 2019 budget faulty information was provided to them and city administration identified that this omission of properly advertised fees in 2020 and beyond had occurred.

Process Matters

As of **today**, a discretionary use permit costs \$2500. If you go to the discretionary use website <https://www.saskatoon.ca/business-development/development-regulation/developers-homebuilders/discretionary-use> and download the application form this is what it shows(I have provided it to you).

It still states \$1050.

Again, Process Matters

So, I just want to say that through this comedy of errors your city administration has completely mishandled community engagement and ongoing communication on this file.

What I propose is MPC making a recommendation to send this back to community engagement to ensure the public understands the changes you have before you. If that doesn't happen, I suspect city administration could risk this whole process being derailed when it goes to council in the coming months.

Thank you for your time.

Jeff Jackson

Short Term Rental Review - Discretionary Use Approval

1 message

Wilson, Mark <Mark.Wilson@saskatoon.ca>
To: "Wilson, Mark" <Mark.Wilson@saskatoon.ca>

Wed, Oct 23, 2019 at 3:23 PM

Good afternoon,

Thank you for attending the open house yesterday evening to discuss the regulation update for short term rentals.

The information that you provided will inform the direction of future bylaw amendments. Our next step is to write a report to City Council recommending options for how the existing regulations can be amended. A meeting date has not been determined at this time, but is anticipated this winter. We will notify you by email once a meeting date has been determined, and provide a copy of the report, along with information about how to submit a letter to City Council or requests to speak at the meeting. We will also keep you informed of any other consultation opportunities, or related projects.

We received a lot of feedback last night with questions and concerns about the discretionary use approval process. I wanted to take this opportunity to provide you with more information about the purpose and intent of discretionary use approval, why we believe that it's needed for some short term rentals that are not in the home of the host, and to provide more information about the application fees and process.

Our presentation board last night showed an example application process that bed and breakfast homes currently go through, including the existing standard discretionary use application fee of \$1050. There is a related project that is currently ongoing to review all application fees for development permits, such as discretionary use, rezoning and concept plan amendments. The purpose of the fees are for the City to fully recover the costs of reviewing applications by ensuring that all costs are borne by the business. As part of the fee review the City is proposing that standard discretionary use application fees be increased to \$4,500. If this amended fee is adopted, it will apply to all standard discretionary use applications, which is the lowest discretionary use application fee tier. I apologize that I did not have an information board on this topic last night. From the questions and comments that we received about discretionary use, the status of the fee review and information on the application process would have been beneficial. Below I've included a full list of proposed fee changes and a presentation board summarizing the project.

https://www.saskatoon.ca/sites/default/files/documents/community-services/planning-development/zoning-bylaw-review/development_review_fee_boards.pdf

Discretionary use approval is a tool that municipalities typically use to more closely evaluate applications for commercial uses in residential zoning districts. The purpose and intent of low and medium density residential zoning districts is to provide for locations for dwellings for residents of Saskatoon to live in. This is different from high density residential, institutional and commercial zoning districts, which are intended to facilitate a mix of land uses, such as offices, restaurants, dwellings and hotels all in the same area.

Discretionary use approval provides an opportunity to accommodate commercial uses, such as paid parking lots, private schools, boarding houses and child care centres in residential zoning districts, which would otherwise only be allowed in institutional and commercial districts. The discretionary use application process includes providing notice to property owners and residents in the area in order to obtain their input on how the proposed commercial use may or may not impact the residential characteristics of the neighbourhood. It's also an opportunity to evaluate considerations like clustering. Below I've included a link to our website, which provides more information about discretionary use approval.

<https://www.saskatoon.ca/business-development/development-regulation/developers-homebuilders/discretionary-use>

Option 2 and Option 3 of the short term rental review proposes that discretionary use approval be required for short term rentals that are not in the home of the host, when located in low or medium density residential zoning districts only. Discretionary use approval would not be required in high density residential, institutional or commercial zoning districts, as other commercial uses like offices are already permitted in those districts.

Under all three options, discretionary use approval would not be required for short term rental in the home of the host in any zoning district.

If you have any questions about the short term rental regulation review, or the development permit fee review, please do not hesitate to contact me. I can be reached by this email address or by the telephone number below. The short term rental projects page will be updated throughout the project and is linked below.

<https://www.saskatoon.ca/engage/short-term-rentals>

Sincerely,

Mark Wilson, MCIP, RPP | [tel 306.986.3148](tel:306.986.3148)

Licensing and Permitting Manager

Community Standards, Community Services Department
City of Saskatoon | [222 3rd Avenue North](#) | Saskatoon, SK S7K 0J5

Treaty 6 Territory & Homeland of the Métis

mark.wilson@saskatoon.ca

www.saskatoon.ca

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Please contact the sender and delete the message and any attachments.*

Proposed Planning Fees - 2020-2021

	2019 Rate	Proposed 2020 Rate	Proposed 2021 Rate
Development Permit			
Application Fee	\$135.00		
Plus Construction Value (000's)	\$0.45		
Residential - New (application fee only)		\$325.00	\$341.25
Residential - Alterations (application fee only)		\$175.00	\$183.75
Commercial/Industrial/Institutional/multi-unit dwellings - New		\$490.00	\$514.50
Commercial/Industrial/Institutional/multi-unit dwellings - Alteration		\$220.00	\$231.00
Commercial/Industrial/Institutional/multi-unit Const Value (000's)		\$0.45	\$0.47
Subdivision			
Application Fee	\$650.00	\$3,250.00	\$3,315.00
Approval Fee (per lot)	\$115.00	\$55.00	\$56.10
Condo Application Fee (new)	\$750.00	\$787.00	\$802.74
Discretionary Use			
Standard Application	\$1,050.00	\$4,500.00	\$4,590.00
Complex Application	\$1,950.00	\$5,750.00	\$5,865.00
Highly Complex Application	\$5,300.00	\$7,000.00	\$7,140.00
Zoning Bylaw & OCP Amendment			
Text Amendment	\$3,750.00	\$4,750.00	\$4,845.00
Rezoning - Low Density	\$3,750.00	\$5,750.00	\$5,865.00
Rezoning - Consistent with Approved Concept Plan	\$3,750.00	\$4,500.00	\$4,590.00
Rezoning - Med/High Density	\$5,000.00	\$7,000.00	\$7,140.00
Additional Fee-Zoning Agreement	\$625.00	\$1,750.00	\$1,785.00
Additional Fee-Rezoning that includes Major Concept Plan Amendment	\$1,875.00	\$3,750.00	\$3,825.00
Additional Fee-Rezoning that includes Minor Concept Plan Amendment	\$625.00	\$1,500.00	\$1,530.00
Direct Control District (requiring Council approval)	\$2,500.00	\$5,000.00	\$5,100.00
Official Community Plan Amendment (text or map)	\$100.00	\$1,750.00	\$1,785.00
Concept Plans			
New or Major Amendment	\$2,000.00	\$25,000.00	\$25,500.00
Minor Amendment	\$625.00	\$4,500.00	\$4,590.00
Architectural Control District Approval			
Major Application	\$2,500.00	\$5,000.00	\$5,100.00
Minor Application	\$625.00	\$2,500.00	\$2,550.00
Other Applications			
Endorsement of Liquor Permits	\$200.00	\$210.00	\$214.20
Minor Variance Application Fees	\$50.00	\$55.00	\$56.10
Zoning Verification Letters	\$200.00	\$210.00	\$214.20
Development Appeal (fee as per the Planning & Development Act)	\$50.00	\$300.00	\$300.00

Applicant Information

APPLICANT

Name: _____
 Address: _____ Postal Code: _____
 Home Telephone: _____ Work/Cell Telephone: _____
 Email: _____
 Is the Applicant: ☐ Property Owner ☐ Tenant ☐ Other: _____

Property Information

Legal Description: _____
 Civic Address: _____

1. Existing Use of Land and Buildings

2. Proposed Use of Land and Buildings

_____	_____
_____	_____
_____	_____

Reasons in support of this application (attach additional notes if necessary)

For a change of use, addition or alteration to an existing building, it is recommended that you consult with the Building Standards Division (306-975-2645) of the Community Services Department regarding building code requirements, before proceeding with a Discretionary Use Application.

I have discussed my application with the Building Standards Division. ☐ Yes ☐ No ☐ N/A

Required Attachments

1. Site Plan

Plan Attached ☐

A good quality site plan (drawn to scale on paper no larger than 11x17 inches) must contain:

- the location and dimensions of all buildings, setbacks and property lines;
- the location and dimensions of all landscaping elements, sidewalks, driveways, parking and loading areas, including the number of parking spaces; and
- for new buildings or additions only, architectural plans showing building elevations are also required.

2. Application Fee

Fee Attached ☐

I have enclosed the required non-refundable application fee:

- \$1,050.00 for a standard discretionary use application
- \$1,950.00 for a complex discretionary use application
- \$5,300.00 for a highly complex discretionary use application

Declaration of Applicant

I hereby certify that all the above statements contained within this application are true, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath, and by virtue of *The Canada Evidence Act*.

