



Short Term and Shared Accommodations Zoning By-law Technical Paper

What We Heard Report

Contents

| | |
|--|----|
| Introduction | 1 |
| Short Term Accommodations: Consultation Summary | 2 |
| Shared Accommodation: Consultation Summary..... | 10 |
| Next Steps | 16 |
| Appendix A: STA Survey Questions..... | 17 |
| Appendix B: STA Stakeholder Consultation Questions | 19 |
| Appendix C: Shared Accommodation Survey Questions | 20 |
| Appendix D: Shared Accommodation Stakeholder Consultation Questions..... | 21 |

Introduction

This *What We Heard* report documents the consultation undertaken for the Short Term and Shared Accommodation discussion paper. This discussion paper has been prepared by Gladki Planning Associates to consider if and how Short Term and Shared Accommodations should be addressed in the new Comprehensive Zoning By-Law. This report is separated into two parts: Short Term Accommodations (STAs) and Shared Accommodations (SAs). Each section summarizes the results from the public survey, stakeholder one-on-one interviews and public letters written to the City.

The City of Richmond Hill is seeking to determine if there is a need to regulate STAs and if so, find a balance between encouraging these forms and placing limits on their scope in order to preserve the residential character of the local community. Over the past decade, there has been an increase in the use of various forms of STAs in other municipal jurisdictions. STAs have become increasingly popular with platforms such as Airbnb and VRBO, connecting homeowners with extra space to the vacationing public. STAs are described as rental accommodations provided for a short period (less than one month) in existing residential homes.

Similarly, the City of Richmond Hill is determining how shared accommodations fit with the character of the neighbourhoods and whether the new Comprehensive Zoning By-Law will need to address this form of accommodation. Shared accommodations, such as rooming houses, group homes, and institutional housing, offer affordable housing and needed services. Shared accommodations fall into three categories: (1) group homes where support and care are offered, (2) rooming houses, lodging houses, and boarding houses where no support is offered, and (3) institutional housing, such as student residences and religious settings. Richmond Hill has historically dealt with institutional housing on a one-off basis as applications have been submitted, which appears to have worked well in the past. As there are no post secondary or new significant religious institutions planned for the area, institutional housing will not be further explored in the discussion paper or included in the What We Heard report.

Short Term Accommodations: Consultation Summary

Consultation Summary

The consultation consisted of a public survey, stakeholder interviews, and correspondence from the public. The public survey was mostly completed by those that do not and do not plan to rent their home as an STA. The top three reasons among those that do are to help pay the mortgage, provide additional income, and make use of unused resources, such as bedrooms. Many respondents believed STAs should not be permitted in Richmond Hill, with main concerns highlighted being the prevalence of parties in houses without the owner's supervision, owners not caring for and maintaining their properties, and noise nuisance. These concerns echo those received from letters from the public. Many of the respondents believed that these issues could be mitigated if the owner was required to live in the dwelling unit. There was a preference for STAs to be located in high density areas, such as regional corridors like Yonge St. and Highway 7, neighbourhoods with apartment buildings, and Richmond Hill Centre. Preferences for housing forms were apartments, single-detached dwellings, and semi-detached dwellings.

Interviews with stakeholders highlighted the importance of each municipality taking an approach that is specific to their context. Given Richmond Hill's small STA market, their response will be different than other municipalities such as Toronto. However the municipality chooses to regulate STAs, it must be done so in a streamlined manner that is easy for property owners to comply with. Registration of STAs has been an effective strategy to control negative impacts.

Community Survey

A survey on Short Term Accommodations was shared by the City of Richmond Hill through SurveyMonkey. The purpose of this survey was to gauge the public's opinion on STAs, with specific questions focused on zoning permissions. The survey was open in October and November of 2020 during which time 262 people participated. The survey results are as follows. See Appendix A for survey questions.

The majority of respondents do not currently rent or have plans to rent part of their home as a STA (83.14% answered no, 16.86% answered yes). **See Figure 1.** Answered: 261, skipped: 1.

Of those that do rent or have plans to rent, they do so for the following reasons: To help pay for their mortgage, use it as an additional source of income, to make use of unused resources, such as extra bedrooms, to provide visitors a local experience and to keep their house occupied while they are away. **See Figure 2.** Answered: 41, skipped: 221.

Figure 1: Do you rent or plan to rent part of your home as a STA?

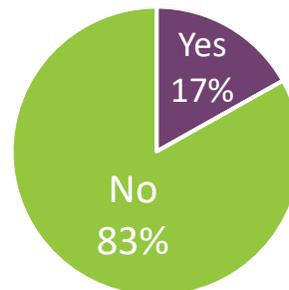
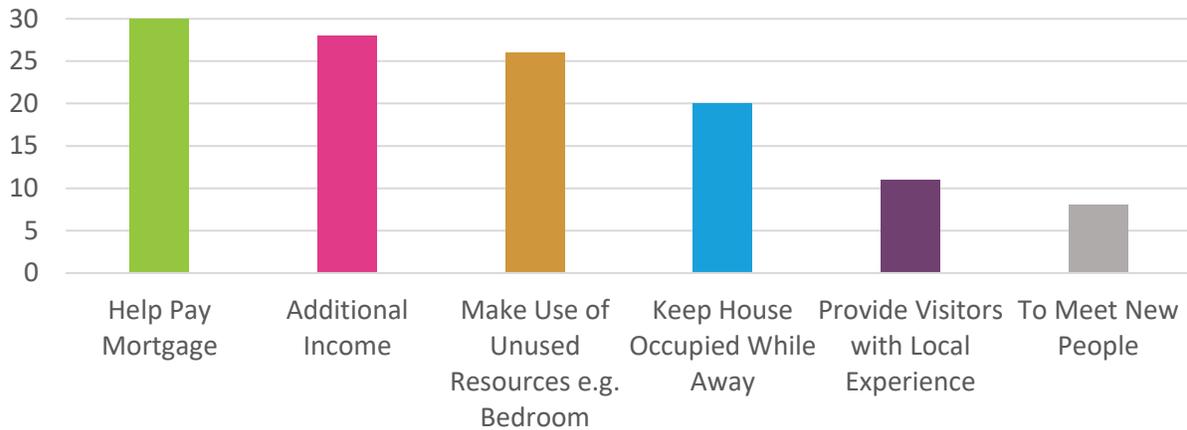
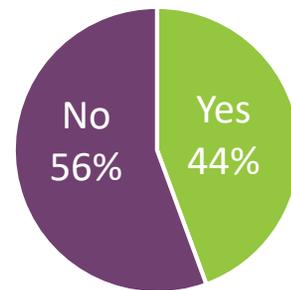


