

SUBJECT: INFORMATION REPORT
New Comprehensive Zoning By-law Project, Phase 3A –
Preliminary Recommendations for addressing Rooming
Houses and Short Term Accommodations in Markham.
PR 13 128340

PREPARED BY: Anna Henriques, MCIP, RPP, Senior Planner – Zoning
Special Projects, ext. 7922

REVIEWED BY: Tom Villella, MCIP, RPP, Manager – Zoning & Special
Projects, ext. 2758

RECOMMENDATION:

- 1) THAT the report entitled, “INFORMATION REPORT: New Comprehensive Zoning By-law Project, Phase 3A – Preliminary Recommendations for addressing rooming houses and short-term accommodations in Markham be received.

PURPOSE:

The purpose of this report is to outline preliminary recommendations for addressing rooming houses and short-term accommodations (STAs) in Markham, to be presented to stakeholders for feedback at an upcoming Open House this fall, as discussed further in this report.

BACKGROUND:

Preliminary recommendations on rooming houses and STAs considered by Development Services Committee (DSC)

A Special DSC meeting was held on July 28, 2016 to consider preliminary recommendations for addressing rooming houses and short-term accommodations in Markham. The City’s consultant, Mr. John Gladki [Gladki Planning Associates (GPA)], presented the following preliminary options at the July 28 DSC meeting (these preliminary options have been subsequently refined, as discussed further in this report):

Rooming Houses

Option 1: No Change

Rooming houses would continue to **not be permitted** anywhere in Markham and would not be defined. Staff would continue to respond to complaints regarding zoning by-law non-compliance and address potential issues around gaining entry to inspect premises on a case-by-case basis.

Option 2: Define Rooming Houses, Without Zoning Permissions

Introduce a definition of rooming house and dwelling room into Markham’s zoning by-laws based on the definition in the Fire Code and Building Code, and Official Plan definition of “shared housing” but **continue to not permit the use** anywhere in Markham. Under this scenario a definition would assist with enforcement of illegal rooming houses, and requests to permit rooming houses on a site specific basis would require zoning approval and would be reviewed on its own merits.

A proposed definition of “rooming house small scale” is as follows:

“A building that does not exceed 3 storeys where lodging is provided in 3 or more dwelling rooms, but not more than 8 dwelling rooms, in return for remuneration or the provision of services (or both); and where dwelling rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants.”

A proposed definition of “rooming house large scale” could be similar except for buildings with more than 8 dwelling rooms.

A proposed definition of “dwelling room” is as follows:

“a room designed for human habitation and may include either but not both culinary or sanitary conveniences, but does not include:

- i. A room in a hotel, tourist establishment or bed and breakfast inn;*
- ii. A bathroom or a kitchen; or*
- iii. A windowless storage area.”*

Option 3: Definition and Permission in Selected Zones

Introduce a definition of “rooming house” (small and large scale) and “dwelling room” in the zoning by-law, as described in Option 2 above, and also identify possible area(s) in Markham where such a use may be permitted. Areas for potential consideration for such permission may include areas in transition and perhaps some portions of major arterials where other multi-unit dwellings are already permitted.

Short-Term Accommodations

Option 1: No Change (apply existing bed and breakfast zoning permission)

No amendments to Markham Zoning By-laws proposed. Markham would continue to rely on the enforcement of existing by-laws that address concerns related to noise, parking, safety and neighbourhood character. The City could also rely on existing zoning by-law provisions related to bed and breakfast establishments to address short-term accommodations. Currently, Markham zoning by-laws are silent on short term accommodations which means they are not permitted. However, some by-laws permit a variety of similar commercial accommodation uses such as travel establishments, hotels, motels, and bed and breakfasts.

Option 2: Introduce a Zoning By-law Definition for “Short-Term Accommodation”

A definition for small scale short term accommodations could be created using the Town of Blue Mountain’s definition as an example (see below). Short-Term Accommodations could be permitted initially in any location of the City because the use would be small scale and likely create little or no neighbourhood impact. The definition could include a restriction on the maximum number of bedrooms for short-term accommodations to deter large numbers of people from using existing entire houses for this purpose. A potential definition of “short term accommodation” is as follows:

“A dwelling or structure or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for not more than 4 bedrooms to the traveling public for overnight accommodation for any period less than thirty (30) consecutive calendar days, throughout all or any part of a calendar year. Short term accommodation shall not mean or include a motel, hotel, bed and breakfast inn, tourist establishment or similar commercial or institutional use.”