Signature of Applicant: _____ Date: _____

FOR OFFICE USE ONLY:

Cash Receipt No.: _____ Amount Paid: _____ Cheque No.: _____

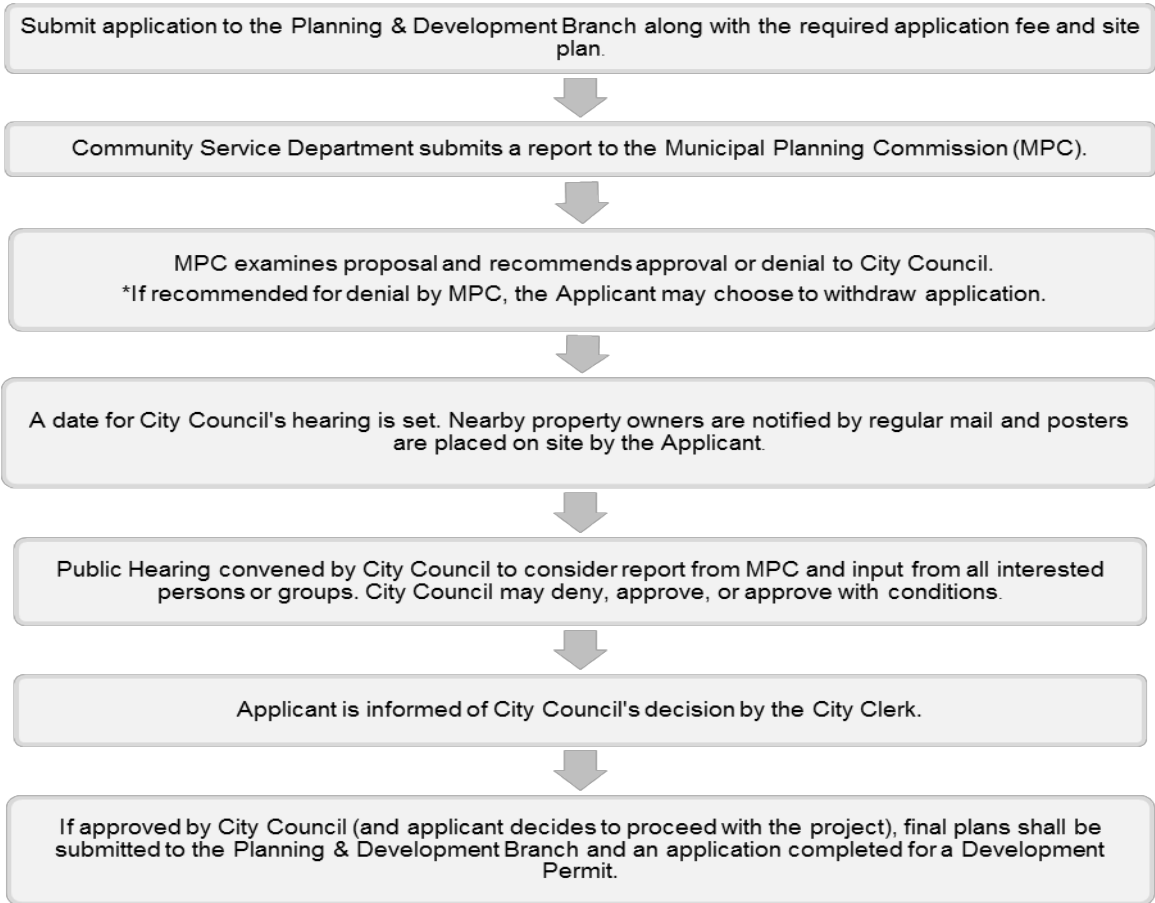
☐ Completed Form ☐ Payment ☐ Site Plan ☐ Relevant Drawings

Discretionary Use Application Process

Prior to purchasing, developing or using a piece of property, you should contact the Planning & Development Division to determine the appropriate Zoning Bylaw regulations.

- If the proposal is a PERMITTED USE, you may apply directly to Planning & Development for a Development/Building Permit.
- If the proposal is a DISCRETIONARY USE, you must obtain City Council's approval before a development commences.

To begin this process, forward a completed application form (refer to opposite side of this sheet) together with the required application fee and three sets of plans to the Planning & Development Division. Your application will be processed in accordance with the following procedure:



THIS PROCESS MAY TAKE FOURTEEN TO EIGHTEEN WEEKS.

Fees

Standard Discretionary Use Application: \$1,050.00

Defined as follows:

- Child Care Centres and Preschools
- Adult Day cares– Type I & 2
- Expansion of existing Care Homes
- Bed and Breakfast Homes
- Boarding and Breeding Kennels
- Boarding Houses
- Private Schools
- Community Centres
- Hostel– Type I
- Converted Dwellings– Max 4 Dwelling Units
- Multiple Dwelling Units– Max 4 Dwelling Units
- Special Needs Housing– Max 4 Dwelling Units
- Live/Work Units– Max 4 Units
- Convents and Monasteries– Type I & 2

Highly Complex Discretionary Use Application: \$5,300.00

Defined as follows:

- Taverns and Nightclubs
- New Retail Stores over 5000 m²
- Steel Mills, Blast Furnaces and Smelters, Chemical Manufacturing & Petroleum Refineries in IH Districts

Complex Discretionary Use Application \$1,950.00

- All other applications are Complex Discretionary Use Applications.

Last Updated On: 03/08/16

THE STARPHOENIX, SATURDAY, FEBRUARY 8, 2020
THE STARPHOENIX, MONDAY, FEBRUARY 10, 2020

ZONING NOTICE

PROPOSED ZONING BYLAW TEXT AMENDMENT – BYLAW NO. 9683

Saskatoon City Council is considering an amendment to Zoning Bylaw No. 8770 to repeal existing bed and breakfast home regulations and replace them with regulations for short-term accommodations. By way of Bylaw No. 9683, the Zoning Amendment Bylaw, 2020 (No. 2), amendments to the Zoning Bylaw are proposed respecting the following:

Repeal and Replace with New Land Uses – Repeal “bed and breakfast homes” and establish two new land uses “homestay” and “short-term rental property” to be defined.

Permitted and Discretionary Zoning Districts – Homestays will be a permitted use, accessory to a dwelling, in the following zoning districts: R1, R1A, R1B, R2, R2A, RMHL, RMTN, RMTN1, RM1, RM2, RM3, RM4, RM5, M1, M2, M3, M4, MX1, B1B, B2, B4A, B4MX, B5, B5B, B5C, B6, MX2, DCD1, DCD7, and DCD8.

Short-term rental properties will be a permitted use, accessory to a dwelling, in the following zoning districts: RM5, M1, M2, M3, M4, MX1, MX2, B1B, B2, B4A, B4MX, B5, B5B, B5C, B6, DCD1, DCD7, and DCD8.

Short-term rental properties will be a discretionary use, accessory to a dwelling, the following zoning districts: R1, R1A, R1B, R2, R2A, RMHL, RMTN, RMTN1, RM1, RM2, RM3, and RM4.

Development Standards – Minimum standards for site development and on-site parking, signs and guest maximums related to homestays and short-term rental properties will be specified.

PROPOSED BUSINESS LICENSE BYLAW TEXT AMENDMENT – BYLAW NO. 9684

By way of Bylaw No. 9684, the Business License Amendment Bylaw, 2020, amendments to the Business License Bylaw are proposed respecting the following:

Standards for approving a Commercial Business License for a short-term accommodation will be listed in this bylaw including the following:

An application for a business license for a homestay or short-term accommodation must include written permission from the property owner.

An application for a business license for a short-term rental property in a condominium must include permission from the condominium corporation.

No more than 40% of the dwelling units in a multiple unit dwelling or townhouse may be granted a license for a short-term rental property.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending bylaws, may be directed to the following without charge:

Community Services Department, Community Standards
Phone: 306-986-3148 (Mark Wilson)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendments, and all persons who are present at the City Council meeting and wish to speak on **Monday, February 24, 2020 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council’s consideration must be forwarded to:

His Worship the Mayor and Members of City Council
c/o City Clerk’s Office, City Hall
222 Third Avenue North, Saskatoon SK S7K 0J5

All submissions received by the City Clerk by **10:00 a.m. on Monday, February 24, 2020**, will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

From: [Nathan Rotman](#)
To: [City Council](#)
Subject: Form submission from: Write a Letter to Council
Date: Friday, February 7, 2020 8:42:56 AM

Submitted on Friday, February 7, 2020 - 08:42

Submitted by anonymous user: 206.223.172.198

Submitted values are:

Date Friday, February 07, 2020

To His Worship the Mayor and Members of City Council

First Name Nathan

Last Name Rotman

Email nathan.rotman@airbnb.com

Address 440-101 College St W

City Toronto

Province Ontario

Postal Code M5G1L7

Name of the organization or agency you are representing (if applicable) Airbnb

Subject Request to appear - Public hearing Feb 24

Meeting (if known) Public hearing, Feb 24

Comments

We understand that city council will be considering amendments to their short-term rental bylaw on February 24th. I am the Deputy Director of Airbnb Canada and am requesting to speak at this public hearing. The specific bylaw in question is cited below.

Thank you,

Nathan

“That Municipal Planning Commission forward the January 28, 2020 report of the General Manager, Community Services Department to City Council recommending

That at the time of public hearing, City Council consider Administration’s recommendation that the proposed amendments to Bylaw No. 8770, the Zoning Bylaw, and to Bylaw No. 8075, the Business License Bylaw, as outlined in Option 3 - License Exemption for Small-Scale Homestays; License required for Short-Term Rental Properties and in the proposed development standards, be approved; and

That the Administration provide an additional report on the maximum number of guests, parking requirements, potential illegal activities, enforcement of the bylaw and a business license review with regard to all aspects of short-term accommodations.”

Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/368397>

4350-71

From: Lloyd Beazley <[REDACTED]>
Sent: Wednesday, February 19, 2020 12:46 PM
To: City Council
Subject: Form submission from: Write a Letter to Council

Submitted on Wednesday, February 19, 2020 - 12:45

Submitted by anonymous user: [REDACTED]

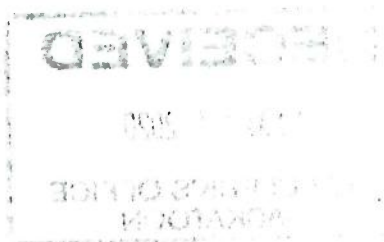
Submitted values are:



Date Wednesday, February 19, 2020
To His Worship the Mayor and Members of City Council
First Name Lloyd
Last Name Beazley
Email [REDACTED]
Address [REDACTED] Peberdy Court
City Saskatoon
Province Saskatchewan
Postal Code S7K [REDACTED]
Name of the organization or agency you are representing (if applicable) Wee Vend Inc
Subject Short Term Rental Bylaw Proposal
Meeting (if known) City Council February 24, 2020.
Comments I would like to address council at this meeting.
Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/372996>

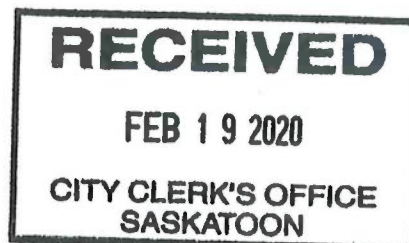


From: Norm Osback [REDACTED]
Sent: Wednesday, February 19, 2020 3:15 PM
To: City Council
Subject: Form submission from: Write a Letter to Council
Attachments: city_of_saskatoon_re_by-law-policy_changes_re_airbnbs.pdf

Submitted on Wednesday, February 19, 2020 - 15:14

Submitted by anonymous user: [REDACTED]

Submitted values are:



Date Wednesday, February 19, 2020
To His Worship the Mayor and Members of City Council
First Name Norm
Last Name Osback
Email [REDACTED]
Address [REDACTED] Morgan Av
City Saskatoon
Province Saskatchewan
Postal Code s7jk [REDACTED]
Name of the organization or agency you are representing (if applicable)
Subject AirBnB discussions re proposed bylaw changes/amendments
Meeting (if known) February 24, 2020
Comments Yes, I will appreciate the opportunity to speak
Attachments
city_of_saskatoon_re_by-law-policy_changes_re_airbnbs.pdf

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/373086>



RECEIVED

FEB 19 2020

**CITY CLERK'S OFFICE
SASKATOON**

4350-71

Attention Mayor & City Council

Having been a real estate investor since 2006 I have always self-managed my properties All had been long term rentals until Nov '18 when I one was vacant for 6 months so turned it into an AirBnB property with a minimum stay of 13 nights. I am have achieved "Super Host" status with multiple stays over 30 days & very positive reviews from guests

In 2017 I had the pleasure of experiencing six months of 66% vacancy but I hunkered down & weathered the economic storm, I didn't go running to City Hall asking for a reduction in the number of rental properties.

I like the AirBnB format as I have & do take the opportunity to vet all potential clients based on their references from other hosts & a personal phone call to verify their purpose in Saskatoon, number of guests & ages. In comparison, I have yet to be vetted at any hotel in North America or Europe

It is amazing that those with no skin in, no experience in the rental industry or AirBnB, have so many answers & dwell on a few negative headlines vs all the excellent reviews most AirBnB hosts & guests receive

I find it interesting our friend representing the hotel industry knowing full well that, that industry has caused their own problem by having an overabundance of rooms & multiple prices for the same room every day & depending who books that room the rates go from full bore to about 1/2 price, now they're crying wolf because the consumers have and will continue to speak with their cheque books while choosing to stay in alternate settings

Our hotel friend also brings to the table points that are not relevant to the discussions other than scare tactics, ie Child Trafficking, however tragic, is not a pertinent to THIS discussion & Homelessness, while again tragic, those persons are not affected by most rental properties, civic bylaws & policies or AirBnB type properties, because they simply cannot afford to stay in them. Vacant, run down properties being implied as potential AirBnB properties.

Those that provide housing to the homeless & disadvantaged are to be commended but again those persons nor those properties do not fit into the parameters of this discussion.

Any property that is used as an AirBnB is highly unlikely to ever be used to house the homeless & disadvantaged

The homeless & disadvantaged do lose their housing when a block is redeveloped NOT when a suite is leased or a long term rental is turned into an AirBnB, This is a completely different forest with completely different trees & should not be construed as the same issue which is completely different than the issue at hand

Would I prefer to have long term leases instead of short term accommodations, ABSOLUTELY, but as the economy changes, all businesses must either adapt or vanish. I choose not to vanish. Having the flexibility of providing short term accommodations (7 days +) is key to providing long term accommodations is challenging markets.

Norm Osback
AirBnB, Super Host

Very significant difference between 1-6 day stays & 7-30 day stays & related side effects

1-6 day stays;

Potentially very high turnover with up to 31 turnovers/month

Party type guests tend to stay 1-2 days, have fun & leave a mess for others to clean up

Higher potential for damage

Less security for long term tenants

Higher likelihood of disrupting the local neighbourhood, re parking issues & noise

7-30 day stays

Far less turnover with potential of only 4 turnovers per month however, I only do 13+ day stays, so only 2 turnovers month

Conducive to those moving to Saskatoon & looking for a permanent residences

Many 1-3 week guests transition to long term rentals, often with the same landlord

Many short-term contractors begin their stays with a 2 week booking & then stay for 1-6 months+

Much less disruption on of other tenants & the neighbourhood as they have a high likelihood of returning to Saskatoon at a later date for more work

AirBnB type guests want positive reviews for easy to bookings for their next AirBnB type stay

Safer for existing long-term tenants because there is far more opportunities to interact vs in & out stays

The proposed fees to be charged for discretionary use applications are unfair & unjustified when being applied to existing properties that are currently operating in line with the current bylaws & policies.

How does the city justify changing the existing rules for conforming properties? Grand fathering 7-30 days would be a fair & equitable way to engage existing permitted properties & operations.

Licensing may also be a better way to manage properties, depending on the proposed structure

Norm Osback

AirBnB, Super Host

4350-71

From: Keith Pearson <[REDACTED]> on behalf of Keith Pearson [REDACTED]
Sent: Friday, February 21, 2020 12:03 PM
To: City Council
Subject: Form submission from: Write a Letter to Council

Submitted on Friday, February 21, 2020 - 12:03

Submitted by anonymous user: [REDACTED]

Submitted values are:

Date Friday, February 21, 2020

To His Worship the Mayor and Members of City Council

First Name Keith

Last Name Pearson

Email [REDACTED]

Address [REDACTED]-430 5th Ave N

City Saskatoon

Province Saskatchewan

Postal Code S7K [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject Short term stay (B&B)

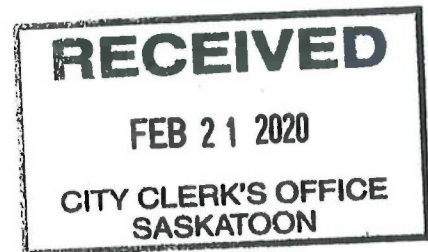
Meeting (if known) Public hearing

Comments

Wish to speak to council at public hearing on February 24 2020.

Wish to comment on the advisory committee report.

Attachments

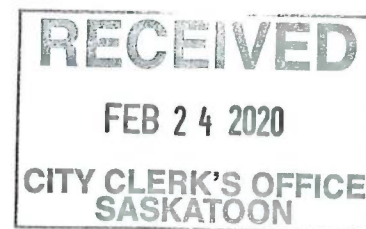


The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/374138>

RECEIVED
JUN 10 1964
U.S. AIR FORCE
WASHINGTON

From: Jeff Jackson [REDACTED]
Sent: Monday, February 24, 2020 9:42 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Monday, February 24, 2020 - 09:42

Submitted by anonymous user: [REDACTED]

Submitted values are:

Date Monday, February 24, 2020

To His Worship the Mayor and Members of City Council

First Name Jeff

Last Name Jackson

Email [REDACTED]

Address [REDACTED] Herold Terrace

City Saskatoon

Province Saskatchewan

Postal Code S7V [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject Proposed Regulations for Short-Term Accommodations [File No. CK 4350-71 and PL 4350-25]

Meeting (if known) City Council

Comments I would like to request to speak.

Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/374732>

Speaking notes to MPC January 28, 2020

Thank You Chair and committee members

My name is Lloyd Beazley a rental property owner for decades.



You have mine and Norm's submission which includes our concerns and recommendations. What it does not contain is why it is important to me financially, this is the Reader's Digest version.

Real estate is my pension. 2017 and 2018 were horrible for vacancy, 2018 at 24%. By December 2018 I desperately needed to adapt, as I have had to do before. And I did. Following the City's bylaws, I checked with Mark Wilson, I went with the best tools available, I shortened my length of rental and invested more to stem the financial hemorrhaging. And I engaged in on line commerce with Airbnb after the urging of a city hotelier.

The plan worked, legal short term guests were attracted and cash flow returned. Plus a number of those short term tenants relocated in the building and are now long term tenants, for 12 or more months. It confirmed to me that newcomers to the city undeniably need short term rental options. They need time to acquaint themselves with the city and find acceptable long term accommodation, something they cannot do from Calgary, Montreal or Brazil, I can share their stories. But most importantly to them, at a price they can afford.

These guests have spoken loudly - they prefer not to be hotel guests – they don't want or need what is being offered.

It also very clearly demonstrated that in high vacancy situations flexibility is paramount to delivering above average long term accommodation. My tenants both short and long term won, my neighbours won, the City was totally respected and lastly but vitally important to me, I survived financial disaster. That is why the city needs to work with long time rental providers ensuring they have flexibility, so that everyone comes out ahead.

Civil society needs rules but it also needs stability. The existing regulations served the City well for decades and its accommodation providers. While some new forces have come into play that choose not to play by the rules. Punishing those that have is not a fair solution. I believe what we have proposed is a very workable solution. It provides for a new order, exactly as the City wishes, while respecting those that operated within the existing rules and made very long term investments in the City of Saskatoon to everyone's benefit.

Our concern is existing multi-unit properties that wish to remain active in the 7 to 29 day short term rental be permitted to continue by a grandfathering mechanism.

While I'm neither a lawyer or municipal zoning code expert, I believe the zoning code covers this in section 4.5.

4.5 Non-Conforming Buildings, Uses and Structures (1) Any use of land or any building or structure lawfully existing at the time of passing of this Bylaw that is rendered non-conforming by the enactment of this Bylaw or any subsequent amendments, may be continued, transferred, or sold.

And maybe section 3.6 also.

Time does not permit me to detail our request for modification of the proposed Bylaw changes at this hearing. We have forwarded our documents to you prior to this meeting. Our modification proposal is item 6 on page 10. You have them. We respectfully trust you will consider incorporating our request into the final version.