Figure 2: Reasons for Offering STAs



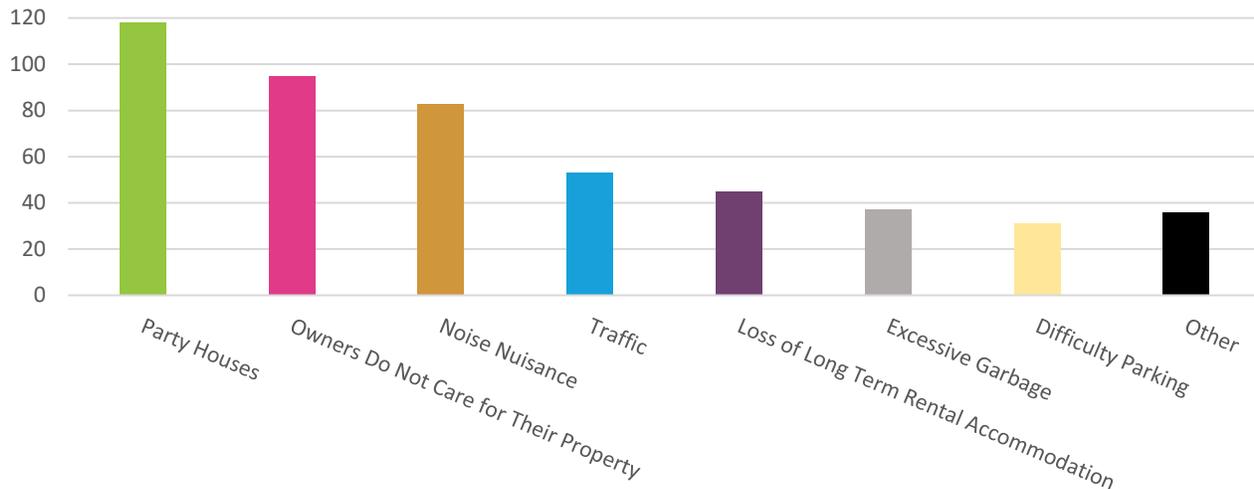
When asked if participants believe STAs should be permitted in Richmond Hill, 55.6% said no and 44.4% said yes. **See Figure 3.** Answered: 259, skipped: 3.

Figure 3: Do you think STAs should be permitted in Richmond Hill?



Of those who answered no, the participants chose the following reasons: Concerns about noisy and unwanted house parties without supervision of the owner, owners not caring for and maintaining their property, overall noise nuisance, additional traffic in neighbourhood, loss of long-term rental accommodation, excessive garbage, difficulty parking, and other. **See Figure 4.** Answered: 143, skipped: 119.

Figure 4: Reasons for Not Wanting STAs in Richmond Hill



In the “Other” category, the following reasons were cited: feeling unsafe in their neighbourhood due to unknown neighbours, concerns around the security of their home, people in STAs not being connected to the community and neighbourhood, pressure on services which are paid for by the public, such as road infrastructure and waste disposal, risk of COVID19 from people travelling through their neighbourhood, renters not being protected under the Landlord and Tenant Act, the reputation of Richmond Hill being impacted by high amounts of STAs, and concerns with non-local ownership and dwelling units as investment properties. **See Figure 5.**

Figure 5: Reasons for Not Wanting STAs in Richmond Hill

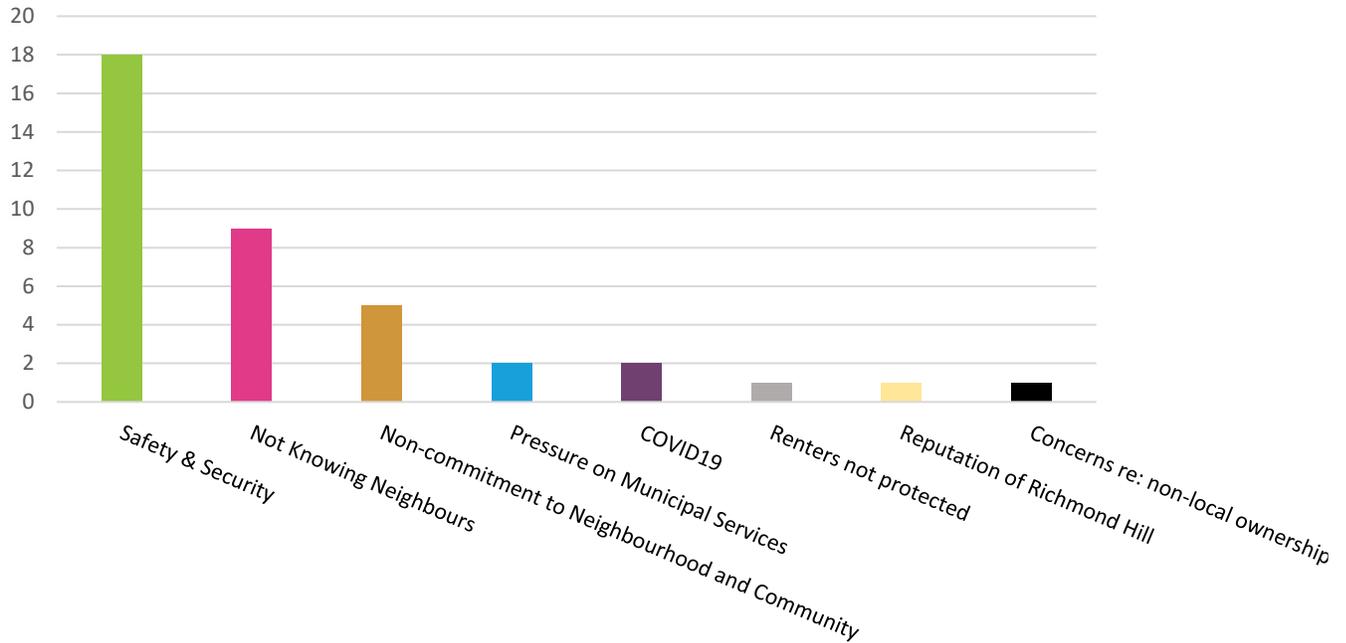
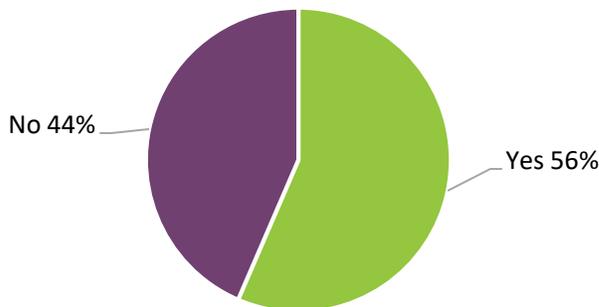