Option 3: Define “Short-Term Accommodations” and Permit/Prohibit in Appropriate Locations

The definition of “short-term accommodation” as proposed under Option 2 could be combined with restrictions on where the use is permitted. Based on the three case studies reviewed by GPA, short-term accommodations are typically permitted in higher density residential areas, or areas located in close proximity to major streets. This option would also need to address parking standards and possibly other zoning provisions.

OPTIONS/DISCUSSION:

Following discussion of the above options for rooming houses and STAs at the July 28, 2016 Special DSC meeting, DSC requested that staff report back on potential areas in Markham where rooming houses and STAs may be permitted, prior to holding an Open House in the fall (Appendix ‘B’).

Staff met with GPA to review and discuss potential areas in Markham where it may be appropriate to permit rooming houses and STAs. The following are preliminary recommendations by the Study Team which may be further refined following public consultation:

Rooming Houses - Preliminary Recommendations

1. Include the following definitions in the zoning by-law:

- a) **“Rooming House, Small Scale** means a building that does not exceed 3 storeys where lodging is provided in 3 to 5 dwelling rooms and where *dwelling rooms* do not have both bathroom and kitchen facilities for the exclusive use of individual occupants, and may contain one dwelling unit in addition to the dwelling rooms, but does not include a residential use with support services.”

- b) **“Rooming House, Large Scale** means a building that does not exceed 3 storeys where lodging is provided in more than 5 dwelling rooms and where *dwelling rooms* do not have both bathroom and kitchen facilities for the exclusive use of individual occupants, and may contain one dwelling

unit in addition to the dwelling rooms, but does not include a residential use with support services.”

- c) “A **Dwelling Room** means a room designed for human habitation and may include either but not both culinary or sanitary conveniences, but does not include:
- i. A room in a *hotel, tourist establishment or bed and breakfast inn*;
 - ii. A bathroom or a kitchen; or
 - iii. A windowless storage area.”
- d) “A **Dwelling Unit** means a unit consisting of one or more rooms, which contains living and eating areas, sanitary and cooking facilities and is not a rooming house.

Staff note that a potential gap exists between the definition of “dwelling unit” and “rooming house” whereby a “dwelling unit” with 2 additional “dwelling rooms” is not captured. It is the view of the consultant that a dwelling unit should be permitted to have 2 additional “dwelling rooms” and that such arrangement would not fall with the customary definition of a “rooming house”. This gap may require further refinements to the above proposed definitions based on input received from DSC and the public.

2. Rooming houses not to be permitted “as of right” in any zone in Markham.

Development standards for rooming houses are not required since it is recommended that they not be permitted “as of right” anywhere in Markham. Applications to permit rooming houses in Markham may be considered on a site specific basis, at which point appropriate development standards would also be considered based on local circumstances and context. Licensing of rooming houses is not recommended at this point, since it is recommended that the use not be permitted “as of right” anywhere in Markham.

Based on discussion at the July 28, 2016 DSC meeting and subsequent discussions with staff and GPA, the proposed definition of ‘Rooming House’ was refined, as outlined above, to:

- a) **Differentiate between small scale and large scale rooming houses, in a manner that is consistent with the new Official Plan (OP) shared housing policies which define “Shared Housing, Small Scale” as accommodating 3 to 10 persons and “Shared Housing, Large Scale” as accommodating more than 10 persons.**

The proposed zoning by-law definitions of “Rooming House, Small Scale” and “Rooming House, Large Scale” refer to number of “dwelling rooms” and not “persons”, as per the OP, since it is easier to enforce and prove the total number of “dwelling rooms” in a rooming house rather than the total number of persons residing in a rooming house. The total number of “dwelling rooms” permitted in both small scale and large scale rooming houses are based on an assumption that each “dwelling room” will have a maximum of 2 occupants.