Thank You



email fw@pts@shaw.ca
306-229-2444

The Short Term Rental Market

From an Accommodation Provider's Perspective

Response to:

City of Saskatoon

Proposed Regulations for Short – Term Accommodations

Amendments to Bylaw No. 8770, Zoning Bylaw, 2009

and Bylaw No. 8075, Business License Bylaw, 2002,

regarding updating existing regulations for short-term accommodations.

By: Lloyd W. Beazley & Norm Osback

Rental Property Owners in Saskatoon



Permitted Suites



Condos



Multi Unit Buildings

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Executive Summary

Two significant forces are driving some rental property owners and many home owner's to enter the short term rental market. The most significant, by far, of those forces is consumer demand. The other is cost of ownership.

What we see is a sledge hammer approach to address the concerns of negative effects of supplying the demand rather than a scalpel approach of preserving fairness to property owners that supply the bulk of rental accommodation.

There appears, from observation, to be at least 10 different stakeholder groups impacted by the proposed Bylaw changes. We represent two of them.

We believe the concerns of all stakeholders need to be considered and accommodated whenever possible. The proposal put forward by the Administration does not do this.

We suggest we all work to Forge a Better Path Forward – The Saskatchewan Way.

Allowing long term rental accommodation providers the flexibility to manage high vacancy markets will not reduce the availability of "affordable" long term accommodation. Presently, our market is greatly depressed so the City is not seeing a tightening of the vacancy rate.

History has proven that consumer demand is a force that cannot be managed by government restricting supply. Prohibition proved that. Most Airbnb type platform users DON'T WANT what hotels offer.

The same consumer demand that fueled privatization of liquor supply, a quest for variety, is fueling the demand for short term accommodation. Vancouver recognized that and Tourism Vancouver now embraces "diverse options to suit every budget and style." Although the City of Vancouver has not fully embraced that desire.

Effective management by design will occur if as many options can be included to support as many stakeholders as possible.

We are on record to supporting licensing. We just have a different take what is being proposed based on our current market conditions.

The big negative issues are generated by a small portion of providers. We demonstrate there are better ways to address that concern. No one supports crime.

We are condo owners we see the condo conundrum. We fully support heavy restrictions on use of amenities by short stay guests and the other issues.

We are committed to effective short term rental regulation by pro-active design and believe a closer look at a more comprehensive plan would serve the City today and well into the future.

Demand will not diminish but continue to grow. This issue is consumer driven like alcohol and cannabis. Severely restricting those proved futile in the end. Would it not be preferable to go down a path that leads to success, from the beginning, rather than sending the problem underground where it cannot be easily monitored? Or cost significantly more resources to do so?

We propose a different approach, like Medicare was in 1962. First off and by far the most critical part of success in this area is who qualifies for a license. We believe a large part of the negatives have come from 3rd party operators, particularly those with “no skin in the game”. These 3rd Party operators are the “elephant in the room”.

The Saskatoon Police Service knows well the effect of “boots on the ground”. “Hands on” property owners are “boots on the ground”. Just as much as, are owners of single family homes. Restricting licenses to “hands on” property owners would also, by default, reduce the number of suites capable of being managed effectively. By design, big operations are not feasible and most “ghost hotels” impossible. In a low vacancy environment, where long term tenants are readily available, not many owners will want to expend the extra effort personally to serve this market.

There is a great divide in the use of online booking sites when it comes to length of stay. Vancouver stats show last summer “the typical booking being worth \$169” and “the average length of stay was three nights”.

This clearly shows a divide in that only a portion of the short term rental market exceeds 7 days.

We stress one size does not fit all or is that even necessary? Short term rentals of 7 days or more in multi-unit buildings have never needed to be regulated in the past. We see absolutely no need to change this. License it for, as in the case proposed for owners only of privately held currently permitted properties.

We are suggesting fresh approach to get better results to-day and into the future, additions like public awareness – community oversight by conspicuous licensing. Building in crime prevention through licensing/permit design.

We detail 16 advantages and the disadvantages of a comprehensive multi class/tier licensing/permit system. That we feel will out-perform, over the very long run, plans we have reviewed in place in other jurisdictions.

Our request is simple.

The good long term rental accommodation providers in the City of Saskatoon should not be punished in this process. A well-structured system can achieve the desired results without negatively impacting the existing private short (7+ days) and long term rental accommodation providers currently operating.

Preamble

We support the Municipal Planning Commission’s decision of January 28th, 2020 to recommend to Council to send these Bylaw revisions back to the Administration for review. **We believe that more input into the process will result in a much better outcome for the City of Saskatoon, its’ citizens, visitors and all who own real estate in Saskatoon.**

We express regret that community engagement was flawed. Input was channeled to 3 preconceived options and the anticipated costs of implementation were evidently grossly inaccurate from what is, after engagement, proposed.

Our response to the MPC decision is detailed in the following pages along with our thoughts on the rental accommodation market in Saskatoon. We value the impartiality of both City Council and the MPC, however, when members of both bodies declare they have no conflict of interest in the matter before them it clearly shows they have no investment in the rental accommodation market. What we don’t know is what is their level of understanding might be of how the private sector operates to provide both short and long term rental accommodation. We would like to share our perspective gained collectively by decades of experience in providing those rental accommodations in Saskatoon.

Two Driving Forces

Two significant forces are driving some rental property owners to enter the short term rental market. The most significant, by far, of those forces is consumer demand. The exponential rise in consumer demand is a direct result of globalization of our economy through the use of internet facilitated marketing and sales. The internet has changed how we do business not why we do business. Consumers want choice and value for money. It is no longer necessary to purchase more than you need or want. Consumers also have a much easier time in finding what they do want – so they don't settle for just anything close any more. The ease and convenience of being able to shop on your phone or laptop has disrupted every past business model. We all, rental accommodation providers, and every other business owner(s), have no choice but to adapt to the new marketing realities and shifting consumer preferences and demands.

Blunt Force or Precision Approach

We appreciate the Administration is trying to address community concerns and so they should. What we see is a sledge hammer approach to address the concerns rather than a scalpel that would excise the negative issues while preserving and enhancing the best that private investment in real estate is doing to enhance the quality of life in the City.

The Stakeholders

There appears, from observation, to be at least 10 different stakeholder groups impacted by the proposed Bylaw changes. What we heard at the MPC meeting and previously at City Council was there is a concern by the Bed & Breakfast operators that first launched the discussion.

Let's start there and outline each groups concerns:

Stakeholder Group 1 - Bed & Breakfast Operators

- a) loss of revenue b) Airbnb hosts are operating without discretionary use approval that is a requirement for them.

Stakeholder Group 2 - the Saskatchewan Hotel and Hospitality Association (SHA)

- a) lost revenue b) has a concern for "ghost hotels" and c) has a concern for movement of illegal activities from their properties to other "less visible" locations.

Stakeholder Group 3 – Condominium Owners

- a) constant turn over b) wear and tear and maintenance of common areas and c) use of private amenities by short term residents d) noise and parties e) building security

Stakeholder Group 4 – Neighbouring Residents

- a) parking b) garbage c) noise and parties, d) vacant houses.

Stakeholder Group 5 – Homestay Providers

- a) ability to reduce cost of home ownership b) desire to interact with people of different cultures and areas of residence

Stakeholder Group 6 – Airbnb Style Hosts of Single Family Homes

- a) ability to reduce cost of home ownership b) desire to interact with people of different cultures and areas of residence c) recover costs associated with “holding” under-utilized or temporarily unsaleable assets

Stakeholder Group 7 - The short and long term rental accommodation providers

- a) unusually high vacancy rates for long term accommodation b) loss of revenue c) loss of the long standing ability to rent to anyone for periods of 7 days or longer d) the onerous process of a discretionary use application for suites that have been already permitted and used legally for decades e) a solution that does not punish those that have played by the rules for decades.

Stakeholder Group 8 – Airbnb as well as other marketing platforms

- a) fulfill the growing consumer demand for short term accommodation choices b) assist property owners in making home ownership more affordable c) enable the growth of the sharing economy and distribute the benefits widely across communities d) facilitate national and international travel and experiences

Stakeholder Group 9 - 3rd Party Managers of Rental Accommodation

- a) silent at this point, as far as we have observed

While we have not seen their participation the current discussions we feel they are integral to resolving many of the negative impacts the City of Saskatoon is trying to address. Their impact is significant especially their negative impact on the community.

Stakeholder Group 10 – Civic Administration

- a) desire to reduce complaints and negative issues arising in short term rental accommodation
- b) a workable solution that will address point a)
- c) a long term solution in a changing marketplace

Addressing Stakeholders Concerns

Since there are at least 10 stakeholder groups we will address the issues, as we see them, and offer our insights and solutions as best we can.

We believe the concerns of all stakeholders need to be considered and accommodated whenever possible. The proposal put forward by the Administration does not do this.

Many stakeholders have expressed deep concerns over declining revenues and that is a serious issue. However, part of that is due to a struggling economy however the biggest contributor is an unprecedented surge in supply of hotel rooms, condos and long term apartment units. An improving economy and time will eventually bring those back into balance. Needless intervention will not.

Forge a Better Path Forward – The Saskatchewan Way

While we prefer as little regulation as possible we acknowledge that due to the very real concerns expressed some change is indeed required. We however do not have the pressing concern of lack of available accommodation clouding

the issue in many other municipalities. We can approach the negative issues by a better path forward. If all sides are heard and the negative issues are mitigated a new and unique approach will most likely occur. Saskatchewan has been a leader in the past in balancing the public good and private interests. It forged a new way of delivering medical care in 1962 that fell way outside of the norms of the day. We suggest that Saskatoon has the opportunity to address short term rentals in a way that will show leadership and innovation in addressing the negatives that the new era of conducting business has brought to our city's neighbourhoods.

Affordable Housing

Many jurisdictions are trying to address the issues by restricting supply. Our observation is that they are hoping that by doing so the negative issues will disappear.