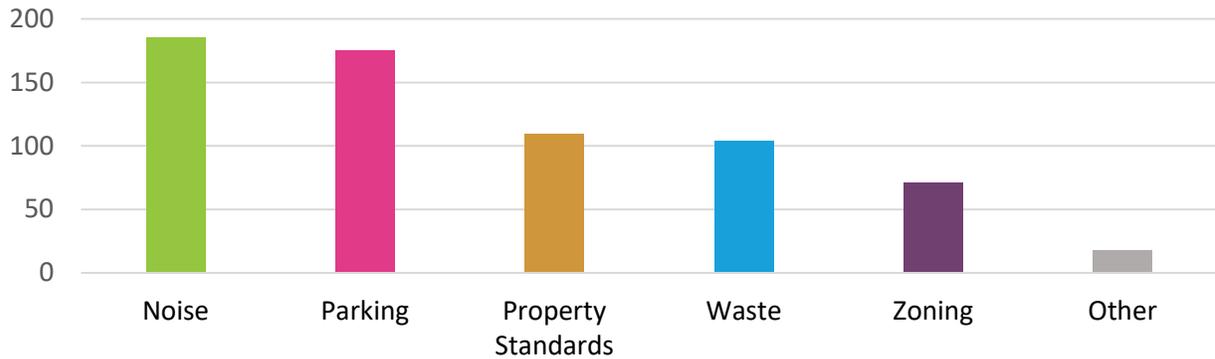
Figure 6: Would concerns be mitigated if the owner or tenant of dwelling was required to live there?



When asked if the reasons for not wanting STAs in Richmond Hill could be mitigated if the owner or tenant of the dwelling is required to live in the house, 52.36% said Yes, 40.34% said No, and the remaining chose “other”. **See Figure 6. Answered: 233, skipped: 29.**

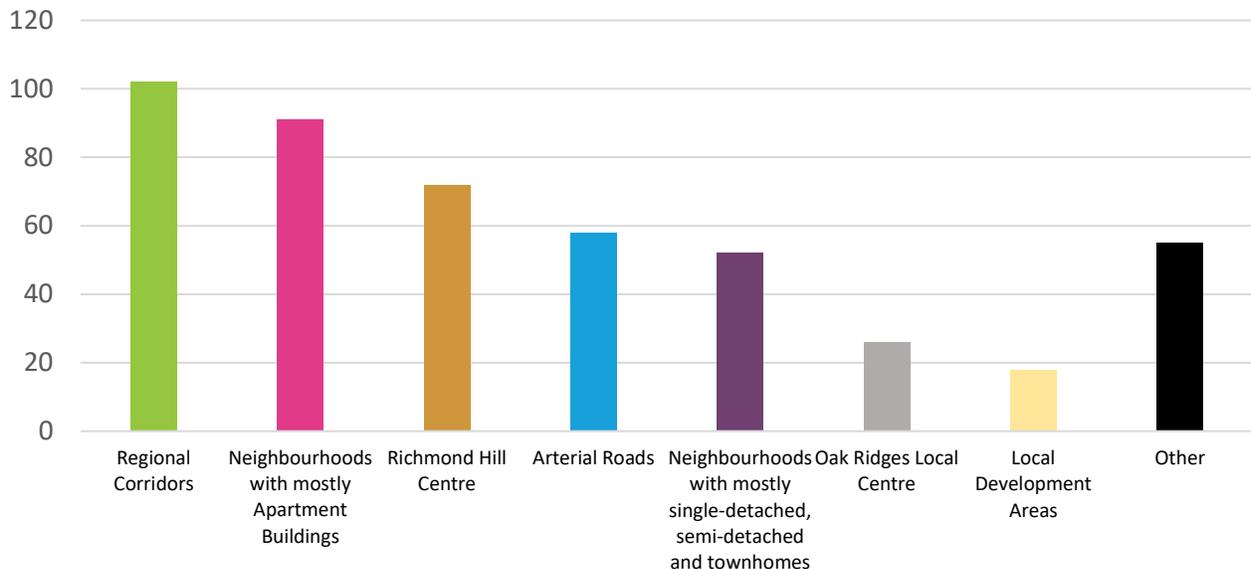
The next question identified the municipal by-laws, which participants were familiar with that may be helpful in mitigating concerns about STAs. The by-laws were related to: noise, property standards, waste, parking, zoning and other. **See Figure 7. Answered: 228, skipped: 34.**

Figure 7: Familiarity with municipal by-laws



Participants were asked where STAs should be located if they were to be permitted in Richmond Hill. The options to choose from included: Along the Regional Corridors (Yonge St. & Hwy 7), Neighbourhoods with mostly apartment buildings, Richmond Hill Centre (Yonge St. & High Tech Rd. Area), along Arterial roads (e.g. 16th Ave and Leslie St.), Neighbourhoods with mostly single-detached, semi-detached and townhomes, Downtown Local Centre (Yonge St. and Major Mackenzie Drive area), Oak Ridges Local Centre (Yonge St. and King Rd. area), Local Development Areas (e.g. Major Mackenzie West Dr. and Trench St. area), and Other. **See Figure 8. Answered: 229, skipped: 33**

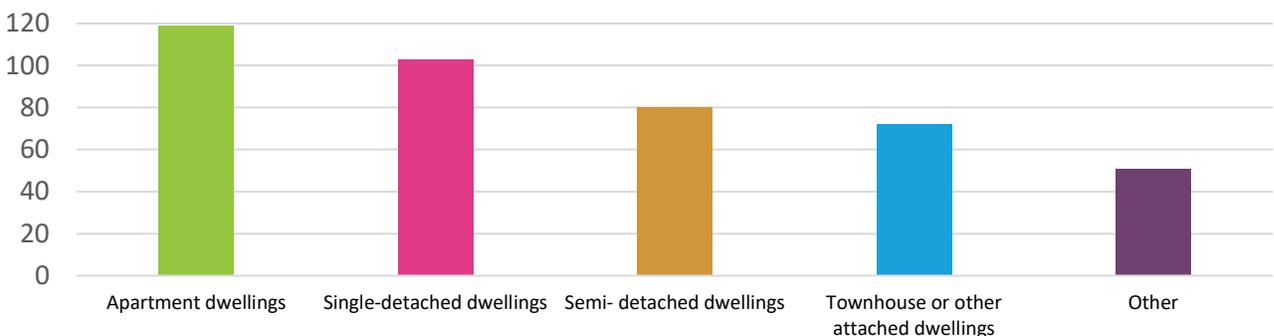
Figure 8: Location of STAs



In the Other category, 24 participants said they think STAs should not be permitted at all and 10 participants said they should be permitted everywhere in Richmond Hill. Other participants mentioned the following: they should be permitted anywhere with adequate parking, in all zones mentioned above, outside of quiet residential neighbourhoods, areas served by accessible transit, areas without neighbours, the Lake Wilcox Area and specifically the intersections of Leslie St. and Hwy 7 Yonge St. and Levedale Rd., and along the Don Valley Pkwy and Beaver Creek area.