- b) **Remove reference to the “dwelling rooms” being provided “.....in return for remuneration or the provision of services (or both)...”** This was removed from the previous draft definition to assist with enforcement as it is often difficult to prove that remuneration or the provision of services has been provided.
- c) **Clarify that Rooming Houses do not include residential uses with support services.** The new OP states that shared housing is a form of housing which may or may not include support services (ie., nursing care, supervision, security, etc.). Rooming Houses are a form of shared housing that typically do not contain support services.
- d) **Clarify that Rooming Houses may contain one dwelling unit and include a definition of “dwelling unit”.**

The definition of “Rooming House” was revised to state that it may contain a maximum of one dwelling unit in addition to a rooming house (small scale or large scale) . This means that a building with a primary dwelling unit and secondary suite may not also have a rooming house. Furthermore, the definition of “dwelling unit” was revised to state that it contains “...living and eating areas, sanitary and cooking facilities and is not a rooming house.” This revision helps distinguish between a rooming house and dwelling unit and assists with enforcement.

In addition to the preliminary recommendations outlined above, DSC may direct staff to consider other options, to present at the up-coming Open House, such as permitting rooming houses, as of right, in specific areas of Markham only.

Short Term Accommodations - Preliminary Recommendations**1. Include the following definition in the zoning by-law:**

“**Short Term Accommodation** means a dwelling or structure or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for overnight accommodation for any period less than (30) consecutive calendar days, through all or any part of the calendar year. Short term accommodation shall not mean or include: a residential use with support services; a motel, hotel, bed and breakfast inn, tourist establishment or similar commercial use; or an institutional use.”

Based on discussion at the July 28, 2016 DSC meeting and subsequent discussions with staff and GPA, the proposed definition of ‘Short Term Accommodations’ was refined, as outlined above, to:

a) **Remove reference to offering a place of temporary residence, lodging or occupancy for the travelling public.**

This was removed as STAs may be used by members of the public who are not travelling.

b) **Clarify that STAs do not include residential uses with supportive services.** This was added to distinguish STAs from other temporary types of temporary and short- term accommodations such as an emergency shelter or a hospice.

2. Permit STAs in all residential areas in Markham and require that they be licensed. It is recommended that all residential areas in Markham permit STAs as of right, subject to licensing requirements. Licensing STAs may address concerns related to absentee owners and licensing requirements may be tailored based on whether an STA is owner occupied or not. A draft licensing by-law will be prepared for consideration at a future DSC meeting. Specific development standards for STAs are not recommended. Parking should not be an issue if existing parking by-laws are enforced.

In addition to the preliminary recommendations outlined above, DSC may direct staff to consider other options, to present at the upcoming Open House, such as permitting STAs in specific areas of Markham only, or defining STAs only and not permitting them as of right anywhere in the City.

Next Steps

1. **Hold Public Open House** to obtain feedback on preliminary recommendations relating to second suites, rooming houses and STAs, consistent with the resolutions from the July 19 and July 28 DSC meetings (Appendix "B"). The preliminary recommendations are outlined in the July 19, 2016 staff report and presentation to DSC , and outlined in this staff report and presentation provided by GPA (Appendix "A"). A tentative meeting date of Tuesday, October 11, 2016 has been reserved for the Open House.
2. **Report back to DSC** on feedback received from the Open House & provide final recommendations in the fall, including a request for authorization to hold a statutory Public Meeting.

FINANCIAL CONSIDERATIONS:

There may be financial implications for specific City departments with respect to staffing matters such as enforcement, inspection, etc. which will be discussed in future staff reports on the matter and future budget submissions, if required.

HUMAN RESOURCES CONSIDERATIONS:

There may be human resources implications for specific City departments with respect to staffing matters such as enforcement, inspection, etc. which will be discussed in future staff reports on the matter and budget submissions, if required.

ALIGNMENT WITH STRATEGIC PRIORITIES:


This Project will align with the City's strategic priority of Growth Management by implementing the New Official Plan and establishing a zoning framework to guide future development in the City. This Project also aligns with the City's strategic priorities relating to quality customer service by providing improved access to up-to-date zoning information.