A significant number of jurisdictions have tried to force, by regulation, private funding of rental accommodation to serve low income and "affordable" housing markets. Saskatchewan was one of those jurisdictions when it imposed rent controls. However rent controls have proven to be very ineffective in achieving the intended goals. Experience has shown that: 1) new supply is hard to finance 2) that private money will always seek a ROI and not invest when a suitable risk reward balance is not present 3) existing housing stock deteriorates 4) while demand grows supply does not 5) homeless increases. What was Saskatoon's experience – exactly as noted above. Rent control failed to solve the problems it was trying to correct. Saskatchewan discontinued the failed strategy of rent control in 1992. When demand surged after 2007 we witnessed a huge growth in multi-unit construction and as rents rose, investments and significant upgrades to existing housing stock. The other thing we witnessed as other markets more tightly manipulated the housing market by rent control and other punitive measure private money poured into Saskatoon and we saw an unprecedented expansion in real estate investment especially hotels and multi-unit complexes.

There are many studies on this topic however we reference two particularly as they relate to Saskatchewan:

- 1) **POLICY SERIES - FRONTIER CENTRE FOR PUBLIC POLICY • POLICY SERIES NO. 113 • AUGUST 2011**

https://fcpp.org/files/1/PS113_SKRentControl.pdf

- 2) **FRASER INSTITUTE SEPTEMBER 4, 2019 Renters remain the big losers in 'rent control' cities. By Livio Di Matteo** <https://www.fraserinstitute.org/tags/rent-control>

Flexibility Improves Quality Long Term Rental Stock

Allowing long term rental accommodation providers the flexibility to manage high vacancy markets will not reduce the availability of "affordable" long term accommodation. The short term market is not seeking deteriorating accommodation. It is seeking accommodation that suits it wants and needs at a price it is willing to pay. Long term rental providers need flexibility to ensure long term participation. Given the amount of "hands on attention" required to properly service the short term market if vacancy rates drop so will the interest in providing resource intensive short term housing.

Homelessness – We Can Do Better

We do not believe restricting the supply of well managed short term or long term rental accommodations will achieve the results that Saskatoon and many other jurisdictions are seeking. History has proven otherwise. Montreal, Toronto, Vancouver have all seen a rise in homelessness. They restricted growth of the rental accommodation supply and tried to

force “affordability” by rent control and other measures. Their housing stock is also deteriorating, so much so that Montreal is this month desperately trying to shame property owners to do better. Property owners have assessed their ROI and have found they cannot and will not invest where there is no return. Montreal’s approach has failed them.

Lloyd’s niece taught him a valuable lesson in compassion. One sunny day while they were visiting the Halifax waterfront his niece made a point of stopping and talking to everyone one who was visibly homeless or appeared to be addicted substances abusers. She chatted with everyone that looked disadvantaged and compassionately with each. The response she received was overwhelmingly positive. Her compassion brightened their day. We have landlords like that – the few among us with overwhelming concern for others , willing to accept anyone as tenants. Jack Grover comes to mind so does the Mustard Seed in Calgary. However, our system, as designed, does not appreciate their unique compassion but treats them as part of the problem not the key to the solution. They should be receiving awards for Most Humanitarian Landlords not put in jail or made to jump through hoops for trying to address homeless for our most vulnerable and “down and out” citizens by forcing them to conform to the “norms”. It is long past time we treat these compassionate people and organizations in a totally different manner. We need to assist and channel their compassion so we all are in a better safer community. We’ll present our views on that at another time.

Consumer Demand and Restricted Supply – Lessons from Prohibition

History has proven that consumer demand is a force that cannot be managed by government restricting supply.

Consumer demand is best managed by accommodating escalating demand by allowing supply to grow while regulating it to mitigate, as best as possible, any negative side effects. We ask how successful was the prohibition of alcohol? Or criminalizing marijuana? Both those ever increasing consumer demands ended up being best managed by increasing supply not restricting it. Jurisdictions everywhere tried for decades to restrict Taxi supply. Most by licensing and in doing so enabled not only a restricted market place but one where profit was assured and by a miscalculation in effects of the licensing system made them, the licenses, an asset of ownership. The arrival of the new economy has left the asset value of those licenses greatly diminished. The differences between Uber/Lyft and a Taxi physically are minimal – most are a standard sedan. Price and availability drove demand. The short term rental demand too is driven by price but unlike the Taxi industry short term rental is mostly driven by demand for product diversity. The same consumer demand that fueled privatization of liquor supply, a quest for variety, is fueling the demand for short term accommodation.

Embracing Change – Tourism Vancouver Leads by Example

Tourism Vancouver signs landmark agreement with Airbnb December 3, 2018 by Sabrina Tey | Acting Communications Manager Tourism Vancouver

“Tourism Vancouver to expand the variety and quality of licensed accommodation offerings in the city, providing visitors with diverse options to suit every budget and style.

“This partnership is an important milestone for both organizations as we work to meet the growing needs of global travellers to our region,” said Ty Speer, CEO, Tourism Vancouver. “We are pleased to be working with Airbnb to attract new visitors and elevating Vancouver’s position as a world-class destination.”

WATCH: Tourism Vancouver partners with Airbnb

<https://www.tourismvancouver.com/media/articles/post/tourism-vancouver-signs-landmark-agreement-with-airbnb/>

Effective Management by Design

What we do see are ways to increase supply and manage it so as few of the negative effects as possible are eliminated by the design of the regulations. As accommodation providers we have witnessed in Saskatoon a remarkable success in the reduction of crime in many multi-unit complexes. The Saskatoon Police Service (SPS) imitative Crime Free Multi-Unit Housing uses a very effective strategy - Crime Prevention Through Environmental Design (CPTED). SPS also uses very effectively “boots on the ground” to manage crime also an important component of property management.

We suggest the new regulations could be designed in such a way as to also reduce crime if simple yet effective property management is built in as a significant part of the solution.

Support of Licensing or Permits

We are on record to supporting licensing. Our thoughts on licensing are garnered from decades of experience in both the long and short term accommodation sectors. We also need to address each of the issues that led the City to this discussion.

Discretionary Use Process

We note that the Administration has proposed that they not City Council approve or disapprove discretionary use applications. This indicates to us there is some flexibility in the process. The currently suggested \$1050 - \$4500 fee is an unrealistic hurdle. This pretty much amounts to prohibition, a process that has never worked before. The process, as we understand it is to allow for “other uses” not to regulate business which apparently outside the City’s jurisdiction. What we suggest is just that allow for the specified discretionary use. We suggest not by everyone but only by the direct involvement of the property owner in delivering the discretionary use.

Big Negative Issues by a Small Portion of Providers

The negatives that are emerging from the rise of internet based platforms, like Airbnb, have created have not been all pervasive. The party houses, gang activity, drugs and human trafficking are not occurring at most host’s locations or hotels. They are occurring at a minority. Our focus is to demonstrate how to positively reduce the negative issues by targeting the minority while allowing the majority of short term rental providers to operate in a regulated environment.

A Good Short Term Rental Accommodation Operator – The Superhost

As property owners that have used Airbnb to obtain short term guest bookings why have we not had these issues? Simply put we use all tools available to screen prospective guests. We have at our disposal tools that hotels do not. Anyone with a credit card can book a room at a hotel website – no questions asked.

The short term rental providers that are not creating issues for their neighbours are using a variety of screening tools to prevent these issues. We include some screen shots (see Appendix “B”, Section 1) from Airbnb’s website to show the tools available and provide their links below.

<https://www.airbnb.ca/become-a-host/42142468/guest-requirements>

<https://www.airbnb.ca/become-a-host/42142468/house-rules>

As Airbnb hosts we can set both basic requirements and house rules. Superhosts do both.

We can manage length of stay (we do it at a week or longer), specify no events or parties, require the guests have provided Airbnb with government issued ID, a valid email, a valid phone number. Guests must have no negative reviews, must agree to numerous house rules and communicate with us during the booking process. The hosts that are using the tools provided are successfully hosting guests, be that 1 day or 28, and not disturbing their neighbours, other resident's or other tenants. These are the typical actions of short term rental providers that are personally engaged in the booking process and have a financial stake in the accommodation being rented.

The Condo Conundrum

We also own condos and understand the concerns of our fellow condo owners. Lloyd has spent 40 years in the Travel & Tourism Industry. Tourism is about being able to immerse yourself in another environment or culture, not immerse yourself as an uninvited trespasser or as unaccompanied guest in the neighbours' private pool. If you want a resort vacation these guests should book a hotel or resort. We firmly believe that short stay guests should have no access to any amenities (swimming pool, spa, games room, deck, patio, BBQ) without personal attendance by the condo owner whose unit they are renting. And the condo owner should have prior approval by the condo association for the privilege of personally accompanying paying guests when they use any common amenities. No parties or events should be permitted in condos or apartment buildings under short term rental without the property owner present.

Effective Short Term Rental Regulation by Pro-Active Design

We have watched from the inside and participated in the short term rental market. We have seen and heard the horror stories. We have also heard the horror stories of long term tenants who have had "neighbours from hell" and been landlords to some of those, however briefly. Our experience, in both long and short term rental markets, is property owners who don't care who their tenants are create immense problems for both their tenants and any neighbours.

We like you have heard the negatives. We however feel these negatives could be addressed by a licensing system that restricts who qualifies for a license rather than a severe restriction of supply by overly onerous and unnecessary approval process. Demand will not diminish but continue to grow. This issue is consumer driven like alcohol and cannabis. Severely restricting those proved futile in the end. Would it not be preferable to go down a path that leads to success, from the beginning, rather than sending the problem underground where it cannot be easily monitored?

We propose a different approach, like Medicare was in 1962. Think outside the norm and get a better solution. Allow consumers the choice they are demanding while controlling who can provide it by a simple but comprehensive licensing system. Our driver's licensing system is a graduated system with checks and balances and different level of competencies depending upon the class of license. It also has clear penalties for infractions. Could we not borrow some ideas of constructive design from that model?

