

**Subject:** City of Vaughan - Notice of Public Hearing - Short-Term Rental By-Law 1-88 Review  
**Attachments:** Airbnb Rental Article.pdf

**PUBLIC HEARING  
COMMUNICATION** C1

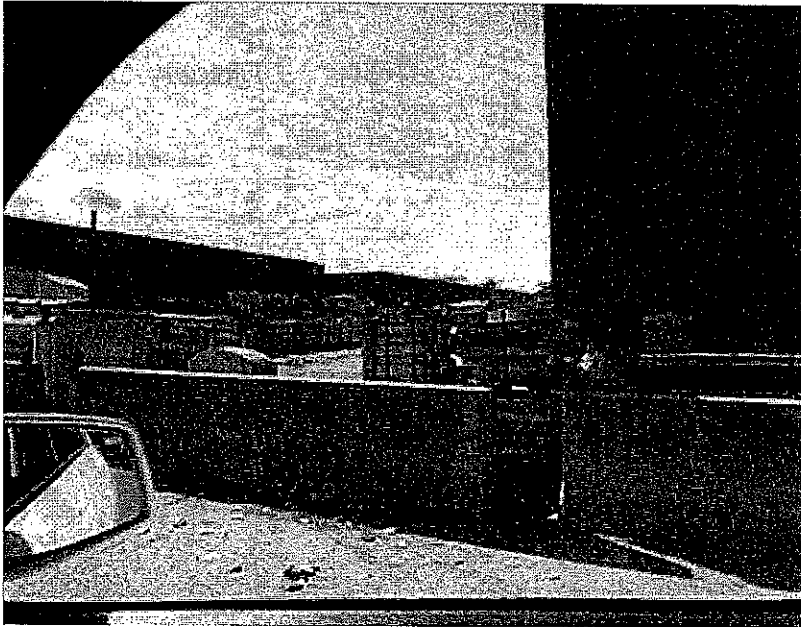
Date: Sept 17/19 ITEM NO. 4

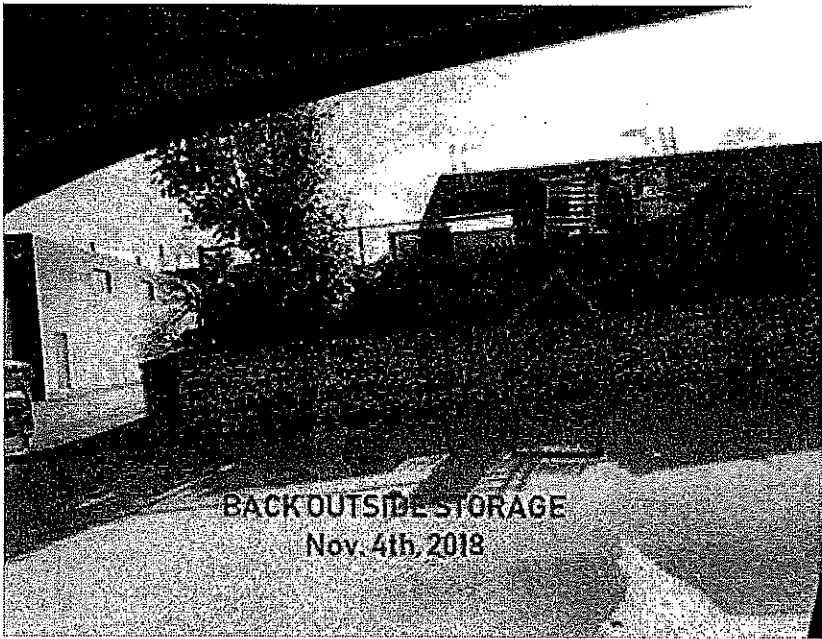
**From:** luna Barone [REDACTED]  
**Sent:** September-04-19 11:58 PM  
**To:** Policyplanning <Policyplanning@vaughan.ca>  
**Cc:** Bevilacqua, Maurizio <Maurizio.Bevilacqua@vaughan.ca>; Racco, Sandra <Sandra.Racco@vaughan.ca>; Ferri, Mario <Mario.Ferri@vaughan.ca>; Jackson, Linda <Linda.Jackson@vaughan.ca>; Rosati, Gino <Gino.Rosati@vaughan.ca>; DeFrancesca, Rosanna <Rosanna.DeFrancesca@vaughan.ca>; Shefman, Alan <Alan.Shefman@vaughan.ca>; lafrate, Marilyn <Marilyn.lafrate@vaughan.ca>; Brusco, Nicolino <Nicolino.Brusco@vaughan.ca>; Michaels, Gus <Gus.Michaels@vaughan.ca>; Singh, Harinder <Harinder.Singh@vaughan.ca>; Sterritt, Nicole <Nicole.Sterritt@vaughan.ca>; Jozefacki, Celeste <Celeste.Jozefacki@vaughan.ca>; Rick.Girard@vaughan.ca; Williams, Jeremy <Jeremy.Williams@vaughan.ca>  
**Subject:** FW: City of Vaughan - Notice of Public Hearing - Short-Term Rental By-Law 1-88 Review