BUSINESS UNITS CONSULTED AND AFFECTED:

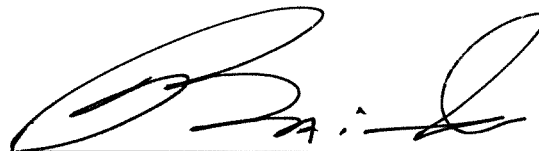
This City-wide Project affects many City Departments. All relevant City departments have and will continue to be consulted throughout each Phase of this Project, as appropriate.

RECOMMENDED

BY:



Ron Blake, MCIP, RPP
Senior Development Manager,
Planning & Urban Design



Jim Baird, MCIP, RPP
Commissioner, Development Services

ATTACHMENTS:

Appendix "A": Presentation by Gladki Planning Associates
Appendix "B": DSC Extracts – July 19, 2016 and July 28, 2016

File path: AMANDA/13 128340/Documents/Report Sept 19 2016

New Comprehensive Zoning By-law Project

Phase 3A: Rooming Houses Short Term Accommodation

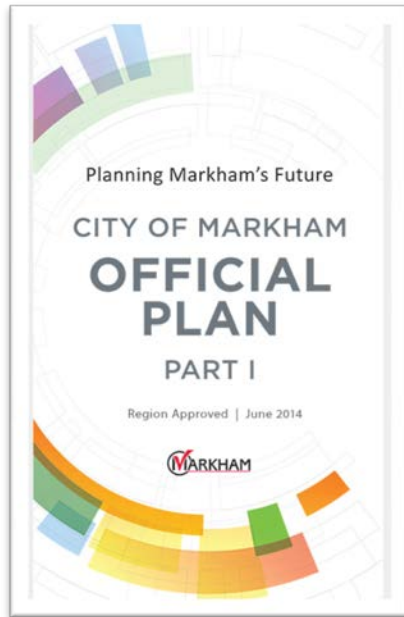
Draft Recommendations

Development Services Committee
September 19, 2016

Background-Rooming Houses

- Part of Phase 3A of Markham Comprehensive Zoning By-law project
- Rooming Houses are not permitted anywhere in Markham as-of-right
- There have been concerns with some illegal rooming houses operating in Markham
- Main issues are neighbourhood compatibility and safety
- Options were previously presented to DSC on July 28, 2016

Markham Official Plan—Rooming Houses



- Official Plan does not specifically address rooming houses
- Section 11.2 defines “shared housing small scale” as a form of housing where 3 to 10 persons share accommodation with or without supports
- “Shared housing large scale” is where more than 10 persons share accommodation
- Shared housing is also mentioned in sections 4.1.1.2, 4.1.3 and 8.13.9.1 of the Official Plan

Existing Markham Zoning By-laws – Rooming Houses



Rooming Houses are not permitted in any zone in Markham:

- By-laws 90-81 and 1229 include definitions of rooming houses
- By-law 2004-196 for Markham Centre includes a definition of “suite” which incorporates rooming houses and boarding houses

Rooming Houses Draft Recommendations-Definitions

“**Rooming House Small Scale** means a building that does not exceed 3 storeys where lodging is provided in 3 to 5 *dwelling rooms* and where *dwelling rooms* do not have both bathroom and kitchen facilities for the exclusive use of individual occupants and may include one *dwelling unit*, but does not include a residential use with support services.”

“**Rooming House Large Scale** means a building that does not exceed 3 storeys where lodging is provided in more than 5 *dwelling rooms* and where *dwelling rooms* do not have both bathroom and kitchen facilities for the exclusive use of individual occupants and may include a *dwelling unit* , but does not include a residential use with support services.”

Rooming Houses Draft Recommendations Cont'd

Include the following definitions in the zoning by-law:

“A **Dwelling Room** means room designed for human habitation and may include either but not both culinary or sanitary conveniences, but does not include:

- i. A room in a *hotel, tourist establishment or bed and breakfast inn*;
- ii. A bathroom or a kitchen; or
- iii. A windowless storage area.”

”A **Dwelling Unit** means a unit consisting of one or more rooms, which contains cooking, eating, living and sanitary facilities and is not a *rooming house*.”

