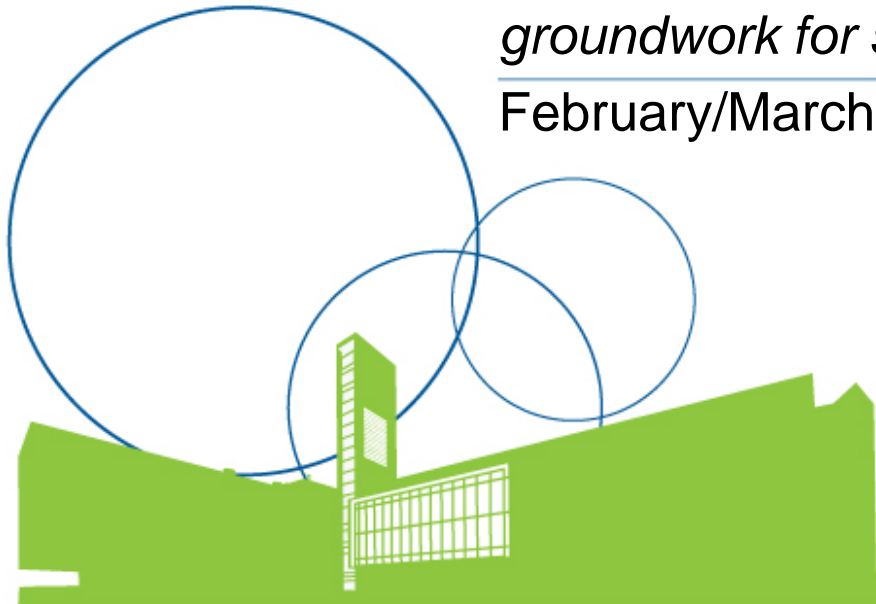


# Short-Term Rentals Public Consultation

*Consulting with citizens and stakeholders to lay the  
groundwork for short-term rental regulation in Vaughan*

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February/March 2019



## **Leo DeLoyde**

Principal, DeLoyde Development Solutions

Presenter and facilitator

## **City of Vaughan**

By-law and Compliance, Licensing and Permit Services

Building Standards

Vaughan Fire and Rescue Services

Corporate and Strategic Communications



# Agenda

- Welcome and introductions
- Purpose
- Getting up to speed on short-term rentals
- What we've heard so far
- Discussion
- Next steps



# Welcome and Introductions

- Housekeeping items
- Rules of conduct



# Purpose of Today's Public Consultation

- To obtain citizen and stakeholder input to inform decision-making
- To provide you with an understanding of the relevant regulatory regulation so you may fully participate in the discussions
- To capture the full range of opinions and ideas, and providing it to Council for consideration in how to proceed



# Purpose of the Short-Term Rentals Study

- To examine the emergence of short-term rentals in Vaughan, including the challenges, opportunities and best practices
- To explore the regulatory implications of this new form of accommodations
- To make recommendations to Council on short-term rentals



# Description of Short-Term Rentals

Short-term rentals are generally understood to be private individuals renting out their residence, or part of their residence, for short periods of time (generally less than 30 days) for sleeping accommodation through internet-based platforms, such as Airbnb, HomeAway and VRBO (Vacation Rentals by Owner), in exchange for a fee.



# Who is Involved in Short-Term Rentals?

- Renters
- Property owners, including Condominium corporations can dictate whether short-term rentals are permitted
- Companies that facilitate the rentals
- City, police and other enforcement and responder personnel





# Current Regulatory Toolkit

Vaughan's:

- Official Plan and Zoning By-law
- Licensing By-law
- Municipal Accommodation Tax
- Parking By-law
- Noise By-law
- Property Standards By-law
- Waste Collection By-law
- Debris By-law
- Any other existing by-laws



# Current Regulatory Toolkit (continued)

## Other regulation

- Ontario Fire Code
- Ontario Building Code

## Regulatory Enforcement Agencies

- City of Vaughan departments:
  - By-law and Compliance, Licensing and Permit Services
  - Vaughan Fire and Rescue Services
  - Building Standards
- York Regional Police



# Short-Term Rental Practices Among other Municipalities

- Tourist destination cities have more experience with short-term rentals
- Some cities have adopted regulations and licensing by-laws to control short-term rentals
- Some cities have adopted Municipal Accommodation Taxes on short-term rentals



# What's Happened so Far as Part of Vaughan's Study

- Jurisdictional review
- Current state analysis
- Stakeholder consultations (phase 1)



# What We Heard: Stakeholder Consultation (Phase 1)

- Online survey and telephone survey through Access Vaughan
- **830 surveys** completed
- Respondents included citizens and organizations, such as a condominium board, a short-term rental platform company, tourism organization and ratepayers' associations



# Key survey findings

- Over three quarters of persons we heard from were Vaughan home-owners.
- 57% of respondents advised that STRs are not an issue in Vaughan.
- Approximately 70% of respondents believe the City should regulate STRs.



# Workshop Discussion 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?



# Next Steps

- Analyze all findings
- Present recommendations to Vaughan's Committee of the Whole and Council (Working Session) in May 2019
- Implement Council's direction





# Stay Involved and Receive Notifications

- Complete the sign-in sheet and leave a contact email address to receive information, as it becomes available, from the City about short-term rentals in Vaughan
- Website: [vaughan.ca/ShortTermRentals](http://vaughan.ca/ShortTermRentals)
- Email: [ShortTermRentals@vaughan.ca](mailto:ShortTermRentals@vaughan.ca)



Thank you!

