



Virtual Open House

REGULATING SHORT-TERM RENTALS

June 9, 2022

Why are we here today?



Exploring options for the future of our single family neighbourhoods, including secondary suites, infill housing, and short-term rentals.

Tonight we will focus on short-term rentals, and we want to know:

- Your thoughts on the proposed regulatory framework
- Where you think short-term rentals should be permitted



AGENDA



Background (10 min)



Regulatory Framework Overview (10 min)



Single-Family Homes, Suites, and Coach Houses (20 min)



Multi-family Homes (20 min)

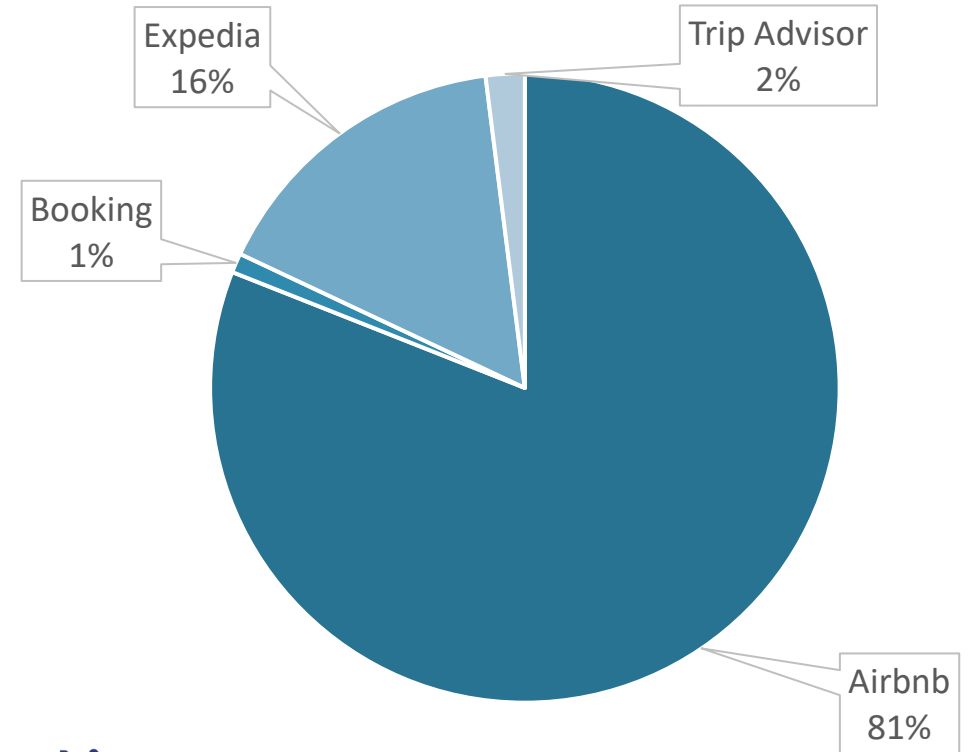


= Discussion/ Breakout

WHAT ARE SHORT-TERM RENTALS?