Participants were asked in which housing types STAs should be permitted, if at all. The options were: Apartment dwellings, single-detached dwellings, semi-detached dwellings, townhouse or other attached dwellings, and other. **See Figure 9.** *Answered: 208, skipped: 54.*

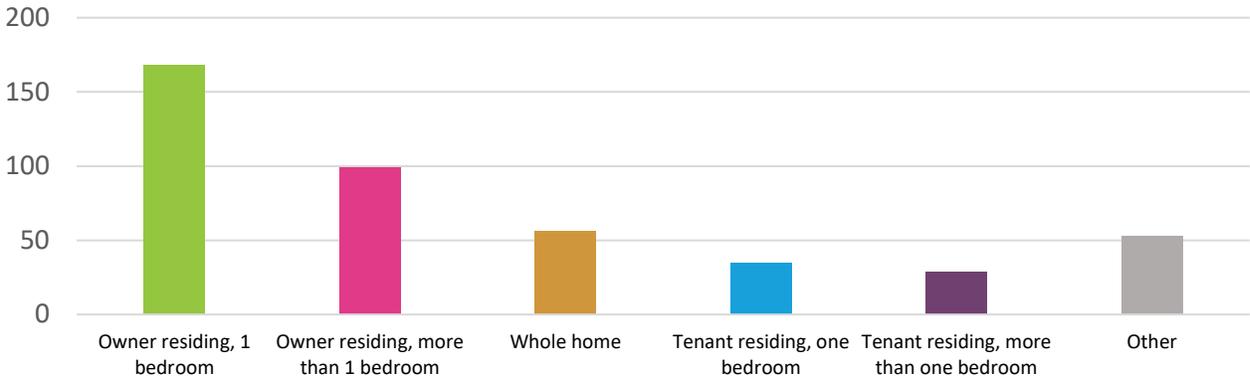
Figure 9: Preferred Housing Types for STAs



In the Other category, 42 participants said that STAs should not be permitted in any housing types, 13 participants said there should be no restriction on housing types, 6 participants said that the housing type isn't important as long as the principal resident/ owner is on site, and 5 participants said that STAs belong in Hotels. Other comments include: Any type of housing should permit STAs so long as they are supported by waste disposal and parking, all types of housing should permit STAs as long as they are properly regulated, that location is more important than housing type, that there is no need to regulate and existing zoning by-laws can continue to regulate, that they shouldn't be in rental apartment buildings, and that they should be in basement units.

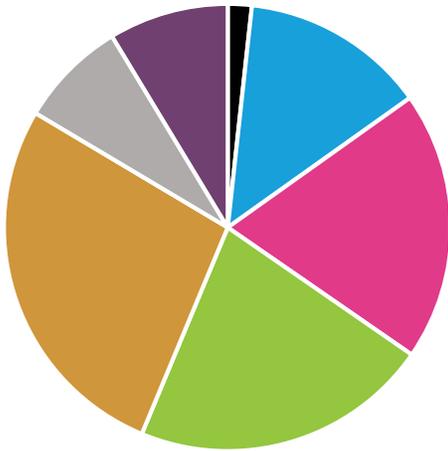
The final question asked participants if STAs are to be permitted, which of the following scenarios would be acceptable? The options were: The owner lives in the home and one bedroom is rented out, the owner lives in the home and more than one bedroom is rented out, the whole home is rented out, the tenant lives in the home and one bedroom is rented out, the tenant lives in the home and more than one bedroom is rented out. **See Figure 10.** *Answered: 230, skipped: 32.*

Figure 10: Preferred scenario's for STAs



In the Other category, 25 participants said that none of the following scenarios are preferred and there should be no STAs, 5 participants said all of the above are preferred, and others said that it should be the owner's choice, that the owner should rent an entire suite, that STAs should only be in hotels, that STAs should only be in apartment buildings and that STAs should only be in basements.

Figure 11: Age distribution of participants



The survey participants were represented across the following age distribution. **See Figure 11.**
Answered: 231, skipped: 31.

■ 19 or younger ■ 20-29 ■ 30-39 ■ 40-49 ■ 50-59 ■ 60-69 ■ 70+ ■ I prefer not to answer

Stakeholder Consultation

One-on-one stakeholder interviews were held in June 2021 with representatives of AirBnB and Booking.com. See appendix B for consultation questions.

There was agreement among stakeholders that each municipality will have a unique STA context and that ultimately, they must make the best decision for their constituents. In Richmond Hill, there is a small STA market with minimal listings, so how Richmond Hill responds will be different than other municipalities that are larger (e.g. Toronto) or are significant tourist attractions (e.g. Town of Blue Mountains).

Both stakeholders agreed that however the City chooses to regulate STAs, that they do so in a manner that is streamlined and workable for property owners, making it easy for property owners to comply. In municipalities where STA regulation has not been workable for property owners (through high licensing fees, inconvenient procedures such as having to go in person to get licenses, etc.) the stakeholders have seen less compliance and the prevalence of illegal STAs.

Requiring the registration of STAs was identified as an effective and successful way to monitor and control potential negative impacts. Many municipalities have required hosts to register their STAs and obtain a license which is dependent upon abiding by the rules and requirements. Nuisance concerns such as noise, are subject to the by-laws and if there are repeated nuisances, the municipality can take the license away. The Booking.com representative said that while they can ask whether the host has a license, they should not be responsible to validating a license as this should be between the municipality and host. Calgary, Alberta was identified as a municipality that was successful at this, through regulating STAs to deal with specific issues related to management and nuisance. In this case, Calgary has two licensing categories (up to 4 rooms and 5+ rooms) and licenses are taken away if hosts are not responsible.

