

October 28, 2020

**Memo To:** Mayor and Council

**Copy To:** Mary-Anne Dempster, City Manager  
Darlene Joslin, Commissioner of Community Services  
Kelvin Kwan, Commissioner of Planning and Regulatory Services  
Antonio Dimilta, City Solicitor  
Stephen M.A. Huycke, City Clerk

**From:** Tracey Steele, Director of Community Standards  
Patrick Lee, Director of Policy Planning  
Gus Galanis, Director of Development Planning

**Subject:** SRCS.20.03 – Short Term Rental Accommodations

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At its meeting of April 8, 2020, Council deferred consideration of staff report SRCS.20.03 regarding Short Term Rental Accommodation (“STRA”), via approval of the following motion:

That consideration of staff report SRCS.20.03 be deferred until the first Council meeting following the conclusion of the legal proceedings arising from the appeal to the Local Planning Appeal Tribunal of the City of Toronto’s By-laws related to Short Term Rentals.

The legal proceedings arising from the appeal of the Local Planning Appeal Tribunal (LPAT) decision on the City of Toronto’s short-term rental zoning by-laws concluded on June 25, 2020, when the Divisional Court of Ontario denied the request for leave to appeal the LPAT decision.

While the November 18, 2019 LPAT decision is specific to the City of Toronto context, it provides useful insight for other Ontario municipalities seeking to determine an appropriate planning and regulatory framework for STRAs. From the Richmond Hill perspective, it may be of particular relevance to note that the City of Toronto’s zoning by-law amendments define what constitutes a residential STRA versus a commercial accommodation business, thereby allowing only certain types of STRAs in residential areas. The LPAT decision was supportive of this permissive and balanced approach recognizing that “The zoning by-law amendments do not prohibit short-term rentals, but permit and regulate them in a manner that does not displace households.”

As mentioned in SRCS.20.03, the Planning and Infrastructure Department is presently undertaking an Official Plan Update and Comprehensive Zoning By-law Review. Through these projects, staff will investigate an appropriate land-use planning framework for STRAs. Following the planning work, the Community Standards Division will evaluate whether further regulation of STRAs (e.g., via licensing) is recommended.



While the planning research and public consultation is being completed, the Community Standards Division will continue to respond to STRA-related complaints regarding noise, parking and property standards using community standards by-laws. Since SRCS.20.03 was considered by Council on April 8, 2020, the Community Standards Division has received complaints about issues associated with 8 possible STRA sites. 2 of these sites have been confirmed not to be STRAs, and issues at the other 5 sites have been resolved.

As a result of the preceding information, it is recommended that the following direction be approved by Council:

That staff engage in public consultation and associated research, through the Official Plan and Comprehensive Zoning By-law review processes, to establish an appropriate land-use planning framework for STRAs, and continue to assess whether a STRA licensing regime is recommended for the City of Richmond Hill.

Tracey Steele  
Director of Community Standards