

## CITY OF VAUGHAN

### EXTRACT FROM COUNCIL MEETING MINUTES OF OCTOBER 2, 2019

Item 4, Report No. 26 of the Committee of the Whole (Public Hearing), which was adopted, as amended, by the Council of the City of Vaughan on October 2, 2019, as follows:

***By receiving the following communications:***

- C3 Ms. Ramona Vella, dated September 18, 2019; and***
- C4 Mary Joe, dated September 24, 2019.***

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#### **4. SHORT-TERM RENTAL ACCOMMODATIONS, AMENDMENTS TO ZONING BY-LAW 1-88**

**The Committee of the Whole (Public Hearing) recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management, dated September 17, 2019, be approved;**
- 2) That the following deputations and communication, be received:**
  - 1. Ms. Lucia Cascioli, Greenock Drive, Maple;**
  - 2. Mr. Robert Brown, Gilmore Crescent, Vaughan;**
  - 3. Ms. Iuna Barone, Zinnia Place, Woodbridge, and communication C1, dated September 4, 2019;**
  - 4. Ms. Josie Frano, Windrose Court, Woodbridge;**
  - 5. Ms. Nadia Magarelli, Blackburn Crescent, Woodbridge;**
  - 6. Mr. Rob Miller, Topper Court, Woodbridge;**
  - 7. Josie C., resident of Maple;**
  - 8. Mr. Richard Lorello, Treelawn Boulevard, Kleinburg;**
  - 9. Anthony Francis C., resident of Weston Downs;**
  - 10. Ms. Flora Giancola, Blackburn Crescent, Woodbridge; and**
  - 11. Mr. Bryan Haryott, Greenbrooke Drive, Woodbridge; and**
- 3) That the following communications be received:**
  - C5. Nadyne and Jeff Gazen, Peter Andrew Crescent, Thornhill, dated September 10, 2019; and**
  - C11. David and Noreen Burton, dated September 14, 2019.**

#### **Recommendations**

- 1. THAT the Public Hearing report for a city-wide Zoning By-law amendment for Short-Term Rental accommodations BE RECEIVED; and, that any issues identified be addressed by staff in a comprehensive report to the Committee of the Whole**

## Committee of the Whole (Public Hearing) Report

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**DATE:** Tuesday, September 17, 2019

**WARDS:** ALL

**TITLE: SHORT-TERM RENTAL ACCOMMODATIONS, AMENDMENTS  
TO ZONING BY-LAW 1-88**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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**Purpose**

To receive comments from the public and the Committee of the Whole on proposed amendments to the City of Vaughan By-law 1-88, as it relates to regulating Short-Term Rental accommodations. In addition, to provide Committee with background information and the consultation process that has taken place to date.

**Report Highlights**

- To receive input from the public and Committee of the Whole regarding proposed amendments to Zoning By-law 1-88 that are required to regulate the approved Short-Term Rental accommodations strategy in Vaughan
- The recommended Zoning By-law amendment will complement the proposed companion Short-Term Rental accommodation licensing regulations
- The proposed city-wide Zoning By-law regulations regarding Short-Term Rental accommodations are based on best practices research and extensive public feedback
- A Public Hearing is required prior to the adoption of an amendment to Zoning By-law 1-88, to meet the requirements of the *Planning Act*
- A technical report will be prepared by staff and considered at a future Committee of the Whole meeting

## **Recommendation**

1. THAT the Public Hearing report for a city-wide Zoning By-law amendment for Short-Term Rental accommodations BE RECEIVED; and, that any issues identified be addressed by staff in a comprehensive report to the Committee of the Whole.

## **Background**

### ***Public Notice was provided in accordance with the Planning Act and Vaughan Council's Notification Protocol***

The Notice of Public Hearing was published in the August 22, 2019 edition of the Vaughan Citizen and Liberal newspapers and posted to the website for the newspapers.