AirBnB have made efforts to reduce the nuisance impacts from STAs through the following initiatives: banning all parties and events on the platform, attempting to prevent one-night stays for specific holidays such as New Years Eve, banned people under 25 years old from booking whole home reservations within close proximity to their home (pilot 2020) and have launched the [Airbnb.ca/neighbors](https://www.airbnb.ca/neighbors) website where people can access 24/7 support if there are nuisances in their neighbourhood.

Stakeholders believed that the Municipal Accommodation Tax of 4% was important for municipalities to introduce and streamline in a clear way. Some platforms, such as AirBnB, voluntarily collect the tax which is given to the province to distribute to municipalities. Other platforms such as Booking.com are not involved in the financial side of the transaction as the guest pays the host directly, so they do not collect the tax. In municipalities that have a large STA market, municipalities may consider collecting the 4% tax from hosts themselves, as has been done in Toronto, where the hosts can pay themselves or through the voluntary service of Airbnb. Currently, AirBnB is advocating and encouraging the Ontario government to amend the Municipal Accommodation Tax to make it mandatory on all platforms.

Letters from the Richmond Hill community

Members of the community have sent in letters to City staff in relation to complaints and concerns related to STAs since they have become prevalent in Richmond Hill. This was documented five in correspondence emails. The types of complaint by the order of highest to lowest frequency are as follows: safety concerns regarding unknown neighbours (5), lack of community integration (4), noise (4), garbage issues (3), loss of affordable housing (3), partying (3), parking (2), traffic (2), owners not taking care of their property (1), necessity of taxation (1), and decreasing housing values (1).

Shared Accommodation: Consultation Summary

Consultation Summary

The consultation consisted of a public survey and stakeholder interviews. The majority of survey respondents do not currently live in, or have ever lived in, a shared accommodation dwelling. Roughly half (54%, 46%, respectively) do not know of any shared accommodations in their neighbourhood, with the remaining knowing of a shared accommodation in their neighbourhood. The respondents were familiar with some by-laws related to mitigating concerns around shared accommodations, with the most common being parking, noise and property standards by-law. Respondents believed shared accommodations should be located in mostly high-density areas close to transportation infrastructure, the most common responses being regional corridors, neighbourhoods with mostly apartment buildings, and along arterial roads. Respondents said that shared accommodations should be in a range of housing forms, with the most common being apartment dwellings, single-detached dwellings, and townhouse dwellings. Respondents believed that all options listed should be addressed in the zoning by-law: the location of shared accommodations, external appearance of the dwelling, location of entrances, size of the dwelling, and parking.

Stakeholder interviews identified the importance of clear definitions for shared accommodation uses in the zoning by-law, recognition of the compliance standards that group homes are already held to, such as ministry inspections, zoning inspections and fire inspections. Stakeholders believed that group homes should be permitted in all residential zones, for parking to reflect the needs of the residents, and for privacy provisions such as minimum number of washrooms and cooking facilities to be included. Stakeholders outlined the importance of on-going consultation with the community as new shared accommodations are introduced into neighbourhoods.

Community Survey

A survey on shared accommodation was shared by the City of Richmond Hill through SurveyMonkey. The purpose of this survey was to gauge the public's opinion on shared accommodations, with specific questions focused on zoning permissions. The survey was open in January and February 2021, during which time 98 people participated. The survey results are as follows. See Appendix C for survey questions.

Figure 1: Do you currently live in or have you lived in a SA dwelling?

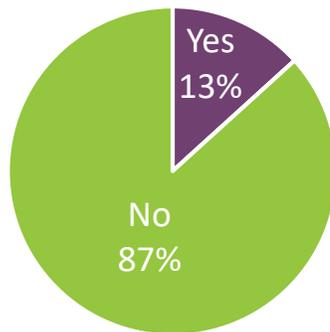
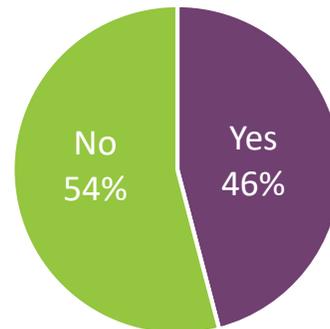


Figure 2: Do you know of any SAs in your neighbourhood?



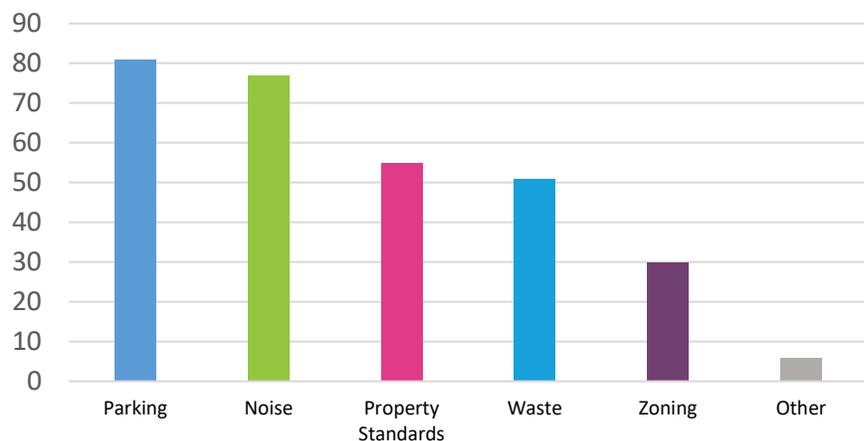
The majority of respondents do not currently live in or have ever lived in a SA dwelling (84.7% answered no, 15.3% answered yes). **See Figure 1.** Answered: 98, skipped: 0.

Participants were asked if they know of any shared accommodation in their neighbourhood, which was evenly distributed, with 45.9% answered yes and 54.1% answered no. **See Figure 2.** Answered: 98, skipped: 0.

The next question identified municipal by-laws that may be helpful in mitigating concerns about SAs and participants were asked to identify three they were familiar with. The by-laws were related to: noise, property standards, waste, parking, zoning and other. **See Figure 3.** Answered: 98, skipped: 0.