The Elephant in the Room – 3rd Party Management

First off and by far the most critical part of success in this area is who qualifies for a license. As Airbnb host we have had had lots of calls from 3rd party operators to take over the management of our properties. We include a "sales sheet" from one of them, in Appendix "B", Section 2. These are the operators of the "party house", gang facilitators and "ghost hotel" operators in our view. They have no financial investment("skin in the game"), no brand to protect, don't have to repair any damage, deal with disgruntled neighbours in person and in our experience absolutely no concern for what

condo rules might be or how disruptive the guests are. They send their cheque to the property owner whose only concern is cash flow today. The partiers and gangs leave disaster behind and move onto the next party. The property owner has all the fallout to deal with and the 3rd party manager could be careless – they just find another desperate property owner. These 3rd party operators are the exceptions not good hosts. They too are often “ghost hotel” operators accepting anyone with a credit card but they are not in a position to police any activity because unlike a hotel no management is onsite, or even in city, to observe or deal with any issues. These 3rd party operators source of care less property owners will dramatically diminish with a well designed licensing system and coordination with the platform providers. The current proposal allows for anyone to rent short term with the property owner’s permission. The best of the best of these will remain “ghost hotel” operators. These 3rd Party operators are the “elephant in the room”.

Effect of “Boots on the Ground”

Homestays have not had the severe problems such as recently experienced in Toronto condos. Why not? Because the property owner is either present during the stay or they screen very carefully as it is their home they are sharing. We suggest that if licensees are restricted only to property owners (private or private corporation), and this we feel is essential, the owner or shareholders must be personally engaged in the day to day operation. The onus is on the property owner to vet guests and deal directly with guests and any issues they cause, absolutely no 3rd party management. Hotel owners often use 3rd party management but the vast majority of those are branded labels where the 3rd party has a vested interest in performing to exceptionally high standards as it is their house brand they are managing. Long term rental accommodation providers also use 3rd party management companies. We see no issue in continuing this practice. However, in the short term market there are significant challenges that 3rd party managers are not set up to handle. Restricting licenses to “hands on” property owners would also by default reduce the number of suites capable of being managed effectively. By design, big operations are not feasible and most “ghost hotels” impossible. The SPS would also have immediate access to the property owner through license information and they are available as they or a (vacation designate) are in the area.

Public Private Corporations – the REITs and others

We have not seen any active interest in the Bylaw revisions shown by the REITs and similar corporations in this field. However, we may have just missed it. As they are essentially 3rd Party management companies where the owners are not involved in the day to day operations they are “hands off” operators. Their large asset base affords them the ability, if they so choose, to operate as a hotel. We suggest these large corporations that want to provide short term rental be considered as hotel operations as indeed that is what a large concentrated short term rental accommodation complex is by definition. Under the proposed Bylaw many of these complexes will not require discretionary use.

“No Asset Value” License/Permit

We also suggest that licenses be a “no asset” value, as is a driver’s license and unlike taxi licenses in the past. It is issued to the qualified entity and is non- transferrable.

The Great Divide

Accommodation rentals of 7 days or less have been restricted to Bed & Breakfasts and Hostels in the past. While these have been permitted in many areas they are highly visible and neighbours, potential neighbours (those wanting to purchase) in the area could easily identify them.

We suggest a license class for rentals of 7 days or less that is restricted to a property occupied by the owner. These properties could also be permitted to host longer stays whether or not that would be a different category of license is a point for discussion.

Now that Tourism Vancouver has partnered with Airbnb reliable statistics are being released.

Global news reported BY SIMON LITTLE GLOBAL NEWS Posted September 12, 2019 12:03 pm

"The company said about 224,000 guests stayed in Airbnb listings in Vancouver between May 24 and Sept. 2 this year, with the typical booking being worth \$169."

"The average length of stay was three nights, with the most visitors coming from the U.S., Canada, the UK, Germany and Australia."

<https://globalnews.ca/news/5894358/vancouver-airbnb-hosts-raked-in-62m-this-summer-company-says/>

iProperty .com publishes statistics on length of stay. Interestingly the average length of stay does not exceed 7 days. Shown in Appendix "B", Section 3.

<https://ipropertymanagement.com/research/airbnb-statistics>

This divide clearly shows that only a portion of the short term rental market exceeds 7 days.

One Size Does Not Fit All

Allowing short rentals, less than 7 days, in single family homes without the property owner is definitely more problematic. We can see the need for a different class of license/permit and maybe a different and maybe a more stringent process to approve these properties for the "new" use or just prohibit them as these were designed single use.

Properties in low and medium density neighbourhoods that are presently, or in the future, set up as multi-unit dwellings such as permitted suites, duplexes, tri and 4 plexes and apartment building are and always have been highly visible as rental property. They also have not had their operating days restricted except for less than 7 days. We see absolutely no need to change this. What is needed is a way to manage these properties so the worst negative activities associated with short term rentals generated over the internet are addressed and managed.

As a society, we have not been able to eliminate crime. The best we can do is manage crime, as CPTED does. A thoughtfully designed licensing system would be an opportunity to effectively and responsibly regulate by design. You do not have to punish good landlords to achieve the desired result. In fact, making it near impossible for responsible hands on landlords from fulfilling the unstoppable rising consumer demand for choice in accommodation will, in our view, create significantly way more unintended consequences for the City to deal with. A structured, enforceable and comprehensive licensing system has a much better chance of achieving the City's desired outcomes.

Fresh Approach – Better Results

We believe a licensing/permit system and with built in safe guards can and will adequately protect the public from the negative consequences the Bylaw revision is trying to address. The SPS knows "boots on the ground" reduces crime. We believe having "hands on" property owners managing short term rentals will also reduce crime. A well planned licensing/permit system also will not attempt to do the impossible, curtail consumer demand for choice, something

history has proven does not work. Trying to suppress demand has always led to more severe unintended consequences. We suggest this is an opportunity to give a fresh new approach and get much better results in the long run.

License/Permit Application – Screening for Success

The license/permit application could be a screening mechanism that would set the process up for success. Some of its basic information such as property address, property owner, “hands on” property manager’s name and contact info etc. “Hands on” property manager must live and or work in Saskatoon. No long distance management. A series of check boxes could manage a list of requirements. Some uses could be prohibited, or subject to a different class of license/permit, such as parties or events so too parking requirements. The percentage of units for short term rentals could be a sliding scale where a 2-6 unit building could be 50%, 7-12 40%, 13-18 30% and so on possibly capping the number of units in any complex so clustering is managed in a simple manner by design of the licensing/permit system.

Public Awareness – Community Oversight

The process could require hosts/landlords to display a license/permit on their property clearly visible from the street as is currently required for taxis and on the unit in multi-unit complexes. The booking platforms could be required have a City license/permit too. Property owners could be required to post their license/permit, with length of stay, on any booking platform they use and in all rental units. Disclose all their booking platforms by checking boxes on the city application. Booking platforms like Airbnb are starting to address taxation, licensing, and the rise of crime on a city by city basis. A little effort working with these platforms would go a long way to ensuring they are only listing licensed properties and collecting taxes or tourism fees.

Crime Prevention Through Licensing/Permit Design

Crime prevention is one of the leading motivators of the slew of new rules and regulations being implemented by various municipalities across Canada. Most are trying to restrict supply to eliminate the problem. Prohibition of consumer demand has never worked. Why would anyone think it would work here?

Crime prevention will be best achieved in a visible marketplace with well-designed controls. The SPS has proven that design is an important in reducing crime. The universally accepted CPTED is working. After a tragic highway crash rocked the nation the response was not to restrict trucking. The response was to require more training and better licensing. A comprehensive, effective, manageable licensing system equals safer communities, affordable housing, and quality short and long term rental stock.

Advantages and Disadvantages of a Comprehensive

Multi Class/Tier Licensing/Permit System

Advantages:

- 1) Establishes a control mechanism for orderly management of short term rental properties
- 2) Channels ever increasing consumer demand to regulated operators
- 3) Reduces the viability of an underground economy of “ghost hotels” and their associated negative consequences

- 4) By design potential for crime is significantly reduced
- 5) Addresses virtually all the present known concerns expressed to council from the interested stakeholder groups
- 6) Manageable as it patterns a proven and universally accepted licensing model
- 7) Has built in compliance enforcement tools
- 8) Allows for flexibility in ever changing market conditions of supply and demand
- 9) Improves the availability of quality rental property inventory
- 10) Allows for a unique license class to specifically address at risk individuals and homelessness and their potential accommodation providers
- 11) Makes home ownership more affordable
- 12) Does not punish operators that have played by the existing rules
- 13) Visibly informs the public of permitted uses and operators
- 14) Removes the onerous process (both on the City and applicants) of the discretionary use application process.
- 15) Facilitates orderly provision of short term rental accommodation in a “visible” market place versus an “underground” economy
- 16) Allows for a simpler collection process of sales taxes and tourism development funds

Disadvantages:

- 1) As it is a more comprehensive system, immediate implementation may not be possible
- 2) As with the addition of any new regulation it will require additional staff resources
- 3) Will require some new infrastructure such as computer management software
- 4) Will require further public engagement
- 5) Will require additional funds for publicity of the new model

Our Request

Our request is that City Council send the proposed Bylaw changes back to the Administration for review. We believe a superior licensing/permitting system from what is being proposed would have significant benefits to the City Administration and to all citizens of Saskatoon over a very long term and changing economic conditions.

Is our solution perfect? Probably not. Have we thought of everything? Probably not. Are there challenges in integrating a license/permit system with provincial regulation? Possibly.

A serious and comprehensive review would uncover gaps and the final result could be a greatly improved and manageable licensing/permit system. Such a system would not only benefit Saskatoon but every municipality in the province. If the Province needs to be involved to get this right then that should be a preferred route versus a rush to a fix, a very ineffective fix.

The good long term rental accommodation providers in the City of Saskatoon should not be punished in this process. A well-structured system can achieve the desired results without negatively impacting the existing private short (7+ days) and long term rental accommodation providers currently operating.