Additional notification of the meeting was provided through the following methods:

- On August 22, 2019 the Notice was sent to all interested parties who had actively participated as part of the first component of the Short-Term Rental review, as well as to community and ratepayers' associations citywide.
- Notification was also provided on the City Update, Council eNews and via corporate social media accounts.
- The Notice of Public Hearing was also posted on the City's website at:
  - [www.v Vaughan.ca/shorttermrentals](http://www.v Vaughan.ca/shorttermrentals)
  - [http://www.v Vaughan.ca/news/city\\_page\\_online/Pages/Public-Hearing-Notices.aspx](http://www.v Vaughan.ca/news/city_page_online/Pages/Public-Hearing-Notices.aspx)
  - [http://www.v Vaughan.ca/services/business/public\\_hearings/Pages/default.aspx](http://www.v Vaughan.ca/services/business/public_hearings/Pages/default.aspx)

Any written comments received will be forwarded to the Office of the City Clerk to be distributed to the Committee of the Whole as a Communication. All written comments that are received will be reviewed by city staff as input in the review process and will be addressed in a technical report at a future Committee of the Whole meeting.

## **Previous Reports/Authority**

On May 6, 2019, Finance, Administration and Audit Committee considered a staff report and received public submissions on a proposed Short-Term Rental Licensing By-law and other regulatory changes to address Short-Term Rental accommodations. On May 14, 2019, Vaughan City Council ratified the Committee's recommendations. The staff report can be found at the following link:

<https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=15844>

Contained in the staff report were a number of specific recommendations related to Zoning By-law 1-88. The first general recommendation included “That staff be authorized to undertake any other actions required to implement the recommendations of this report, including implementing the proposed new by-laws and making any consequential amendments to related by-laws, subject to the approval of City Legal Services.”

Specifically related to Zoning By-law 1-88, the following recommendations were adopted by Council:

To amend Zoning By-law 1-88, as amended, to:

- a. Define Short-Term Rentals as, “All or part of a dwelling unit used to provide sleeping accommodations for any rental period that is 29 consecutive nights or less in exchange for payment, but does not include Bed-and-Breakfasts, as defined in the Short-Term Rentals By-law or its successor by-law”;
- b. Amend the definition of “Bed and Breakfast Establishment” to mean “an establishment within part of a single family detached dwelling that provides sleeping accommodation for guests, and may include meals, services, facilities and amenities for the exclusive use of guests, but excludes a hotel, motel, or Short-Term Rental”;
- c. Allow Short-Term Rentals in areas where residential use is permitted;
- d. Limit the number of the Short-Term Rentals to one rental booking per dwelling unit at any given time; and
- e. Any other consequential requirements as prescribed by the amending by-law.

In addition to the staff report, a Short-Term Rental accommodations web section and Frequently Asked Questions web page were created, which can be accessed at the following link: [www.vaughan.ca/shorttermrentals](http://www.vaughan.ca/shorttermrentals)

## **Analysis and Options**

### ***What are Short-Term Rental accommodations and are they an issue in Vaughan?***

The renting of a home or part of a home, or any dwelling unit (single, semi-detached, townhouse, multiple or apartment) for a short duration, and “home-sharing” where people exchange housing accommodations while on vacation or away from their homes for other reasons, is not new to the tourism industry. The advent and popularity of online platforms, such as Airbnb, HomeAway, and VRBO (Vacation Rentals by Owner),

Flipkey, Homestay, Go With Oh, OneFineStay or Booking.com has contributed to the availability and ease of short-term home rentals in cities across the world. This type of rental is referred to as “Short-Term Rental” (“STR”) accommodations and are generally understood to refer to private individuals renting out all or part of their residences for short periods of time in exchange for a fee.

A number of Vaughan residents are renting either some or all of their residence(s) to others using an internet platform such as Airbnb or VRBO. While the prevalence of STR accommodations in Vaughan is relatively low, as identified in Attachment #2, there is potential the number of STR accommodations may grow in the future given their growth in other jurisdictions.

### ***How has the City responded to Short-Term Rental accommodations?***

A staff team was convened in 2018 to review the regulatory and community implications of STR accommodations in close consultation with the public. The staff team concluded that Vaughan’s Zoning By-law 1-88 does not regulate STR accommodations, hence the need for the proposed zoning amendment that is appended as Attachment 1. The staff team also recommended complementary licensing to ensure there is a desirable level of regulation. Lastly, the staff team recommended applying a Municipal Accommodation Tax (“MAT”) to STR accommodations to be consistent with Vaughan’s taxation approaches to other tourist and business accommodations.

### ***A fulsome Public Engagement Process was initiated by City staff in 2018 to understand and determine how Short-Term Rental accommodations affect the City of Vaughan***

This public meeting is the culmination of almost two years of research and public involvement regarding the STR accommodations issue. Advantages and disadvantages of STR accommodations were identified through the multi-phased public consultation process. Many respondents supported the regulation of STR accommodations on the basis there would be a level of oversight from the City. Attachment #2, appended to this report, provides a full description of the previous public consultation process on STR accommodations.