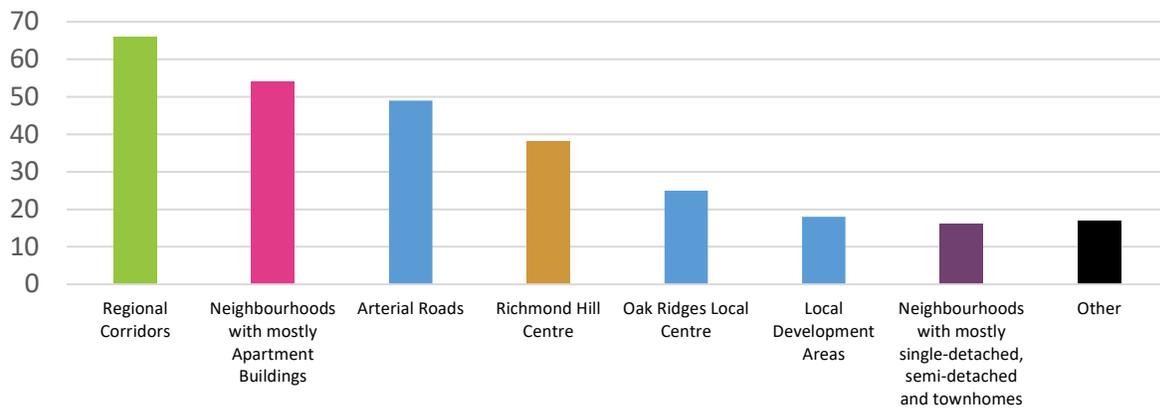
In the Other category, participants had the following comments: they are not familiar with any of the zoning by-laws, they are familiar with all of the municipal by-laws, and that they are unsure.

Figure 3: Familiarity with zoning by-laws



Participants were asked where SAs should be located if they were to be permitted in Richmond Hill. The options to choose from were the following: Along the Regional Corridors (Yonge St. & Hwy 7), Neighbourhoods with mostly apartment buildings, Richmond Hill Centre (Yonge St. & High Tech Rd. Area), along Arterial roads (e.g. 16th Ave and Leslie St.), Neighbourhoods with mostly single-detached, semi-detached and townhomes, Downtown Local Centre (Yonge St. and Major Mackenzie Drive area), Oak Ridges Local Centre (Yonge St. and King Rd. area), Local Development Areas (e.g. Major Mackenzie West Dr. and Trench St. area), and Other. **See Figure 4.** Answered: 98, skipped: 0.

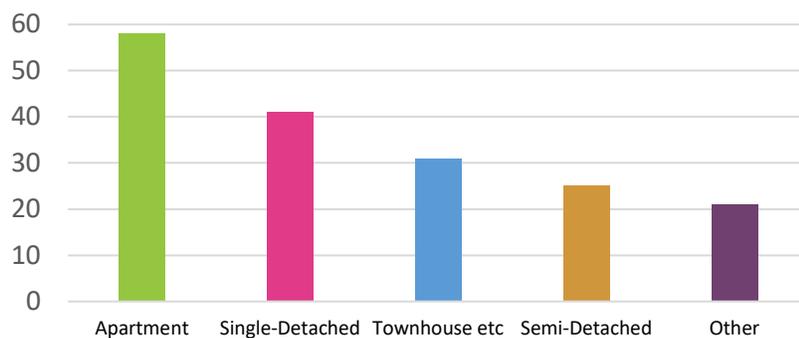
Figure 4: Location of SAs



In the Other category, 4 participants said that SAs should not be permitted in Richmond Hill, 4 participants said SAs should be permitted where amenities are available (transit, shopping, restaurants) and 3 participants said that SAs should not be permitted in single-family homes. Other comments included: SAs should be permitted anywhere without restriction, should be near similar properties to avoid conflict with residents, should only be in institutional areas (hospitals and long-term care homes), not be in industrial areas and be in new developments.

Participants were asked which housing types SAs should be permitted in, if at all. The options were: Apartment dwellings, single-detached dwellings, semi-detached dwellings, townhouse or other attached dwellings, and other. **See Figure 5.** Answered: 98, skipped: 0.

Figure 5: Preferred Housing Types for SAs

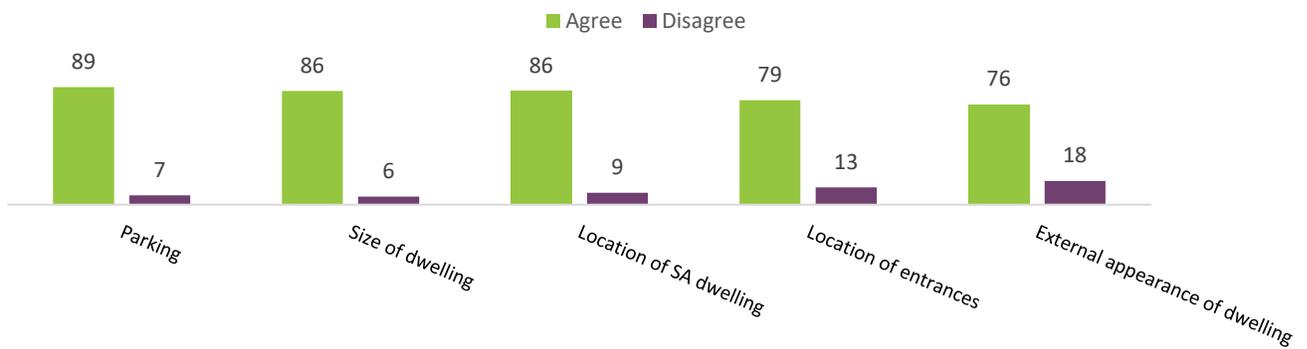


In the Other category, 7 participants said that SAs should not be permitted in any of the housing types, 3 participants said SAs should only be permitted in purpose-built structures, 2

participants said SAs should be permitted in any housing type as long as measures are in place (safety, building code, fire safety) and 2 participants said SAs should be permitted in any building where the owner lives in the home. Other comments included: SAs should be in institutional settings, in basements, in stacked townhouses with condo ownership, in buildings with commercial and residential mix, and be regulated in detaches houses.

