Attachment 1: Draft City-wide Stand-alone Zoning By-law to Permit Short-term Rentals

Authority: Planning and Growth Management Committee Item PGXX.X, as adopted by City of Toronto Council on Month Date, 2017.

CITY OF TORONTO

Bill No.

BY-LAW No. XXXX-2017

To enact Zoning By-law No. XXX-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 is
   (A) 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.

(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) in the case of a **bed-sitting room**, no more than three may be permitted in any one **dwelling unit**; and,
   (3) if it is not in a **vehicle**.

Enacted and passed on (leave blank – clerk to insert the date), 2017.

Frances Nunziata,  
Speaker  

Ulli S. Watkiss,  
City Clerk  

(Seal of the City)