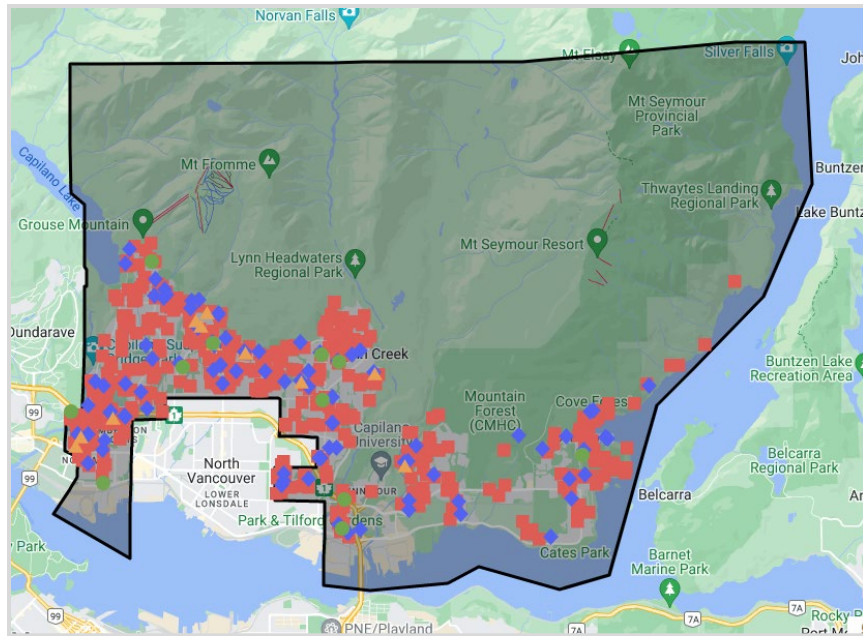


- Rental of a residential dwelling unit
- For a short period of time (less than a month)
- Facilitated by online platforms (e.g. Airbnb)
- Primarily utilized by visitors and tourists