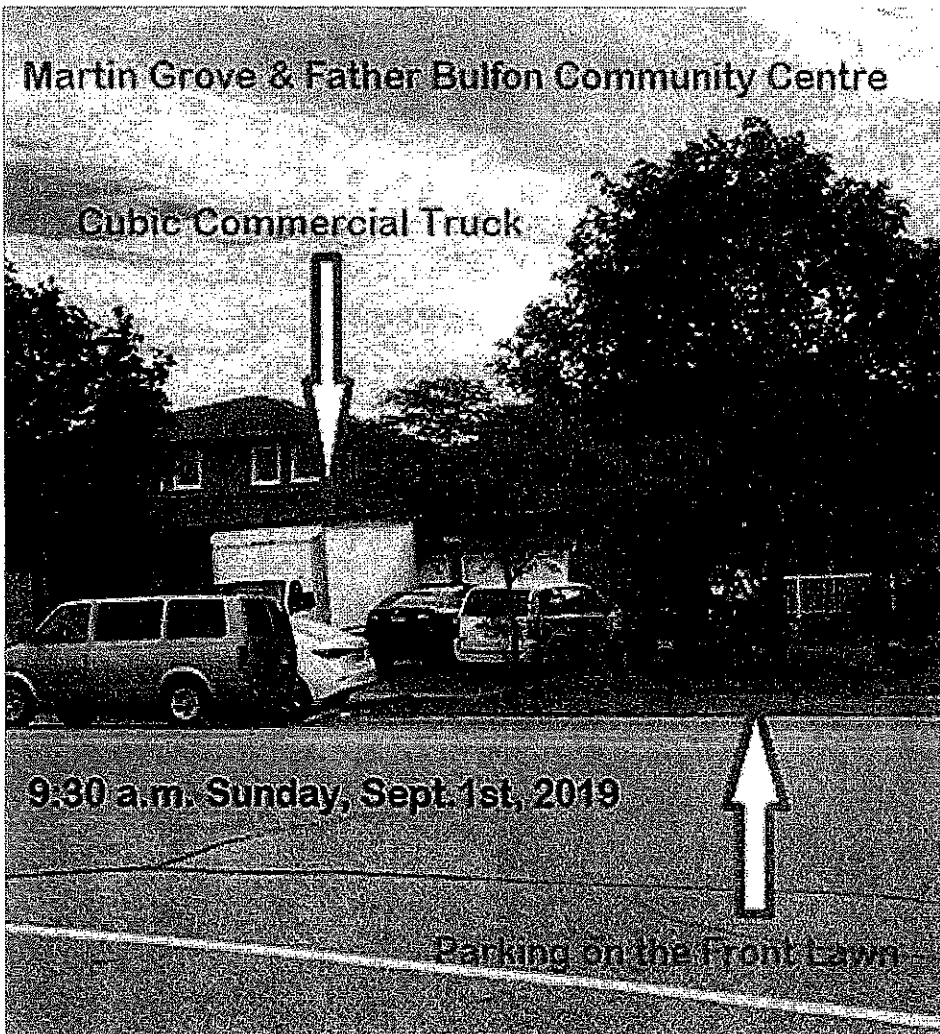
To everyone involved in the Public Hearing about Short-Term Rental By-Law or any By-Law for that matter,

First of all the City of Vaughan's By-Laws are not respected by the York Regional Courts nor from tenants or landlords/owners! Anyone can break the By-Laws of the City of Vaughan for many years. Just ask the By-Law Officers that I have included in this email!

The City of Vaughan By-Law Officers have been in court with [REDACTED] Drumlin Circle's Landlord since 2013 and they are still operating regardless of the By-Laws the City of Vaughan has for this property! [REDACTED] Drumlin Circle as well is in court and still violating the By-Laws since 2017! Both properties have NO OUTSIDE STORAGE Permitted. No Recycling/Dump/Garage Permitted.







The City of Vaughan will have their By-Law Officers drive street to street to see who is parking on the road after 2:00 a.m. yet they don't ticket the big cubical trucks that are parked over night on residential properties! It's too much work to look over to the right!

The City of Vaughan says one is to call in on your neighbours if you see they are doing things against the By-Laws and then.....nothing! The violators get a "warning notice" and then they get a "to be spoken to" court appearances **for years!** This is too laughable!

Instead of creating new By-Laws, the City of Vaughan should create new procedures of how to FORCE the existing By-Laws in the City of Vaughan! Do something to help the By-Law officers have confidence and satisfaction that their job matters and will be respected in court and by the public. Now, if the City of Vaughan acted like the City of Toronto (*see attached newspaper article from the Toronto Star Newspaper*) then your talking!