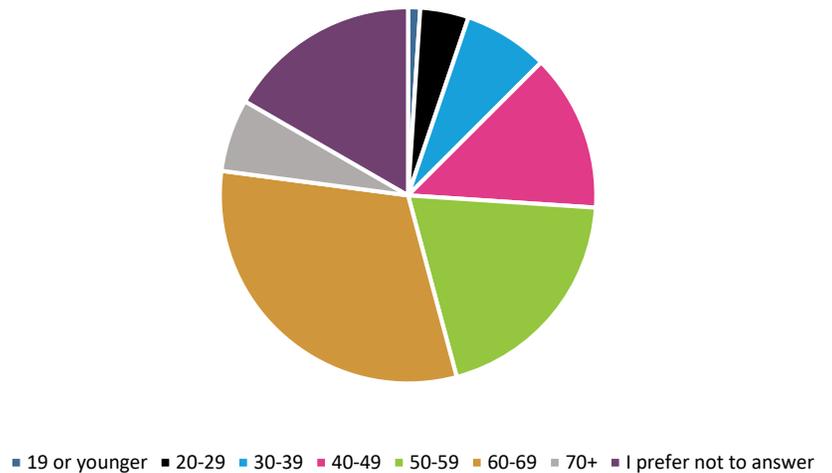
The following question asked if participants agree or disagree that a number of issues should be addressed in the zoning by-law, with the issues being: location of the shared accommodation dwelling (such as on arterial roads, in specific neighbourhoods, proximity to transit, etc.), external appearance of the dwelling, location of entrances, size of the dwelling and parking. **See Figure 6. Answered: 98, skipped: 0.**

Figure 6: Issues to be addressed in by-law



In the “Other” category, three participants said there should be maximum occupancy limits, two participants said that SAs should not be permitted in Richmond Hill and two participants said that they must be up to the Fire Code and two participants said there should be proper waste management. Other comments included: the by-laws should be simplified, the owner should be on premises, and contracts should be used to ensure the rules are followed.

Figure 7: Age distribution of participants



The survey participants were represented across the following age distribution. **See Figure 7. Answered: 96, skipped: 2.**

Stakeholder Consultation

One-on-one stakeholder interviews were held in June 2021 with representatives from REENA, a non-profit organization that was established in 1973 and offers residential support, respite programs, counselling, therapy and advocacy to over 1000 individuals with developmental disabilities and their families. REENA's services are offered in over 30 Group Homes and over 60 Supported Independent Living Apartments across the Greater Toronto Area, with two Group Homes in Richmond Hill. *See Appendix D for consultation questions.*

REENA representatives discussed the importance of having clear definitions in the zoning by-law. Helpful definitions could include affordable housing options, assisted living, group homes/ congregate care, respite care. The definition, should state if the use is provincially or federally licensed or licensed by a municipal body. This may be a good approach at providing a distinction.

Stakeholders shared that SAs such as Group Homes are held to compliance standards such as ministry inspections, zoning inspections and fire inspections. If Richmond Hill is to add other standards, these would be in addition to the existing compliance standards required through SAs run through provincial or federal licensing.

In addition to Rooming Houses, Group Homes and Institutional Housing as is explored in the background report, REENA stakeholders stated that Respite Care should be an additional form of SA. This form of housing is relied upon by those who are unable to get permanent housing with supports integrated, which gives relief to their caregivers. These are often licensed and service-based, though the Province has pulled licenses in places where there are no definitions for respite care.

Stakeholders believed that Group Homes should be permitted in all residential zones, with the potential to have their own subset as being run under the rules of Ministry of Social Services. This process is currently being undertaken in the City of Vaughan.

For consideration of the potential provisions in the zoning by-law, REENA stakeholders discussed how minimum parking and bicycle standards often don't reflect the needs of the tenants, who generally are less likely to need access to vehicle or bicycle parking. In these facilities, staff and visitor parking are typically more important. Privacy provisions such as a minimum number of washrooms and cooking facilities in tenants' own rooms allow for privacy and dignity.

REENA has been successful in engaging with the Councillors and communities in which they plan to locate their facilities. The REENA team engaged with the community, held community meetings and lobbied the neighbourhood. In some cases, REENA engages with residents' associations three years in advance and shows the community the safety and security measures in place for the protection of the tenants, how waste disposal is treated municipally like any other dwelling unit. These efforts show how community concerns that are typical of shared accommodations can be resolved through thorough consultation and early involvement.

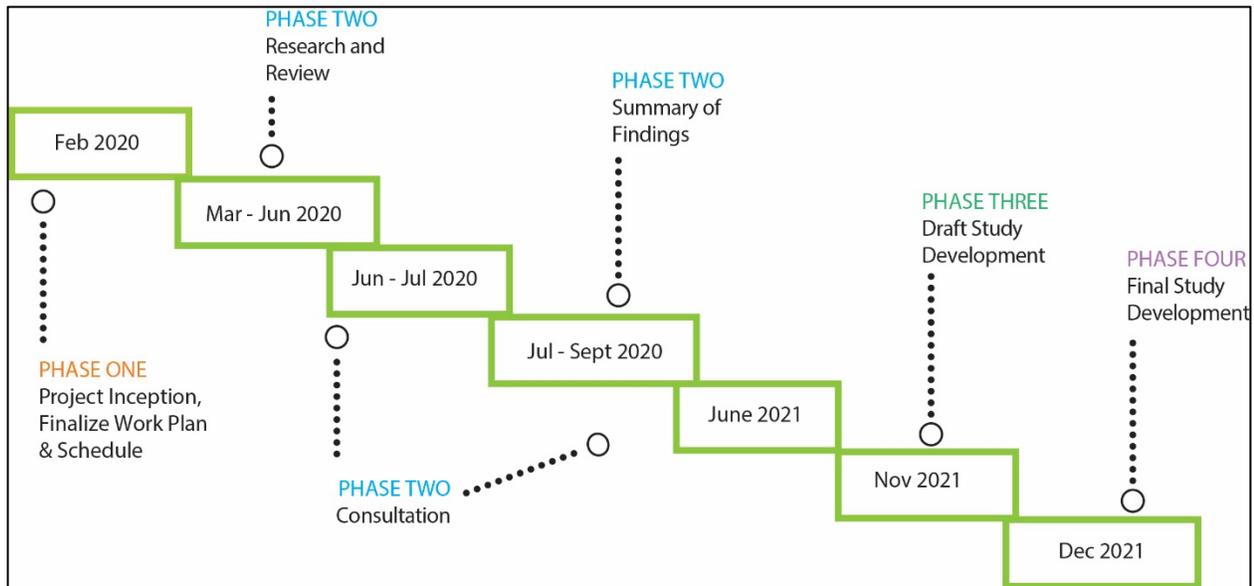
REENA stakeholders recommended looking to Toronto's efforts at setting up their own inspection regime, distinguishing between group homes compliance through provincial and federal licensing and those facilities monitored by a municipal entity.