### ***Proposed City-wide Zoning Amendments to address Short-Term Rental accommodations have been considered to provide greater clarity***

Attachment #1, appended to this report, reflects a proposed draft by-law that sets out the definitions and regulations, as identified by Council’s resolution, to permit STR accommodations in residential dwellings throughout the City of Vaughan.

The draft by-law defines STR accommodations as “a dwelling unit or part of a dwelling unit used to provide temporary accommodation for a rental period of not more than 29 consecutive days and shall not include a Hotel, Motel or Bed and Breakfast Establishment”.

The proposed zoning amendment also includes a clause that states, “a maximum of one (1) Short-Term Rental is permitted per dwelling unit” and a revised definition for Bed and Breakfast Establishment to clearly distinguish a traditional Bed and Breakfast from a Short-Term Rental accommodation.

### ***What is the relationship of Short-Term Rental accommodations to the City’s Comprehensive Zoning Review***

The City of Vaughan is undertaking a Comprehensive Review of Zoning By-law 1-88. Council has directed that the STR accommodation regulation be put in place in advance of the completion of the comprehensive zoning by-law review.

### ***A Public Hearing is required prior to the adoption of the Zoning By-law amendment in order to meet the requirements of the Planning Act***

Although Vaughan Council ratified the Committee’s recommendations that staff be authorized to undertake any action required to implement the proposed new by-laws, and amending Zoning By-law 1-88, a Public Hearing is required under Section 34 of the *Planning Act*. Section 34, subsection (12) prescribes that “before passing a by-law under this section ... (a) the Council shall ensure that:

- (i) 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”.

### **Financial Impact**

There are no anticipated financial implications directly associated with the proposed City-wide zoning amendment to Zoning By-law 1-88 to regulate STR accommodations. Enforcement of the City’s new Zoning By-law regulations will be coordinated with administration and enforcement of the related STR Licensing By-law using existing staff resources, pending preparation of the 2020 Budget.

### **Broader Regional Impacts/Considerations**

STR accommodations would provide alternative tourist accommodations that could support local and regional businesses and institutions while allowing Vaughan residents to derive revenues from their housing units. The expected MAT revenues would also be used to promote Vaughan’s tourist industry and business community.

## **Conclusion**

The Council recommendations resulting from its meeting of May 14, 2019, as they relate to STR accommodations, identified in this report and any other issues identified through the Public Hearing process will be considered in the technical review of the Zoning By-law amendment report. This will be considered together with the comments from the public and Vaughan Council expressed at the Public Hearing, or in writing, and will be addressed in a comprehensive report to a future Committee of the Whole meeting.

**For more information**, please contact: Bill Kiru, Director of Policy Planning and Environmental Sustainability, Ext. 8633

## **Attachments**

1. Draft Zoning By-law Amendment to By-law 1-88
2. Short-Term Rental Public Participation Process

## **Prepared by:**

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Fausto Filipetto, Manager of Policy Planning – Long Range, Ext. 8699

Bill Kiru, Director of Policy Planning and Environmental Sustainability, Ext. 8633

**ATTACHMENT #1**

**Draft Zoning By-law Amendment to By-law 1-88**

**BY-LAW NUMBER - 2019**

**A By-law to amend City of Vaughan By-law 1-88.**

**WHEREAS** the matters herein set out are in conformity with the Official Plan of the Vaughan Planning Area, which is approved and in force at this time;

**AND WHEREAS** there has been no amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are not in conformity;

**NOW THEREFORE** the Council of the Corporation of the City of Vaughan **ENACTS AS FOLLOWS:**

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:

a) Adding the following definition in alphabetical sequence to Section 2.0

**DEFINITIONS:**

“SHORT-TERM RENTAL – Means a dwelling unit or part of a dwelling unit used to provide temporary accommodation for a rental period of not more than 29 consecutive days and shall not include a Hotel, Motel or Bed and Breakfast Establishment.”;

b) Deleting the definition of “BED AND BREAKFAST ESTABLISHMENT” in Section 2.0 DEFINITIONS and replacing with the following:

“BED AND BREAKFAST ESTABLISHMENT – Means an owner-occupied



establishment in a commercial zone, operated as an accessory use to a single detached dwelling where temporary sleeping accommodation and sanitary facilities are made available to guests and where meals are provided to guests. A Bed and Breakfast Establishment shall not include a Hotel, Motel or Short-Term Rental.”;

- c) Adding the following Subsection to Section 3.0 GENERAL PROVISIONS FOR ALL ZONES in numerical order:

“3.31 SHORT-TERM RENTALS

A maximum of one (1) Short-Term Rental shall be permitted within a Single Detached Dwelling, Semi-Detached Dwelling, Townhouse Dwelling, Multiple Unit Dwelling or Apartment Dwelling, provided that a maximum of one (1) Short-Term Rental is permitted per dwelling unit.”;

- d) This By-law comes into effect on the day of passing.

