

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



Contents

Executive Summary.....	3
1. Our Background.....	4
2. Changing Business Models.....	4
3. Impetus for Review.....	5
4. Proposed Amendments to Bylaw No. 8770, Zoning Bylaw.....	5
4.1 Bed and Breakfast Homes.....	6
4.2 Homestays.....	6
4.3 Short Term Rental Properties.....	6
4.4 Sign Regulations.....	6
4.5 Permitted and Discretionary Uses.....	7/8/9
4.6 Developments Not Requiring a Development Permit.....	9
5. Proposed Amendments to Bylaw No. 8075,the Business License Bylaw.....	9
6. Our Request for Modification of the Proposed Bylaw Changes.....	10

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]

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 you 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

*If you receive this email in error, please do not review, distribute or copy the information.
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.: _____

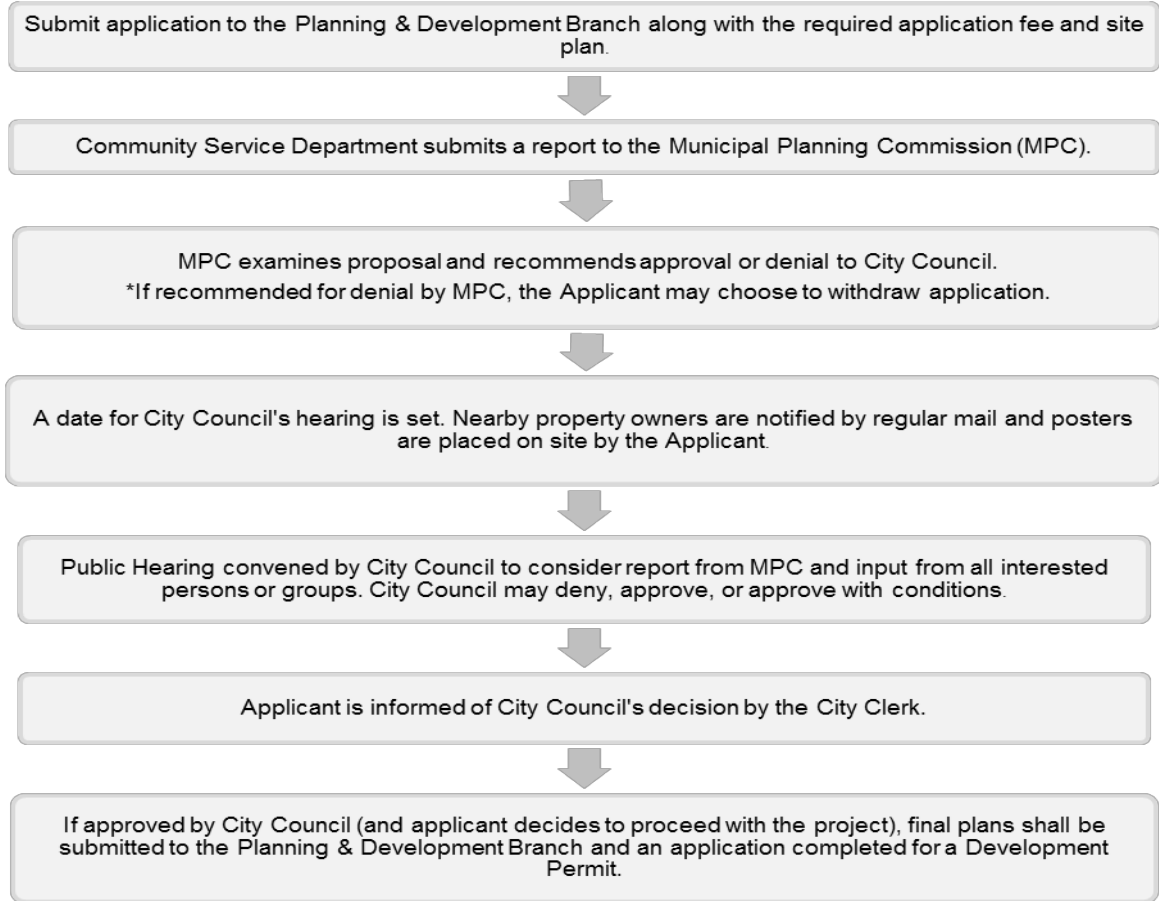
☐ Completed Form ☐ Payment ☐ Site Plan ☐ Relevant Drawings

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