Source: Granicus, May 2022

SHORT-TERM RENTALS IN THE DISTRICT



STR Listings

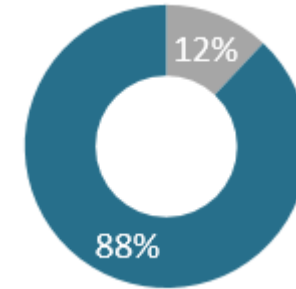
669

Unique Rental Units

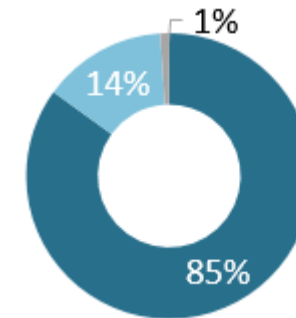
520

Median Nightly Rate

\$156



■ Partial Home
■ Entire Home

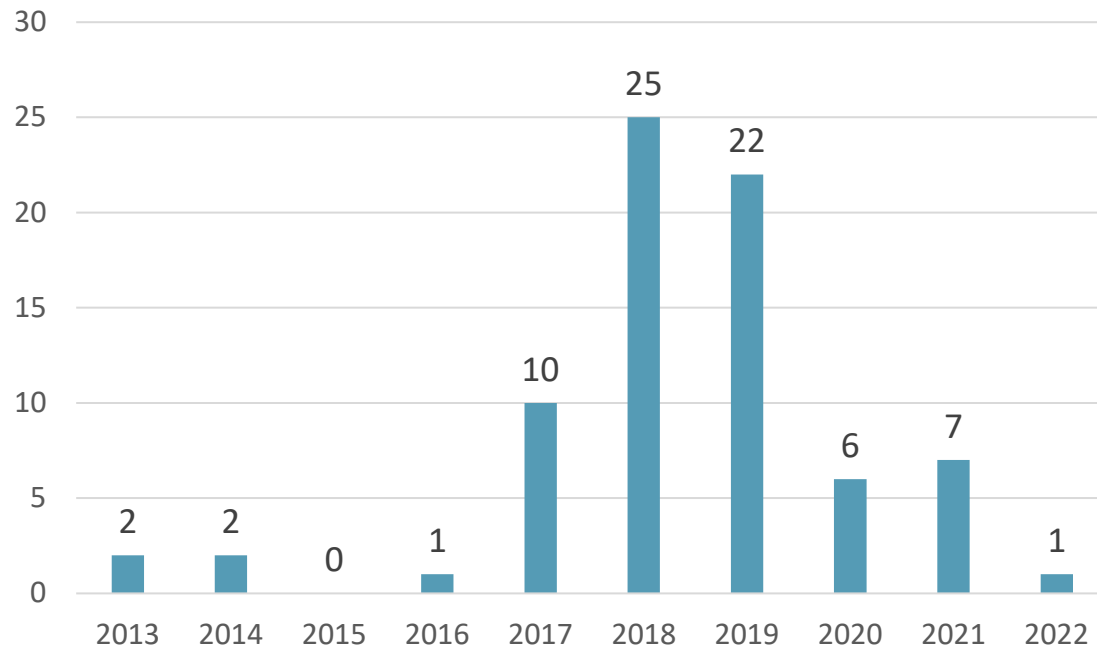


■ Single-Family Home
■ Multi-Family Home
■ Unknown Home Type

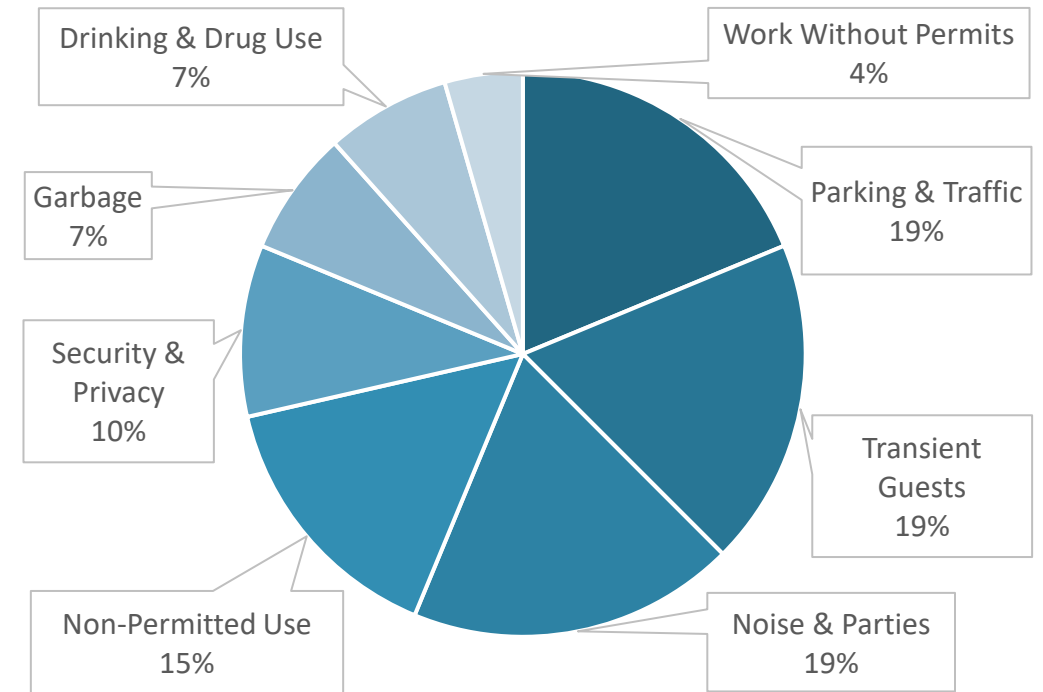
Source: Granicus, May 2022

SHORT-TERM RENTAL ENFORCEMENT

Number of Complaints



Categories of Complaints



Source: District of North Vancouver, June 2022

PROCESS TO REGULATE SHORT-TERM RENTALS

COUNCIL WORKSHOP  NOV 2017

DRAFT FRAMEWORK & BYLAWS

COUNCIL  JUNE 2018

PUBLIC ENGAGEMENT

COUNCIL WORKSHOP  NOV 2019

STAKEHOLDER ENGAGEMENT

COUNCIL  APR & MAY 2022

PUBLIC ENGAGEMENT  **WE ARE HERE**

COUNCIL  Results of engagement and recommendations

DRAFT FRAMEWORK & BYLAWS

COUNCIL  Approval of framework and bylaws

IMPLEMENTATION

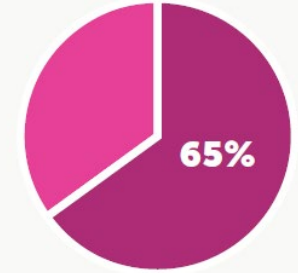
What next steps could look like (timing to be determined)



Short-term Rental Regulatory Framework Overview

WHY REGULATE SHORT-TERM RENTALS?

