Bill 1450

BY-LAW -2017

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. This By-law applies to all the lands in the City of Toronto.

2. The terms shown in bold text indicate they are defined terms in this by-law.

3. Despite defined terms in the former general zoning by-laws, for the purposes of this by-law the defined terms below have the following meaning:

   (1) **Ancillary** means naturally and normally incidental, subordinate in purpose or floor area, and exclusively devoted to a permitted use, **building** or **structure**.

   (2) **Bed Sitting Room** means a room used as separate living accommodation that:

      (a) has a private entrance from a hallway inside a **building**; and

      (b) may have sanitary facilities but not food preparation facilities.

   (3) **Building** means a wholly or partially enclosed **structure** with a roof supported by walls, columns, **piers** or other structural systems. A **vehicle** is not a **building**.

   (4) **Dwelling Unit** means living accommodation for a person or persons living together as a single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit.

   (5) **Secondary Suite** means self-contained living accommodation for an additional person or persons living together as a separate single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the suite, located in and subordinate to a **dwelling unit**. A secondary suite includes a converted dwelling in the former City of Toronto By-law 438-86.

   (6) **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) is the principal residence of the short-term rental operator.

(7) **Structure** means anything that is erected, built or constructed of one of more parts joined together. A **vehicle** is not a structure.

(8) **Vehicle** means a wheeled or tracked device, either self-propelled or capable of being pulled by a self-propelled device, for moving persons or objects, or used for construction or agriculture.

4. Despite any other provision in any former general zoning by-law, a **short-term rental** is a permitted use if:

   (1) it is in a **dwelling unit**, a **bed-sitting room**, or a **secondary suite**;

   (2) there are no more than three **bed-sitting rooms** in a **dwelling unit** used for this purpose;

   (3) the **secondary suite** is exclusively and separately occupied as a principal residence; and

   (4) it is not in a **vehicle**.

Enacted and passed on December , 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)