Rooming Houses Draft Recommendations Cont'd

Definitions will assist with enforcement and provide a basis to evaluate site specific applications to amend the Zoning By-law

Rooming houses will not be permitted in any zone in Markham “as of right”

No standards need to be included for rooming houses in the Zoning By-law

Background - Short Term Accommodation



- The recent introduction of web based sites advertising short term rental accommodation has raised concerns in a number of municipalities across North America
- Few municipalities have introduced by-laws to control these types of rentals
- In Markham a few houses have been rented out as party houses on weekends using these services and causing problems for neighbours

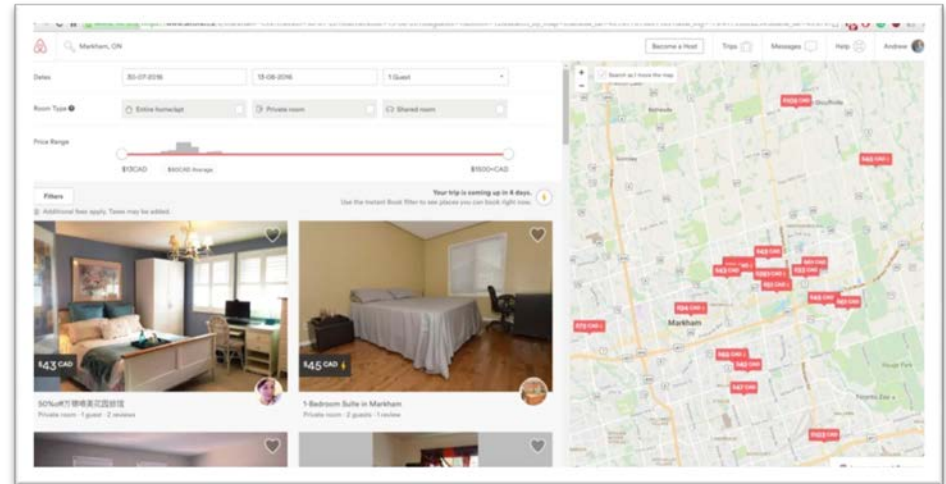
Legislative and Policy Context-STAs

- Province launching project to inform homeowners of tax laws and other regulatory and safety obligations relating to STAs
- The Official Plan defines a ‘bed and breakfast establishment”, but is silent on short term accommodation
- The zoning by-law allows a “bed and breakfast inn” in the Main Street Heritage area
- Other similar uses, such as hotel, apartment, hotel, motel and tourist establishment are defined in various Markham zoning by-laws

STA's in Markham

From AirBnB:

- 178 active listings in Markham
- 100 active hosts
- 2,000 guests last year
- Average length of stay—5.5 nights
- Average group size—2.8 persons
- Active listings by type
 - 34%--entire house
 - 64% private space
 - 2% shared room
- Data is for July 1, 2015 to July 1, 2016



STAs – Draft Recommendations

Include the following definition in the zoning by-law:

“Short Term Accommodation means a dwelling or structure or any part thereof that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, license, rental agreement or similar commercial arrangement for overnight accommodation for any period less than (30) consecutive calendar days, through all or any part of the calendar year. Short term accommodation shall not mean or include: a residential use with support services; a motel, hotel, bed and breakfast inn, tourist establishment or similar commercial use; or an institutional use.”

STAs--Draft Recommendations Cont'd

Permit “short term accommodations” City-wide

No standards in the Zoning By-law for “short term accommodation”—subject to same standards as other permitted uses in the same zone

Require licensing for “short term accommodations”

Next Steps

- Hold public open house in October 2016
- Submit final recommendations to DSC in Fall 2016 (includes statutory public meeting)



THE CORPORATION OF THE CITY OF MARKHAM**EXCERPT CONTAINING ITEM #0002 OF THE DEVELOPMENT SERVICES COMMITTEE (July 19, 16)****2. MEMORANDUM: AUTHORIZATION TO HOLD A PUBLIC OPEN HOUSE ON SECONDARY SUITES (PHASE 3A – NEW COMPREHENSIVE ZONING BY-LAW PROJECT) PR 13 128340(10.5)**

[Memorandum](#) [Appendix A](#) [Appendix B](#) [Appendix C](#)

Jim Baird, Commissioner of Development Services introduced this matter and the presenters.