The City of Vaughan can't handle the simple problems! How does the City of Vaughan think they can prove a short term rental is actually a short term rental if they can't prove outside storage is outside storage?

Thanks for reading my response to your request of my opinion of short term rental By-Law 1-88.

Iuna Barone  
Vaughan Home Owner

**From:** Policy Planning and Environmental Sustainability <[policyplanning@vaughan.ca](mailto:policyplanning@vaughan.ca)>  
**Sent:** August 22, 2019 3:41 PM  
**To:** [REDACTED]  
**Subject:** City of Vaughan - Notice of Public Hearing - Short-Term Rental By-Law 1-88 Review

## **NOTICE OF PUBLIC HEARING**

### **SHORT-TERM RENTAL BY-LAW 1-88 REVIEW**

On May 6, 2019, the Finance, Administration and Audit Committee considered a staff report and received public submissions on a proposed Licensing By-law and other regulatory changes to address Short-Term Rental ("STR") accommodations in Vaughan. On May 14, 2019, Vaughan City Council ratified the Committee's recommendations which included that staff be authorized to undertake any action required to implement the recommendations by making any amendments to related by-laws, which includes amending Zoning By-law 1-88 ("By-law 1-88").

Section 34 of the Planning Act prescribes that council ensure that sufficient information and material is made available to enable the public to understand generally the zoning proposal that is being considered by council and that at least one public meeting is held for the purpose of giving the public an opportunity to make representations in respect of the proposed by-law.

This public meeting is the culmination of almost two years of research and public involvement regarding the STR accommodations issue and relates to the proposed amendment to By-law 1-88.

#### **Your chance to provide feedback**

A Public Hearing is being held to receive public input on the proposed amendment(s) to By-law 1-88 as it relates to Short-Term Rental accommodations. The Public Hearing offers an opportunity for the public to provide comments on the proposed By-law Amendment prior to its further consideration by the City of Vaughan Committee of the Whole.

A hearing to receive public input on the proposed amendment will be held on:

**COMMITTEE OF THE WHOLE (PUBLIC HEARING)  
TUESDAY, SEPTEMBER 17, 2019 AT 7:00 PM**

**VAUGHAN CITY HALL, COUNCIL CHAMBER  
2141 MAJOR MACKENZIE DRIVE, VAUGHAN, ONTARIO L6A 1T1**

A copy of the proposed amendment to By-law 1-88 will be posted on the City's project webpage by the end of the day on September 10, 2019 at: [www.vaughan.ca/shorttermrentals](http://www.vaughan.ca/shorttermrentals). Additional information on the Short-Term Rental amendment to Zoning By-law 1-88 review can also be obtained on the project webpage or from Bill Kiru at [bill.kiru@vaughan.ca](mailto:bill.kiru@vaughan.ca) (905) 832-8585, ext. 8633.

The corresponding staff report will be available by end of day September 10, 2019, via the City of Vaughan website at [https://www.vaughan.ca/council/minutes\\_agendas/Pages/default.aspx](https://www.vaughan.ca/council/minutes_agendas/Pages/default.aspx). The staff report can also be obtained in-person during regular office hours from the Office of the City Clerk as of September 10, 2019.

Comments may be mailed to the Policy Planning and Environmental Sustainability Department at the address above or e-mailed to [policyplanning@vaughan.ca](mailto:policyplanning@vaughan.ca) prior to the meeting (please quote

file name). Any personal information in a written comment is collected under the legal authority of the Planning Act, R.S.O. 1990, c.P.13 (as amended) and may be disclosed to any individual.

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*The Planning Act, R.S.O.1990,c.P.13 authorizes the City of Vaughan to collect any personal information in your communication or presentation to City Council or its Committees. The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, facsimiles, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it such as your address and postal code or e-mail address available to the public unless you expressly request the City to remove it.*

*The City audio and video records Council and Committee meetings. If you make a presentation to a Council or Committee, the City will be audio and video recording you and City staff may make these recordings available to the public.*

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Please direct any questions about this collection to the Planner listed above.

**JASON SCHMIDT-SHOUKRI, Deputy City Manager - Planning and Growth Management**

**TODD COLES, City Clerk**

**NOTE:**

If you wish to be notified of the adoption of the proposed Zoning By-law Amendment, or of the refusal of a request to amend the Zoning By-law, you must make a written request to the City of Vaughan, City Clerk's Office, 2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1.

DATED at the City of Vaughan this 22nd day of August, 2019.