Appendix "A"

Our Profiles

1. Lloyd W. Beazley

A longtime tourism professional with 50 years of hospitality experience. Started at Fairmont Jasper Park Lodge in 1967 and became manager at the Dartmouth Inn (110+ room hotel/motel) upon Graduation from Dalhousie University in 1970. Left Nova Scotia upon purchasing a car rental franchise in 1974. I retired from the car rental industry in 2009. Love travelling and meeting new people while experiencing new cultures. I have traveled to all 7 continents and 48 countries. I enjoy Saskatchewan's pristine wilderness and have spent many summers fishing and canoeing Saskatchewan's north country. Some during my 15 years as a Leader with Scouts Canada. I most enjoy FIT (fully independent travel) so if you need any assistance with things to see or do in Saskatoon I'd be thrilled to assist. I spent many years on the Boards of Tourism Saskatoon, Wanuskewin Heritage Park, Skål International Saskatoon and Skål International Canada and have been Board Chair or President of each organization. I believe one should learn something new everyday. I'm sure 2019 will be full of new learning experiences. 2019 will be my first year as an Airbnb host but I am no stranger to giving superior customer service. From first contact until your stay is complete my job is to ensure I exceed your expectations. My wife Terry and I have owned Wee Vend Inc. since 1990 and purchased Fleetwood Apartments in 2001 and have invested heavily in upgrading and modernizing the building. Our suites have just been newly furnished and fully equipped for Airbnb guests. I will meet you on arrival and welcome you and provide you as much or little interaction as you prefer. Welcome to Saskatoon I hope to meet you soon.

2. Norm Osback

Norm's Community Involvement in and around Saskatoon:

A REALTOR® for over 30 years & a member of the RE/MAX 100%, Platinum Club & RE/MAX Hall of Fame Since 2008, is a Real Estate Investor & provides top quality rental units for those that choose to lease instead of buying; SaskatoonRentalProperties.ca

Is a condo owner & condo board member and a board member of the North Saskatchewan Chapter of the Canadian Condominium Institute since 2012.

In 2008, Norm was given the task of determining the feasibility of acquiring city water (potable) for a small hamlet south of Saskatoon. The committee partnered with the existing Dundurn Rural Water Utility, which is now Saskatchewan's largest rural water utility which was serving water to more than 600 rural residences in the South Corman Park, RM of Dundurn, RM of Rosdale/RM of Blutchter/ including the hamlets of Thode and Shields and towns of Dundurn, Hanley, Riverside Estates & numerous acreage developments. Due to prudent financial management, this is likely the only water utility that was completely paid for before water flowed down the line and was built without bank funding. Was a board member of the Dundurn Rural Water Utility 2011 to April 2017.

Past volunteer at The Regional Psychiatric Center (Federal - Maximum Security Prison) Citizen's Advisory Committee and Patient Visitations from 1993 too March 2017

Past-member of Children's International Summer Villages (Saskatoon Chapter) since 1994

Supporter of Children's Health Foundation & Children's Miracle Network since 1998

Has participated with Habitat For Humanity, helping build houses and purchasing materials from their store & making regular donations via REIN. As of 2015, REIN & REIN members have donated well over \$1,000,000 to H for H

Volunteers with Saskatchewan Health as a "First Responder" from 1999 to date

Past Board Member / Committee Member of many organizations including, Saskatoon Real Estate Board, Children's International Summer Villages, Tourism Saskatoon, Redeemer Lutheran Church, the RE/MAX Saskatoon-Institutional Advertising Committee, South Corman Park Community Association & Hamlet of Beaver Creek Community Association, was a member of the Prairieland Park Corporation , the Saskatoon Lily Society, past member of the Saskatoon Horticultural Society, past member of Early Risers Toastmaster club and past member of the Citizen's Advisory Committee at the Regional Psychiatric Center in Saskatoon 1993 too March 2017

Appendix “B”

Referenced Materials

1. Airbnb Web Tools

2/1/2020 Edit Guest requirements for 'm' - Airbnb

Step 3: Get ready for guests Saved a few seconds ago · Save and Exit

Review Airbnb's guest requirements

Airbnb has requirements that all guests must meet before they book.

All Airbnb guests must provide:

- ☒ Email address
- ☒ Confirmed phone number
- ☒ Payment information

Before booking your home, each guest must:

- ☒ Agree to your House Rules
- ☒ Message you about their trip
- ☒ Let you know how many guests are coming
- ☒ Confirm their check-in time if they're arriving within 2 days

Add additional requirements

- ☒ Government-issued ID submitted to Airbnb
- ☒ Recommended by other hosts and has no negative reviews

More requirements can mean fewer reservations.

[Back](#) [Next](#)

<https://www.airbnb.ca/become-a-host/42142465/guest-requirements>

2/1/2020 Edit House rules for 'm' - Airbnb

Step 3: Get ready for guests Saved a minute ago · Save and Exit

Set house rules for your guests

Guests must agree to your house rules before they book.

Suitable for children (2–12 years) [?]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Suitable for infants (Under 2 years) [?]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Suitable for pets [?]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Smoking allowed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Events or parties allowed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Additional rules

[Add](#)

Details guests must know about your home

[More Airbnb rules](#)

[Back](#) [Next](#)

<https://www.airbnb.ca/become-a-host/42142465/house-rules>

Step 3: Get ready for guests

- ☐ Some spaces are shared
- ☐ Amenity limitations
- ☐ Surveillance or recording devices on property
- ☐ Weapons on property
- ☐ Dangerous animals on property

Appendix “B”

2. 3rd Party Sell Sheet

New management companies are emerging to assist the more than 1,000,000 new Airbnb hosts looking to improve the performance of their short-term rentals. Traditional vacation property managers have struggled to keep pace with the rapidly evolving industry. Property managers once supported their high cost, often 30%-50% of total revenue, by flouting their marketing capabilities. But the rise of sites such as Airbnb have created a one-stop shopping platform that streamlines the entire search and booking process. Filling in the gaps in service that Airbnb has not addressed, new specialized Airbnb property management companies have emerged to help hosts successfully outsource all or small portions of the day to day operations. As Airbnb matures, so have its hosts, many of whom have seen 100+ guests come and go. These full-time hosts are continually looking for ways to improve their guest experience while at the same time preserving their sanity. The drudgery of making beds and responding to the same “is your place available?” email for the thousandth time can drive anyone mad. At some point, Airbnb hosts can feel a bit burnt out and have a reality check moment, “Is this something I’m able to manage full-time, oversee part-time, or do I need to completely outsource it?”

Appendix “B”

3. iProperty.com - iHabits by Location

The average San Francisco hotel guest visits for 3.5 days and spends \$840. The average San Francisco Airbnb guest visits for 5.5 days and spends \$1,045.

Airbnb visitors stay on average 6.4 nights (compared to 3.9 for hotel guests) and spend \$880 at NYC businesses (compared to \$690 for average New York visitors).

In Paris, Airbnb guests stay an average of 2.9 nights longer and spend €426 (\$529.10) more over the course of their trip, compared to hotel guests.

In Amsterdam, Airbnb guests stayed an average of 3.9 nights and spend €792 (\$983.68) during their trip, compared to hotel guests who stay an average of 1.9 nights and spend €521 (\$647.09).

In Berlin, Airbnb guests spend more time and money in Berlin than hotel guests. Airbnb guests stay an average of 6.3 nights and spend €845 (\$1,049.51) over the course of their trip, compared to hotel guests who stay an average of 2.3 nights and spend €471 (\$584.99).

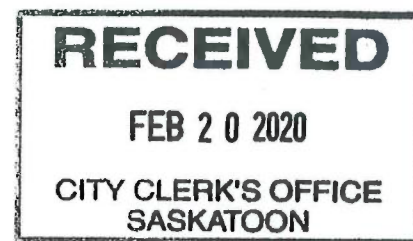
In London & Edinburgh, Airbnb guests stay on average 4.6 nights (compared to 3.1 nights for typical visitors to the UK) and spend twice as much over the course of their trips (\$1,496 compared to \$713 for the average visitor).

Airbnb guests in Sydney spend AUD \$1,822 (\$1443.57) over the course of their trip compared to average tourists who spend AUD \$1,071 (\$848.55).

Airbnb guests stay 2.4 times longer and spend 2.3 times more money compared to typical tourists. They also stay in more diverse neighborhoods throughout the city, and 45% of their spending occurs in the neighborhood where they stay.

4350-71

From: Sheila Liota [REDACTED] on behalf of Sheila Liota [REDACTED]
Sent: Thursday, February 20, 2020 11:26 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Thursday, February 20, 2020 - 11:25

Submitted by anonymous user: [REDACTED]

Submitted values are:

Date Thursday, February 20, 2020

To His Worship the Mayor and Members of City Council

First Name Sheila

Last Name Liota

Email [REDACTED]

Address [REDACTED] Kingsmere Blvd

City Saskatoon

Province Saskatchewan

Postal Code S7J [REDACTED]

Name of the organization or agency you are representing (if applicable)

Subject Bylaws for temporary rentals

Meeting (if known) Council meeting Feb 24, 2020

Comments

I appreciate the ability to submit my objection to more regulations regarding temporary rentals in Saskatoon. We already have noise and parking regulations that would address the issues of most complains if they were enforced expediently. If there are repeated complaints from a specific address, there must be a way to deal with it, besides making rules for everyone else. Offering alternative accommodations for travelers, or students is needed or we wouldn't even be having this discussion. Don't tax and regulate where there isn't a huge problem. Or at least have the same rules or regulations as other cities like Vancouver or Toronto.

