

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)