Enacted by the City of Vaughan Council this \_\_\_ day of \_\_\_\_\_, 2019.

**SUMMARY TO BY-LAW - 2019**

This Amendment applies to all of the lands within the corporate boundaries of the City of Vaughan.

The purpose of this by-law is to define Short-Term Rental accommodations and create a provision which permits the use within Single Detached Dwellings, Semi-Detached Dwellings, Townhouse Dwellings, Multiple Unit Dwellings and Apartment Dwellings to a maximum of one (1) Short-Term Rental per dwelling unit. The By-law also redefines a “Bed and Breakfast Establishment” to clarify and distinguish a Bed and Breakfast Establishment from a Short-Term Rental.

## **ATTACHMENT #2**

### **Short-Term Rental Public Participation Process**

#### **Stakeholder Engagement and Research**

The City of Vaughan (COV) values the opinions of all citizens and stakeholders. Staff have undertaken an extensive internal and external stakeholder engagement process to develop a fulsome understanding of the current situation, including the challenges and benefits associated with STRs in Vaughan. Staff have engaged extensively with members of the public, businesses, interest groups and STR companies. A comprehensive stakeholder mapping exercise identified the following stakeholder groups:

- Ratepayers' Associations
- Homeowners in the City of Vaughan
- Renters in the City of Vaughan
- The general City of Vaughan public
- Neighbours (people living in areas/communities where short-term rentals are being operated)
- Condominium Boards in the City of Vaughan
- Hotel and motel owners and operators in the City of Vaughan (12)
- Fairbnb (national coalition of homeowners, tenants, tourism businesses and labour organizations)
- City of Vaughan staff
- Airbnb
- The Regional Municipality of York
- Vaughan Chamber of Commerce
- Building Industry and Land Development Association (BILD)
- Greater Toronto Hotel Association
- Ontario Restaurant Hotel and Motel Association
- Expedia
- Greater Toronto Apartment Association
- Insurance Bureau of Canada
- Travel Industry Council of Ontario (TICO)
- Toronto Real Estate Board
- Municipal Property Assessment (MPAC)
- Federation of Ontario Bed and Breakfast Accommodation

Vaughan's previous public engagement process included three phases:

### Phase 1: Initial Consultation

An online survey was launched on November 1 and ran until December 31, 2018. It was promoted on all of the City's corporate channels including Facebook, Twitter, Instagram, the City Update eNewsletter, Vaughan TV and community centre TV screens, digital signs, the website homepage and in Council eNews. A public service announcement, which was published on November 5, 2018, also promoted the online survey and was distributed to media outlets. The Vaughan Citizen picked up the story and published it online on November 6, 2018 and in print on November 16, 2018. Citizens who called in to Access Vaughan from November 26 to December 7, 2018 were also asked to answer select survey questions regarding short-term rentals. An email address, [shorttermrentals@vaughan.ca](mailto:shorttermrentals@vaughan.ca), was also created to receive and respond to questions and comments about STRs.

A total of **830 surveys** were completed: **425** through the online survey and **405** completed over the phone with an Access Vaughan citizen service representative. A total of **133 open-ended comments** were received via the online survey. A total of **203 email addresses** were collected from respondents who indicated interest in receiving information from the City, as it becomes available, related to short-term rentals in Vaughan, including future consultation opportunities.

### Phase 2: Public and Stakeholder Meetings

A public consultation meeting was held in each of the five wards in Vaughan in February and March 2019. The public meetings were attended by a total of 45 residents. The meeting format included a background presentation on STRs, including information about the current prevalence of STRs in Vaughan, as well as a question-and-answer period and a handout for participants to respond to two key questions:

1. What are the concerns surrounding short-term rentals in Vaughan?
2. What benefits and opportunities do short-term rentals represent for our communities?