- Protect long-term rental housing stock
- Establish standards for acceptable operation
- Licensed operations can be held accountable
- Establish health and safety standards
- Provide tools and funding for enhanced enforcement
- Support the local tourism industry



65% OF B.C. LOCAL GOVERNMENTS

LACK REFERENCE TO:

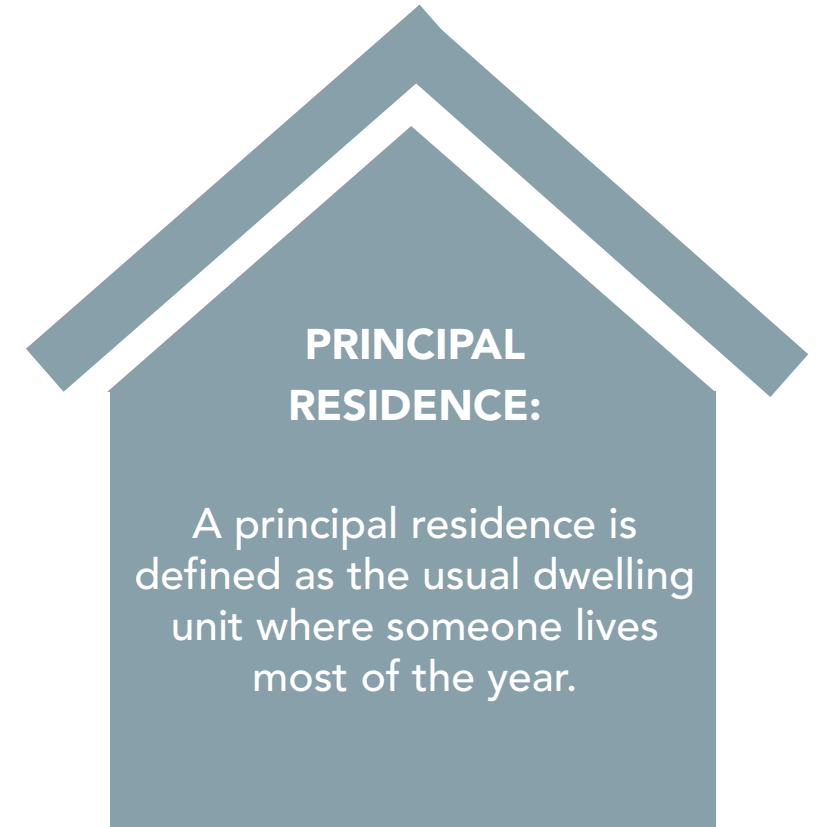
**'SHORT
TERM
RENTAL'**

**OR SIMILAR TERMS IN
THEIR REGULATIONS**

Source: Generation Squeeze, 2020

PROPOSED REGULATORY FRAMEWORK

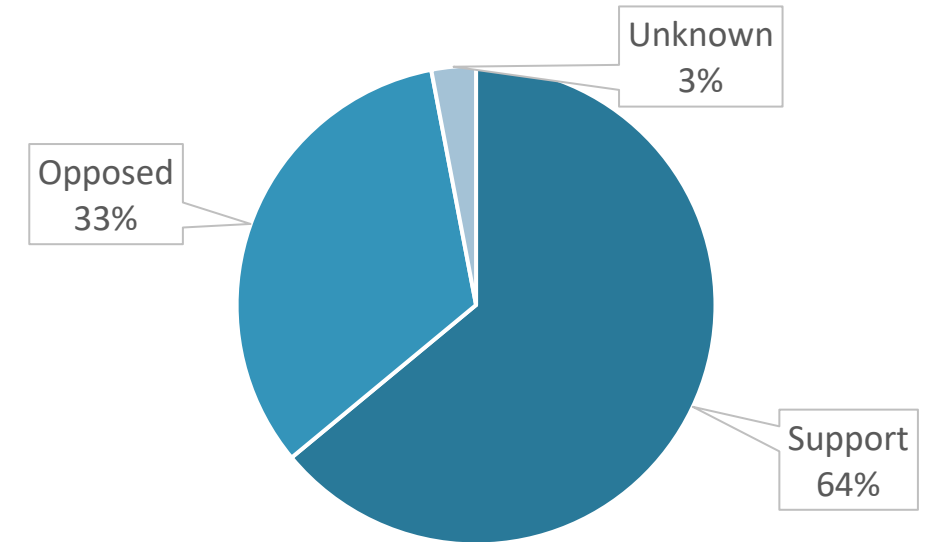
- Operate in principal residence only
- Obtain a business license
- Maximum guest limit (e.g. 6)
- Parking requirements (e.g. 1 per unit)
- Emergency contact and safety standards
- New fines and enforcement tools



SUPPORT FOR A REGULATORY FRAMEWORK

2018 public engagement highlights:

- The majority of respondents were supportive
- Those opposed were divided on whether the regulations were too restrictive or not restrictive enough
- 50% of those who expressed support wanted short-term rentals permitted in more housing types



Source: District of North Vancouver, 2018

ENHANCED ENFORCEMENT

Third party monitoring and compliance firm services:

- Data snapshots on current rental listing activity
- On-line registration and licensing systems
- Address identification
- Monitoring to identify possible non-compliance
- Operator outreach, including the issuance of warning letters
- 24/7 hotline to lodge neighbour complaints





Short-term Rental Examples & Discussion

DISCUSSION 1: SHORT-TERM RENTALS IN SINGLE FAMILY NEIGHBOURHOODS

- Single family homes are the most common form of housing in the District
- The majority of current short-term rental listings in the District are located in single family homes

Single family homes account for **56%** of all housing units in the District

85% of current short-term rental listings in the District are located in single family homes