Next Steps

Next Steps in the Study and Consultation

- Finalized First Draft of Study, **October 2021**
- Public Information Consultation, **November 2021**
- Final Report, **December 2021**

Figure 8: Project Schedule



City Contact:

Shelly Cham, Manager, Development Zoning

zoning@richmondhill.ca

905-771-8910

Project Webpage:

<https://www.richmondhill.ca/en/zone-richmond-hill.aspx>

Appendix A: STA Survey Questions

1. Do you currently rent or have plans to rent part of your home as a short term accommodation?
2. If you answered “yes”, please select three of the following reasons for offering short term accommodations:
 - a. Help pay mortgage
 - b. As a source of additional income
 - c. To make use of unused resources (e.g. spare bedroom is never in use, etc.)
 - d. To keep my house occupied while I am away (e.g. on vacation)
 - e. Provide visitors to City a local experience
 - f. To meet new people
 - g. Other
3. Do you believe short term accommodations should be permitted in Richmond Hill?
4. If you answered “no”, please select three of the following reasons for not wanting short term accommodations in Richmond Hill:
 - a. Noise nuisance
 - b. Excessive garbage
 - c. Loss of long term rental accommodation
 - d. Additional traffic in your neighbourhood
 - e. Difficulty parking
 - f. Owners do not take care of their property
 - g. Party houses
 - h. Other
5. Do you think the reasons for not wanting short term accommodations in Richmond Hill could be mitigated if the owner or tenant of the dwelling is required to live in the house?
6. Richmond Hill has several by-laws that may help mitigate concerns about short term accommodations. Please select three of the by-laws that you are familiar with:
 - a. Noise
 - b. Property standards
 - c. Waste
 - d. Parking
 - e. Zoning
 - f. Other
7. If short term accommodation were to be permitted in Richmond Hill, where do you think they should be located? Please select three of the following:
 - a. Neighbourhoods with mostly single detached, semi-detached and townhomes
 - b. Neighbourhoods with mostly apartment buildings
 - c. Along arterial roads (e.g. 16th Ave and Leslie St.)
 - d. Along the regional Corridors (Yonge St. and HWY 7)
 - e. Richmond Hill Centre (Yonge St. and High Tech Rd. area)
 - f. Downtown Local Centre (Yonge St. and Major Mackenzie Dr. area)
 - g. Oak Ridges Local Centre (Yonge St. and King Rd. area)

- h. Local Development Areas (e.g. Major Mackenzie West Dr. and Trench Street area)
 - i. Other
- 8. Do you think short term accommodations should be permitted in all or some of the housing types mentioned below? Select all that apply:
 - a. Single detached dwelling
 - b. Semi-detached dwelling
 - c. Townhouse or other attached dwelling
 - d. Apartment dwelling
 - e. Other
- 9. If short term accommodations are to be permitted, which of the following scenarios would be acceptable? Please select three that apply:
 - a. The owner lives in the home and one bedroom is rented out
 - b. The owner lives in the home and more than one bedroom is rented out
 - c. The tenant lives in the home and one bedroom is rented out
 - d. The tenant lives in the home and more than one bedroom is rented out
 - e. The whole home is rented out
 - f. Other

Appendix B: STA Stakeholder Consultation Questions

1. What is your experience with STAs?
2. Are you aware of any regulations from other municipalities regarding STAs?
3. What considerations do you think the City of Richmond Hill should have around STAs?
4. Should the City of Richmond Hill regulate STA's? For example:
 5. a requirement that it is the host's principal residence,
 6. maximum number of consecutive nights,
 7. maximum annual nights, permission in all or specific zones,
 8. maximum number of bedrooms in a unit,
 9. municipal accommodation tax,
 10. only permitted in specific housing types,
 11. requirement to obtain license.
 12. outright prohibition.
13. People have raised a number of concerns about STA's including noise, garbage, lack of care for property, traffic, parking).
14. Do you share any of these concerns/ If yes, how do you propose these be addressed?
15. Do you have any further concerns not mentioned? / If yes, how do you propose these be addressed?
16. Do you have any suggestions for addressing STAs? Any examples you are aware of from other municipalities?
17. (for a provider) In municipalities that regulate STAs, which regulations were easy to implement and which were challenging to adhere to?

Appendix C: Shared Accommodation Survey Questions

1. Do you live in or have you lived in a shared accommodation dwelling?
2. Do you know of any shared accommodations in your neighbourhood?
3. Richmond Hill has several by-laws that may help reduce concerns about shared accommodations. Please select three of the following by-laws that you are familiar with:
 - a. Noise
 - b. Property Standards
 - c. Waste
 - d. Parking
 - e. Zoning
 - f. Other
4. Where do you think shared accommodations should be located within the City? Please select only three of the following:
 - a. Neighbourhoods with mostly single detached, semi-detached and townhomes
 - b. Neighbourhoods with mostly apartment buildings
 - c. Along arterial roads (e.g. 16th Ave and Leslie St.)
 - d. Along the regional Corridors (Yonge St. and HWY 7)
 - e. Richmond Hill Centre (Yonge St. and High Tech Rd. area)
 - f. Downtown Local Centre (Yonge St. and Major Mackenzie Dr. area)
 - g. Oak Ridges Local Centre (Yonge St. and King Rd. area)
 - h. Local Development Areas (e.g. Major Mackenzie West Dr. and Trench Street area)
 - i. Other
5. Do you think shared accommodations should be permitted in all or some of the housing types mentioned below? Select all that apply:
 - a. Single detached dwelling
 - b. Semi-detached dwelling
 - c. Townhouse or other attached dwelling
 - d. Apartment dwelling
 - e. Other
6. Please indicate below if you agree or disagree that the following issues should be addressed in the Zoning By-law regarding shared accommodations:
 - a. Location of the shared accommodation dwelling (such as on arterial roads, in certain neighbourhoods, proximity to transit, etc.)
 - b. External appearance of the dwelling
 - c. Location of entrances
 - d. Size of the dwelling
 - e. Parking

Appendix D: Shared Accommodation Stakeholder Consultation Questions

1. What is your experience with shared accommodations?
2. Are you aware of Richmond Hill's policies regarding shared accommodations?
3. What considerations do you think the City of Richmond Hill should have regarding SAs?
4. Should the City of Richmond Hill regulate shared accommodations? Examples:
 5. a rooming house by-law which permits rooming houses in certain zones,
 6. require licensing,
 7. maximum number of tenants,
 8. distinction between small and large rooming houses permitted in different areas.
9. How do you think Richmond Hill should support shared accommodations and affordable housing?
10. The public survey has raised a number of concerns around shared accommodations such as noise, property standards, waste, parking, perceived lack of safety.
11. Do you share any of these concerns? / If yes, how do you propose these be addressed?
12. Do you have any further concerns not mentioned? /If yes, how do you propose these be addressed?
13. Are you aware of positive examples from other municipalities regarding shared accommodations?
14. If you are a provider, what are some of the key challenges you have experienced in implementing this type of use in Richmond Hill or other municipalities?