John Gladki and Ian Graham of Gladki Planning Associates were in attendance to give a presentation entitled “New Comprehensive Zoning By-Law Project Phase 3A: Secondary Suites”. The presentation included the background and history of Markham’s initiatives regarding second suites; relevant sections of the Planning Act; policies of the Markham and York Region Official Plans; and other Ontario By-laws. It was explained that the existing Markham By-laws do not permit second suites, with limited exceptions; however, there is a demand for this type of housing and many currently exist in Markham. Issues of concern are safety, services, parking, and neighbourhood character; while the benefits are that they address demographic changes, contribute to housing stock, and help housing affordability for owners and renters.

The Consultants outlined the preliminary recommendations regarding amended provisions in the Zoning By-laws, registration by-laws, interior property standards by-laws, and public communication/education. Next steps will be to hold a public open house meeting in the fall and to provide a final report by the end of 2016.

The Committee discussed identifying which units are existing “grandfathered” units, and that such units will not need to be brought into compliance with the new regulations but may require an update inspection; additional by-law enforcement resources required; registration versus licensing by-laws; finding a “made-in-Markham” solution; inspections every three years rather than five years, and whenever required; accommodating parking and allowing rear-yard parking pads; parking enforcement; cost recovery options for registration and inspections; potential impact on property assessment, income tax, and property insurance; procedures and/or penalties for non-registered units; the appropriate minimum unit size; appropriate locations/lot sizes/building types; TRCA Special Policy Areas; owner-occupation requirements; and, the public consultation and education program.

In response to questions from the Committee staff explained the rationale for permitted accessory dwellings in Cathedraltown and Cornell. It was clarified that both the Planning Act and Markham’s Official Plan encourage allowing second suites; however, the specific zoning provisions will be refined as determined by the City. Staff was asked to research other municipalities for the number of registered units that have resulted from legalizing second suites.

Moved by: Councillor Karen Rea

Seconded by: Councillor Colin Campbell

- 1) That the presentation by Mr. John Gladki, President, Gladki Planning Associates entitled “New Comprehensive Zoning By-Law Project Phase 3A: Secondary Suites,” be received; and,
- 2) That the memorandum dated July 19, 2016 entitled, “MEMORANDUM: Authorization to hold a Public Open House on Secondary Suites (Phase 3a – New Comprehensive Zoning by-law Project) PR 13 128340” be received; and,
- 3) That staff be authorized to hold a Public Open House and Public Information Meeting with Development

Services Committee, to consider preliminary recommendations for implementing secondary suites in Markham, as outlined in the attached report and presentation prepared by Gladki Planning Associates (Appendix 'A' and 'C') and as summarized in this memorandum; and further,

- 4) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED

EXCERPT CONTAINING ITEM #0002 OF THE DEVELOPMENT SERVICES COMMITTEE (July 28, 16)

2. MEMORANDUM AUTHORIZATION TO HOLD A PUBLIC OPEN HOUSE ON ROOMING HOUSES AND SHORT-TERM ACCOMMODATIONS (PHASE 3A - NEW COMPREHENSIVE ZONING BY-LAW PROJECT) PR 13 128340 (10.5)

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[Memo](#) [Appendix A](#) [Appendix B](#) [Appendix C](#)

Jim Baird, Commissioner of Development Services introduced this matter and the presenters.

Tom Villella, Manager, Zoning and Special Projects, made opening remarks and reviewed the process to date and the public consultation program.

John Gladki, President, Gladki Planning Associates gave a presentation on rooming houses and short-term accommodations.

Rooming Houses

The presentation included the background and history of Markham's initiatives regarding rooming houses with respect to provincial policies, Markham's Official Plan, existing Markham Zoning By-laws, and other Municipal Zoning By-laws. It was noted that rooming houses are not currently permitted in any zone in Markham. Issues to be considered are safety (fire), impacts on neighbourhood character and services, change of appearance to the outside of the building, poor maintenance of the exterior, parking and traffic, and potential disruptive behaviour of occupants.

Preliminary options include: no change to existing Markham By-laws; add rooming house definitions to zoning by-laws, but do not permit rooming houses as-of-right in any zone; and, add definitions but permit "rooming houses small scale" in zones where other multi residential buildings are permitted.