The Corporate and Strategic Communications department implemented a comprehensive communications approach to promote the public meetings. There was also outreach to the approximately 200 citizens who provided their email addresses during phase one who expressed their desire to be informed on future consultation opportunities, as well as industry stakeholders who were also engaged in Phase 1.

Numerous meetings and discussions were held with various interest groups and STR companies, such as the Toronto Real Estate Board and Vaughan Chamber of Commerce and Airbnb, and as well, staff conducted a review of Fairbnb online media, an advocacy group which has shared concerns with respect to STRs and their impact on affordable *housing* and resident safety.

### Phase 3: Validation

As part of phase three consultations, staff updated the website with information about the recommended regulatory framework for STRs, including the proposed technical amendments to the City's Zoning By-law, creation of a new by-law for STRs licensing and a Municipal Accommodation Tax (MAT) STR By-law. The STR's email address, [shorttermrentals@vaughan.ca](mailto:shorttermrentals@vaughan.ca), remained open to receive additional comments and questions about the recommended regulatory framework.

Staff also sent follow up emails to the original industry stakeholder list created as part of Phase One. Follow up communications with these groups included notifying them of the City's recommended regulatory framework and notice that the public report would be presented at a Finance, Administration and Audit Committee Meeting, and that the public could attend to provide further comment.

#### *2018 Citizen Satisfaction Survey*

To assess citizen satisfaction with existing programs and services provided by the City of Vaughan and to prioritize issues to improve and focus municipal service delivery, the City has routinely conducted citizen satisfaction surveys since 2007. Through the most recent 2018 survey, the information gathered was intended to assist the City in identifying key trends and issues of importance as we continue to strive for service excellence.

Administered by research firm Ipsos-Reid, the 2018 survey was conducted among 806 respondents 18 years of age and older living in the city of Vaughan. The margin of error of the completed interviews was +/- 3.5 per cent, 19 times out of 20. The results of the survey were weighted based on age, gender and sub-region within Vaughan to match the demographic profile of residents based on 2016 census data. The survey ran from June 18 to July 15, 2018. Of note, the survey asked the following question: *In your view, as a resident of the City of Vaughan, what is the most important issue facing your community, that is the one issue you feel should receive the greatest attention from your Mayor and Members of Council?*

This was an unprompted question, meaning citizens were not given a list of issues to choose from, rather, they were encouraged to proactively provide their own ideas. Staff requested that Ipsos-Reid review citizen responses to determine if any specific references to STRs or Airbnb were made. They found there were no mentions of either, indicating that STRs is not an important top-of-mind issue compared to other issues. Based on this fulsome engagement, staff have identified key information and trends in public sentiment with respect to STRs, summarized below.

### **Short-Term Rentals in Vaughan**

Staff used complaint information and stakeholder input to gain a better understanding of the nature and extent of the issues that STRs have created in Vaughan.

#### *Airbnb in Vaughan*

Staff engaged the popular STR company Airbnb, who advised that they hold 80% of the STR market share in Vaughan, which by their present estimates means that they offer

320 of the current 400 STRs offered in the City. The company provided the following information:

- on February 12, 2019, there were 320 STR hosts in Vaughan, though they explained that this number fluctuates regularly;
- Vaughan STR hosts typically earn \$6,700 per year on average;
- a typical STR rental is for 4.1 nights at a time;
- typical STR hosts rent their home/room for 49 nights annually; and
- 49% of Vaughan STR hosts typically rent their entire home, while 48% typically rent a private room within their home, which in a pool of 320 STRs, equates to 157 entire homes rented and 154 homes renting a private room.

#### *Prevalence and distribution of Short-Term Rentals*

The City's Planning department has reviewed the distribution of STRs, finding that they are found throughout the City, with greater concentrations in some areas which may vary by season, such as areas surrounding Canada's Wonderland during the summer season.

Based on 2016 StatsCan data with respect to numbers of households considered in tandem with data from Airbnb, we can estimate that approximately 400 of the total 94,217 households in Vaughan are likely hosting STRs at any given time.

#### **What we heard about short-term rentals**

Vaughan residents, through a series of consultations across the city's five wards, shared their experiences, concerns and suggestions with respect to short-term rentals.

#### ***Input from York Regional Police***

In reviewing their activity related to STRs, York Regional Police ("YRP") advised that in 2018, there were several criminal and non-criminal complaints investigated, such as assaults, sexual assaults, disputes, identity fraud and property damage. YRP suggested that STR applications should require a greater breadth of information, including insurance and key contact information, and that processes for lodging complaints related to STRs should be clear and accessible to the public.