Policy Planning & Environmental Sustainability, City of Vaughan,  
2141 Major Mackenzie Drive, Vaughan, Ontario L6A 1T1 Canada

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Sent by [policyplanning@vaughan.ca](mailto:policyplanning@vaughan.ca)

# House sold for \$2.03M

FINE from A1

Last March, during one party nearby, residents heard four or five shots ring out inside the home, and saw partygoers fleeing.

A young man who received a gunshot wound to his head survived, Toronto police say.

Last November, Zhao pleaded guilty on behalf of 2391324 Ontario Ltd., which owns the two-storey home at the corner of Bayview and Glenelia Aves.

Zhao told the Star on Wednesday that he was acting as "an agent" for the homeowner. He acknowledged his wife, Dan Wei, is the sole officer and director of the numbered company.

Zhao said that after the city told them to stop the short-term rentals, "there were no new bookings. There was existing bookings but no more new bookings."

The company has 90 days to pay the fine.

Prosecutor Geoffrey Uyeno told court the "defendant corporation" had lessened the penalty by co-operating with the city, selling the house last November and agreeing not to rent it on a short-term basis until the March 31 closing.

But Altobello said a \$1,000 fine "would just be an expense of doing business," and failed to take into account the soaring value of the property in today's explosive housing market.

The Star has learned the detached house sold for \$2.038 million, more than \$230,000 over asking price.

The guilty plea related to a zoning bylaw violation in October 2015 that came after inspectors interviewed a couple from Ottawa who were renting the house for four nights.

Altobello agreed to the prosecutor's request to impose an order prohibiting the company from renting any property in this fashion in Toronto, unless the law changes.

He said it's "essential that this doesn't happen somewhere else" and disrupt and upset communities "and not making it a good atmosphere for people to live in."

In court Wednesday was Glenelia Ave. resident Jan Morrissey, who said she was "absolutely thrilled" the justice of the peace imposed the harsher financial penalty in order to send a strong message.

"I hope people have to balance, 'Gee, I could rent my place out and get some money,' with 'I could also, perhaps be fined, big time.'"

Morrissey also praised the bylaw enforcement officers for their persistence. "I hope this now helps in turn to prod city politicians to get their act in gear and speed up on this and get the regulation that's needed."

It is the first conviction and sentence for the city's municipal and licensing department, which is grappling with Toronto's fast-growing short-term rental market. The licensing division will make recommendations on how to regulate the burgeoning industry in June. Under an old North York bylaw, which still applies while the review is underway, short-term home rentals must be seven days or more.



RICHARD LAUTENS/TORONTO STAR FILE PHOTO

### Man gets \$10,000 fine and a verbal lambasting in Toronto's first conviction of an Airbnb owner

# 'THIS IS WRONG. THIS IS NOT WHAT YOU DO TO A COMMUNITY'

BETSY POWELL  
CITY HALL BUREAU

A justice of the peace has imposed a \$10,000 fine on the owner of a Willowdale home who violated city bylaws by accepting short-term renters, often using websites such as Airbnb to find them.

Justice of the Peace Gerry Altobello rejected a submission from the city prosecutor that the fine be set at \$1,000 because that was "not enough" to send a message of deterrence to others doing the same thing. The maximum penalty for a conviction is \$50,000.

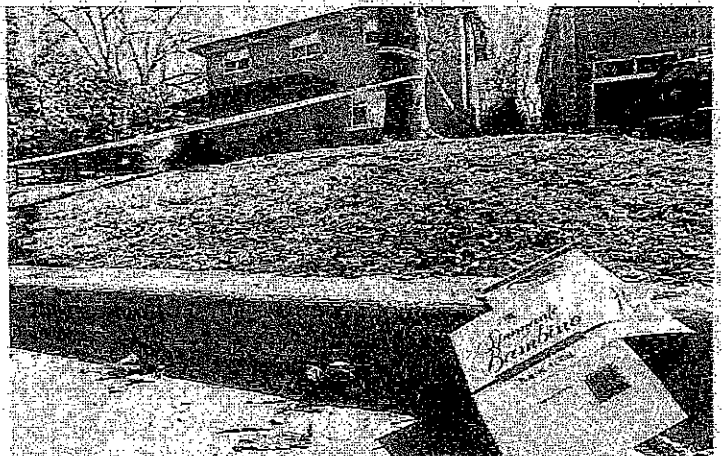
Altobello said the defendant, Yan Pan Zhao, was "thumbing his nose at the community and the city" by continuing to rent the home at 5 Glenelia Ave. for periods of less than seven days, after being told to stop.

"This is wrong. This is not what you do to a community," Altobello said.

The home has been the site of problems and neighbours complained about the high turnover of occupants and loud parties.



Yan Pan Zhao was fined Wednesday in connection with short-term rentals at 5 Glenelia Ave., top, which was the scene of a shooting last March.



RICHARD LAUTENS/TORONTO STAR FILE PHOTO

5 Glenelia Ave. was a notorious destination for short-term renters.