Thank you for your consideration

Sheila Liota

Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/373465>

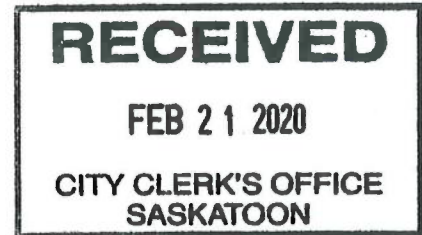
RECEIVED
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NEWARK, NJ

From: Elizabeth McCann [REDACTED] >
Sent: Thursday, February 20, 2020 4:56 PM
To: City Council
Subject: Form submission from: Write a Letter to Council

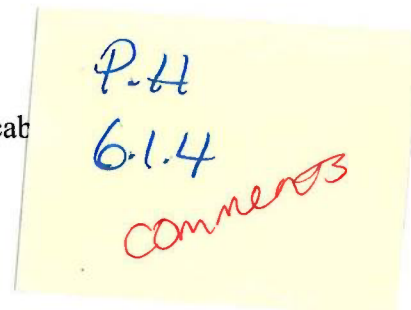
Submitted on Thursday, February 20, 2020 - 16:56

Submitted by anonymous user: [REDACTED]

Submitted values are:



Date Thursday, February 20, 2020
 To His Worship the Mayor and Members of City Council
 First Name Elizabeth
 Last Name McCann
 Email [REDACTED]
 Address apt [REDACTED] 5th Ave. North
 City Saskatoon
 Province Saskatchewan
 Postal Code S7K [REDACTED]
 Name of the organization or agency you are representing (if applicable)
 Subject short term rentals
 Meeting (if known)
 Comments
 To whom it may concern,



This letter is a request that you PROHIBIT short term rentals in single family unit-residential condominiums in Saskatoon.

The Park Avenue condominium Association at 430 5th Ave. North in Saskatoon (where I live) is zoned Residential/Multi family. (RM5: high density multi unit dwelling district) We have 80 single family units in our building.

The proposed Regulations for Short Term Accommodations suggest that "...no more than 40% of the units in a multiple-unit dwelling or town house be permitted to operate as a short-term rental property. This would apply to both apartments and condominiums." In the Park Avenue building that would mean 32 units could operate as short term rental properties and that the remaining 48 units would be for long term residents. This will certainly NOT ensure that "multiple unit dwellings primarily serve to provide residential occupancy and not temporary accommodations." It will definitely NOT "...prevent multiple-unit dwellings from being converted to ghost hotels." In fact having 32 short term rental units and only 48 units with long term residents will destroy our condominium community and have a massive impact on the lives of long term residents. Rental of a unit on a per night basis, which provides check in and check out times, cancellation policies and amenities such as housekeeping, wi fi, etc. is more like a hotel business than a home for residential occupants.

Further, proposed amendments to bylaw No. 8770, state that "...up to 6 guests are permitted in each unit of amultiple-unit dwelling...". Most of our 80 units are occupied by one or two people, but 6 short term rental guests are allowed in each unit!!! The implications are obvious and very concerning.

Short term renters at Park Ave. are not just renting out their personal space, they are also renting out the common areas in our condominium. Residents now have to share the pool, hot tub, sauna, and games room with a long string of strangers. There is increased maintenance and cleaning requirements for common areas because of increased usage. Other condo residents are paying businesses expenses for the Airbnbs.

Common areas lose their exclusivity for owners and creates a diminished sense of community in the condo building. Our safety and security may be compromised as strangers roam the building. Noise, parking congestion, and bed bugs are other concerns.

Imagine that we just bought the house next door to you, opened an air bnb, and told our renters that they should feel free to go next door and use your barbeque, swimming pool, and hot tub. Would you mind having a steady stream of strangers using the amenities in your backyard? Would it be ok if we gave them a key to your house so they could shoot some pool in your rec room? Would you feel safe? Would you mind covering the increase in costs for utilities, cleaning, and maintenance in order to subsidize our business?

We feel conducting a hotel like business in single family unit-residential condominiums is not appropriate or reasonable. Allowing short term renters to use common areas impacts negatively on individuals and families (this is our home), and our condominium community.

And now we have reason for further serious concern. Who's behind the smiling faces of some Airbnb hosts? Multimillion-dollar corporations:

<https://www.cbc.ca/news/business/biggest-airbnb-hosts-canada-corporations-1.5116103>

Fake profiles of airbnb hosts actually representing multimillion dollar for profit corporations are among Canada's most prolific Airbnb hosts. They are taking over a significant portion of short term rentals. "Most of what's happening on Airbnb isn't home-sharing," said McGill University urban planning professor David Wachsmuth....."Instead, it's something much more like commercial short-term rental operations." "I don't think there's any reasonable public policy justification for these to exist at all, let alone to be proliferating."

Other articles of interest:

<https://business.financialpost.com/legal-post/ontario-court-ruling-says-condo-buildings-can-ban-sharing-services-such-as-airbnb>

https://www.vice.com/en_ca/article/evj37m/toronto-airbnb-rules-will-return-thousands-of-units-to-housing-market

We would like to see the City of Saskatoon zoning laws/by laws amended for condominiums occupied by long term residents. The use of multi family units needs to be limited to residential purposes. These are single family units/homes, not hotels. Please give serious consideration to PROHIBITING short term rentals in single family unit - residential condominiums. Please help us preserve our homes and condominium community.

Sincerely,

E.M. McCann

██████████ 5th Ave. North

Saskatoon, SK

S7K ██████████

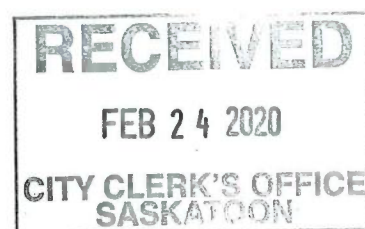
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Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/373715>

From: Ruth Engele <[REDACTED]>
Sent: Monday, February 24, 2020 9:28 AM
To: City Council
Subject: Form submission from: Write a Letter to Council



Submitted on Monday, February 24, 2020 - 09:27

Submitted by anonymous user: [REDACTED]

Submitted values are:

Date Monday, February 24, 2020

To His Worship the Mayor and Members of City Council

First Name Ruth

Last Name Engele

Email [REDACTED]

Address [REDACTED] Wellington St

City Saskatoon

Province Saskatchewan

Postal Code S7M [REDACTED]

Name of the organization or agency you are representing (if applicable) Renters of Saskatoon and Area (ROSA)

Subject Short-term accommodation

Meeting (if known) Public Hearing

Comments

Housing is a United Nations human right, not a commodity. Governments are obligated to regulate businesses in the housing market to prevent undermining of necessary access to housing for homes. The City plan to regulate short term rental accommodations does not increase community cohesion, safe and affordable communities, or access to safe and affordable homes for the marginalized tenants with few options, who are now left competing or living in close quarters of 'ghost hotels' with new risky behaviours of frequent strangers. An option between Option 1 and 2 is needed with added tenant protections, including restrictions on conversion of multi-use residential buildings, increased safety, enforcement and compliance protections used in other cities like Montreal, eviction and displacement prevention programs, and protections against inflationary rent increases could more sustainably protect Saskatoon renters need for access to safe, diverse and affordable rental housing.

Relying on Saskatoon's current complaint-driven safety and compliance systems and trust in both strangers and new business compliance, places additional burdens on the already overloaded renter citizens. An absence of information, especially on emerging violence and loss of life issues associated with the business model in larger cities, is a concern when converting Saskatoon's limited supply of housing.

Short-term occupancy restrictions on multi-unit residential buildings should be kept low, to help reduce rent inflation, reduce concentration of ownership and a concentration of guests destabilizing residents' quiet enjoyment of rental units, and to protect a sense of community even in higher density buildings, and reasonably protect the limited rental housing supply.

Each dedicated short-term rental unit uses a previously intended home. It will cost taxpayers more to replace converted rental homes in the future and to resolve costs of displacement and enforcement. The 600+ ghost hotels have likely already contributed to increasing unaffordability for existing tenants or residents, so a 1.5% vacancy rate is no longer appropriate for Saskatoon's growing lack of affordable-for-our-incomes, liveable

rental housing challenges. Saskatoon vacancy rates are still falling, and homelessness continues to be an unfair reality for too many Saskatoon renter citizens. It would be unrealistic along with undermining the right to housing to further permit extensive conversion of essential housing without fairly ensuring and protecting a diversity of adequate housing supply, tenant protection policies, supports and services be in place for Saskatoon's marginalized and vulnerable citizens displaced from gentrifying and unstable communities. CMHC's measure of a healthy market vacancy rate for both owner and tenant of 3% should mark the limit for these new businesses, to avoid further undermining of access to housing, given the much more rapid conversion time to short-term rentals, the rent inflation, unsustainable communities, safety, and vacancy impacts of short term housing in a human rights sector, compared to the impact of conversions to condos. Followup accountability of this business impact on concerns of poverty, homelessness, older adults, physical accessibility, safety and public health, evictions and other housing insecurity concerns are needed to ensure that community homes and barriers to accessing them are prioritized over unsustainable business useage of a limited human rights infrastructure.

Respectfully,
Renters of Saskatoon and Area (ROSA)
Attachments

The results of this submission may be viewed at:

<https://www.saskatoon.ca/node/398/submission/374729>

Proclamation and Flag Raising Requests - January 1 to 31, 2020

Item	Organization	Date of Event	Event Name	Decision	Reasons for Denial
Proclamation and Flag Raising	City of Saskatoon	March 2020 - Flag Raising - February 28 to March 4, 2020	Cultural Diversity and Race Relations Month	Approved	-
Proclamation and Flag Raising	Canadian Society of Safety Engineering	May 3 to 9, 2020	North American Occupational Safety and Health Week	Approved	-
Proclamation and Flag Raising	Epilepsy Saskatoon	March 2020	Epilepsy Awareness Month and Purple Day Celebrations	Approved	-
Proclamation and Flag Raising	Bangladeshi Community Association of Saskatchewan	February 21, 2020	International Mother Language Day	Approved	-
Proclamation	Autism Services of Saskatoon Inc.	April 2020	Autism Awareness Month	Approved	-
Proclamation	Garry Wilton	July 30, 2020	Gastroschisis Awareness Day	Denied	<p>1. Does not comply with Section 4.4(a) of The Flag and Proclamation Policy, C01-028 which states flag raising and proclamation requests may be approved for charitable and non-profit organizations to increase public awareness of their causes, promote fundraising activities, support major sporting, cultural and entertainment programs of the City or other civic initiatives; and</p> <p>2. The policy does not provide for individual requests not third party to a non-profit or charitable organization.</p>