Example 1

The owner of a **single family** home rents the main portion their house several times a year when away on vacation. **The home is their principal residence.**

5-10
min

SHORT-TERM RENTALS IN SINGLE FAMILY HOMES

Questions:

- Is this an example of short-term rental that you would support?
- Do you have any concerns with this scenario?



Example 2

The tenant of a secondary suite rents their unit periodically when they are away for the weekend. The home is their principal residence and the owner of the house has given their permission.

5-10
min

SHORT-TERM RENTALS IN SECONDARY SUITES

Questions:

- Is this an example of short-term rental that you would support?
- Do you have any concerns with this scenario?





Report Back & Polls

DISCUSSION 2: SHORT-TERM RENTALS IN MULTI-FAMILY BUILDINGS

- Residents of multi-family buildings live closer together and share common spaces and amenities
- Owners of multi-family dwellings have additional options for managing and enforcing rules related to short-term rentals

- Short-term rentals can be restricted or prohibited through strata bylaws
- Permission from the strata corporation would be required before a license could be granted

Example 3

The owner of a unit in a [condo apartment](#) frequently travels for work and likes to rent their unit while they are away. [The home is their principal residence.](#)

10
min

SHORT-TERM RENTALS IN MULTI-FAMILY BUILDINGS

Questions:

- Is this an example of short-term rental that you would support?
- Do you have any concerns with this scenario?





Report Back & Wrap Up

Thank you



Share your thoughts using our online engagement tool by June 19, 2022

[DNV.org/Housing-Diversity](https://dnv.org/Housing-Diversity)



Your feedback will inform the recommendations that will be presented to Council for their consideration in the future



Questions? Email us!

communityplanning@dnv.org