Mr. Gladki and staff responded to questions from the Committee regarding:

- clarification on options with respect to dangerous situations
- by-law enforcement has difficulty in gaining entrance, while the Fire Department can gain entrance in certain circumstances
- licensing rooming houses could provide for provisions for reasonable entry for inspections, but would not have an impact on unlicensed units
- the difference between shared housing and rooming houses
- impacts on neighbouring property values
- preferred locations near public transit
- other municipalities commonly license rooming houses, where they are permitted

- definitions of ‘small’, and the appropriate number of permitted rooms
- absent landlords
- current enforcement practices and anticipated enforcement measures
- requirement for change of use permit and building permits for converted dwellings
- encouraging affordable housing units such as six-plex or stacked townhouses
- policies and changes required for the Official Plan
- clarifying definitions regarding “institutional care” and similar uses

Short Term Accommodation

The presentation included the background of short term accommodations (STAs). There is currently no provincial guidance on this issue. Markham’s Official Plan defines a ‘bed and breakfast establishment’ and the zoning by-law allows them in the Main Street Heritage area. The AirBnB site shows clusters of rentals in Thornhill and Unionville, and complaints have been filed about “party houses”. Licensing pros and cons were outlined.

Issues to be considered are, n eighbourhood quality of life negatively affected by party houses, impact of reducing rental housing stock, taxation, and cost and effectiveness of enforcement. AirBnB and similar sites are very popular worldwide and provide alternatives for families and visitors.

Preliminary options include: no change; add a definition of STAs for Markham zoning by-laws in all residential and mixed use zones; and, add a definition of STAs for Markham, but define the specific zones in which zones these would be permitted.

Staff provided an update on efforts to resolve current issues regarding existing AirBnBs in Markham.

Mr. Gladki and staff responded to questions from the Committee regarding:

- comparison of traditional bed and breakfast establishments with modern AirBnBs
- licensing would allow the City to regulate compliance
- non-owner occupancy issues
- legal issues regarding “people zoning”
- concerns about single-night accommodation similar to a hotel, and weekend “party houses”
- ensure the by-law reflects the use as a non-traditional home and provides appropriate regulations
- protecting residential neighbourhoods and heritage character

Next steps will be to hold a public open house meeting in the fall, followed by a final report in 2016. The Committee directed that staff report back in September, prior to the open house, to discuss option details and to identify where STAs could be appropriately accommodated. (11:35)

David McBeth made a deputation and suggested that the by-law should clearly define and address boarding houses as well as rooming houses.

Billy V. Gardanis made a deputation regarding the challenges of gaining entrance to illegal rooming houses, and

resolutions that would have the houses return to its original layout.

Geoff Pine spoke of a recent rooming house situation near his home that has been satisfactorily resolved by staff, and he reviewed the resolution of the Unionville Villagers Association regarding rooming house regulations. Mr. Pine provided a written copy of the resolution.

Alessandra Insa spoke in appreciation of the work being done on this issue and discussed the impacts of an existing AirBnB on her street.

Moved by: Councillor Alex Chiu

Seconded by: Councillor Amanda Collucci

- 1) That the presentation by Mr. John Gladki, President, Gladki Planning Associates entitled “Rooming Houses and Short Term Accommodations, Phase 3A, New Comprehensive Zoning By-Law Project” be received; and,
- 2) That the depositions by David McBeth, Billy V, Gardanis, Geoff Pine, and Alessandra Insa, and the written submission from Geoff Pine on behalf of the Unionville Ratepayers Association, regarding rooming houses and short term accommodations, be received; and,
- 3) That the memorandum dated July 28, 2016 entitled, “MEMORANDUM: Authorization to hold a Public Open House on Rooming Houses and Short-Term Accommodations (Phase 3a – New Comprehensive Zoning by-law Project) PR 13 128340” be received; and,
- 4) That staff be authorized to hold a Public Open House to consider preliminary recommendations to address rooming houses and short-term rental accommodations in Markham, as outlined in the attached reports and presentation prepared by Gladki Planning Associates (Appendix ‘A’, ‘B’ and ‘C’) and as summarized in this memorandum; and,
- 5) That staff report back in September on options to be presented at the Public Open House; and further,
- 6) That staff be authorized and directed to do all things necessary to give effect to this resolution.

CARRIED