



MEMORANDUM

7.

Date: June 6, 2024 File:
 To: Council
 From: Councillors Lambur and Thompson
 Re: **Notice of Motion regarding Short Term Rental Accommodations**

Notice of the following motion regarding Short Term Rental Accommodations will be given at the June 24, 2024 regular Council meeting to align with Bill 35. At the July 8, 2024 regular Council meeting, after the proposed motion is moved and seconded, discussion on the proposed motion may be held.

Take notice that at the July 8, 2024 regular Council meeting, Councillor Lambur, with Councillor Thompson as seconder, will move:

WHEREAS Provincial Bill 35, Short-term Rental Accommodations Act, supports local government regulation and enforcement, including a principal residence requirement limiting short-term rentals to the host's principal residence, plus one secondary suite or accessory dwelling unit, effective May 1, 2024.

WHEREAS the District's Zoning Bylaw No. 4662, 2010 currently prohibits short-term rental accommodation of less than 30 days, and the District's existing \$300 fines are resource-intensive to issue and collect and may not act as a significant deterrent.

AND WHEREAS Council wishes to introduce streamlined regulations which allow for more effective enforcement and more flexibility for residents, while maintaining unit availability for West Vancouver's long-term housing market.

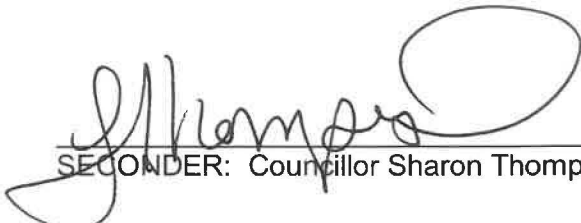
THEREFORE BE IT RESOLVED THAT:

Staff prepare amendments to Zoning Bylaw No. 4662, 2010, Business Licence Bylaw No. 4455, 2005, Bylaw Notice Enforcement Bylaw 4368, 2004, Fees and Charges Bylaw No. 5251, 2023, and any other bylaws as required, to:

1. Enable short-term rental accommodation in all housing types, but on sites where secondary suites are permitted, limited to one of the host's principal residence or basement suite (secondary suite) or coach house (detached secondary suite);
2. Increase the fine(s) for unpermitted short-term rental accommodation to \$500; and
3. Regulate the operation of any short-term rental business through the Business Licence Bylaw.

AND THAT staff report back on any potential staffing implications as a result of regulating short-term rental accommodation.


 MOVER: Councillor Peter Lambur


 SECONDER: Councillor Sharon Thompson

Information Supporting the Notice of Motion

The purpose of the Short-term Rental Accommodations Act is to:

- Return short-term rental units to the long-term housing market
- Give local governments stronger tools to enforce short-term rental bylaws
- Establish a new Provincial role in the regulation of short-term rentals

The Act applies to short-term rentals being offered to the public including:

- Platforms where people reserve and pay for the accommodation, for example, Airbnb, VRBO, Expedia, and FlipKey
- Offers on other web listing forums, for example, Facebook Marketplace, Kijiji, and Craigslist
- Listings in classified ads in newspapers

The Act will not apply to:

- Hotels, motels
- Reserve lands
- Nisga'a Lands or the Treaty Lands of a Treaty First Nation (unless the Nation chooses to opt into all or part of the legislation through a coordination agreement with the Province)
- A vehicle, such as an RV
- A tent or other temporary shelter

The provincial definition of short-term rental is accommodation that is provided to members of the public in a host's property, in exchange for money, for a period of less than 90 consecutive days. The Act does not prohibit municipalities from using a different time period – such as 30 days or less – to regulate short-term rentals.

The Act limits short-term rental to the host's principal residence, plus one secondary suite or accessory dwelling unit. Municipalities are not prohibited from taking a more restrictive approach, and West Vancouver could limit short-term rental to only one dwelling unit on a site where secondary suites are permitted, as contemplated through this notice of motion.

Financial Implications

Additional staffing may be required to substantially enforce the short-term rental program. Enhanced fines would correspond with the maximum applicable amounts under the Community Charter Bylaw Enforcement Ticket Regulation and the Local Government Bylaw Notice Enforcement Act.

Municipal governments in BC have introduced new types of fines to help regulate short-term rentals (for example, for advertising an unpermitted short-term rental property online), which may provide best practice examples for a West Vancouver-specific approach to regulation and enforcement.