#### ***Support for city regulation***

As mentioned above, in the telephone and online surveys, staff heard from 830 respondents; more than three quarters indicated that they were Vaughan home-owners, but as well, respondents included other organizations, such as condominium board members, a short-term rental platform company, a tourism organization and various ratepayers' association members. Two key results were that:

- 473 of respondents advised that STRs are not an issue in Vaughan; and
- 581 of respondents believed that the City should regulate STRs.

As such, while more than half of respondents did not believe that STRs were an issue in Vaughan, the great majority of respondents believed that the City should have a regulatory framework in place to govern them.

### ***Concerns about Short-Term Rentals***

Staff heard the following concerns from stakeholders and complaints:

- **Homes being used as party houses:** A number of residents reported living in close proximity to STR houses being used to host parties on the weekends. They described these parties as often having loud music until late hours of the night, many parked vehicles which frequently obstructed the flow of traffic and, in some cases, houses had hired security guards manning the door, similar to a night club. In a few recent incidents in Vaughan, there have been incidents of criminal matters occurring at these parties, prompting the attention of YRP.
- **Poor upkeep of properties:** Some residents complained of STR properties being poorly maintained, with renters sometimes damaging property and leaving behind excessive amounts of trash, all contributing to a general concern over how these nuisances might impact property values.
- **Fire and access safety:** Some residents expressed concern that STRs in homes may not have the proper life-safety measures, such as smoke and carbon monoxide alarms, and that the owners may not be providing the proper emergency information to their renters, potentially creating a serious hazard.
- **Condominium residents:** Some condominium residents expressed concern that having STR renters leads to overuse and excessive wear-and-tear of common/shared areas, ultimately resulting in higher condo fees, and concern about their homes feeling like hotels, with a changing influx of different STR renters having access to their buildings.
- **Hotels, motels, other accommodation venues and the Municipal Accommodation Tax:** These venues expressed concern over unfair competition from STRs, who are not subject to the same taxes and often provide accommodation at lower costs. As of April 1, 2019, as per By-law 029-2019, guests at Vaughan hotels, motels, campgrounds and bed-and-breakfasts have been required to pay the Municipal Accommodation Tax (MAT), a 4% charge for paid overnight accommodations.
- **Impact on affordable housing:** One concern that surfaced in almost every municipality is that homeowners/occupants may choose to offer available rooms or suites as STRs instead of as long-term affordable housing, with the underlying motivation being able to earn more money as an STR provider, while avoiding stricter landlord-tenant regulations associated with long-term rentals. Many municipalities have attempted to protect the long-term affordable housing supply by limiting the number of nights that an STR can be rented to be between 28 and 30 nights, with an additional limit on the total number of days that an STR can be rented in a given year.

## ***Positives of Short-Term Rentals***

Staff also heard from stakeholders about the positive impacts of STRs:

- **Additional supplementary income:** Some stakeholders expressed interest in becoming STR operators as a way to supplement their income and have greater housing stability.
- **Affordable travel options for tourists, families and those caring for loved ones:** Some residents expressed that they enjoyed using STRs to travel and found them to be an enjoyable and more affordable option for accommodation, especially for large families. STRs also were seen as more economical and convenient alternatives for those with relatives who may be staying in the City for various other reasons, such as required medical care.
- **Support to Vaughan business community:** Some suggested that STRs contributed to ancillary industries, economic stability and greater business success for restaurants and other industries that benefit from, and cater to, visitors.
- **Increased accessibility to housing options through technology:** Some stakeholders indicated that STR platforms made it easier to find accommodation within an area, providing an opportunity to lodge in a desired area while looking for permanent accommodations within that same area and to create greater rental-housing competition within an area, putting a downward pressure on rental housing prices generally in that area.

## **Delegations to Vaughan Finance and Administration Committee and City Council**

The City of Vaughan Finance and Administration Committee held an open meeting on May 6, 2018 to consider a staff report and receive public submissions and to make recommendations to Council on proposed Licensing By-law and other regulatory changes to control Short Term Rentals. On May 14, 2019, Vaughan City Council approved recommendations to undertake the steps necessary to regulate Short Term Rentals under the City's Licensing and Zoning By-laws.

See <https://pub-vaughan.escribemeetings.com/filestream.ashx?DocumentId=15844>