



**RENTAL, SOCIAL AND AFFORDABLE HOUSING TASK FORCE**  
**Virtual Meeting – Thursday, October 8, 2020**  
7:00 – 9:00 pm – MS TEAMS

Public is invited to attend and observe via MS Teams – [Join Microsoft Teams Meeting](#)  
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**MINUTES**

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**Present:** Kelly Bond  
Keith Collyer  
Bruce Crowe (by phone)  
Hesam Deihimi  
Phil Dupasquier (chair)  
Katherine Fagerlund  
Heather Fowler  
Derek Holloway  
Ellison Malin (vice-chair)  
Michael Sadler (by phone)

**Regrets:** Ian Cullis

**Staff:** Darren Veres, Senior Community Planner  
Steven MacIntyre, Community Planner  
Candice Samson, Community Service Clerk

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**1. Welcome.**

The chair called the meeting to order at 7:03 pm. Michael Sadler connected to the meeting at 7:13pm. The chair had technical difficulties from 8:40 to 8:50pm.

Mr. Dupasquier made a land acknowledgement to Squamish, Tsleil-Waututh and Musqueam Nations. He also commented on the irony of the fact that First Nations communities have been disproportionately impacted by housing affordability issues caused by others.

**2. Adoption of Agenda**

Ms. Bond moved and Mr. Crowe seconded  
To adopt the agenda.

**CARRIED**

### **3. Adoption of Minutes**

Mr. Crowe moved and Mr. Deihimi seconded  
To adopt the September 24, 2020 minutes as amended.

**CARRIED**

### **4. DNV Update**

Mr. Veres commented that the Task Force previously requested to extend their term to the end of 2021. He explained that he is in the process of preparing a council report for the next available council meeting for this request

Mr Deihimi suggested that the Task Force consider postponing the requested extension until after Council has committed to advancing the recommendations of the Interim Report. This option was deferred until later in the meeting under Agenda item #6, "Discussion on September 28<sup>th</sup> Council Workshop and Next Steps"

### **5. Short Term Rentals Presentation - Steve MacIntyre**

Mr. MacIntyre presented a slideshow on the District's proposed approach to short-term rentals (STR). He explained that original approach proposed by District Staff in 2018 restricted STRs to single-family homes with a 6-patron maximum and a requirement for one additional dedicated parking space. This approach was generally modeled after existing bed and breakfast (BnB) regulations, however, the host does not need to be present, and the provision of breakfast is not required. Under this approach, STRs would not be permitted in secondary suites, coach homes or multi-family units. Council directed staff to seek public input on this approach.

In November 2019, staff presented the proposed approach to the newly elected Council along with additional feedback from the community as well as a summary of approaches from other communities. Staff also included options to allow short-term rentals in single-family homes, along with secondary suites, and coach houses and require dedicated off-street parking for each short-term rental unit.

At the time of the November 2019 workshop, there were approximately 1,000 STR listings in the District (despite not being allowed) and approximately 75% of these listings consisted of the entire home (single-family homes). The statistics included in the presentation were compiled by District Bylaw Enforcement staff and a web-based platform called Host Compliance.

According to Mr. MacIntyre, the number of complaints in the community have increased over the past three years. In 2017, there was 526 listings on various platforms with 10 complaints while in 2019 there was 732 listings and 40 complaints. As of September 30, 2020, there was a total of 961 listings and 9 complaints. He explained that the enforcement is based on complaints as the collection of evidence is challenging the manual monitoring of online listings

is time-consuming. The reason the District wants to regulate STRs is to establish standards for acceptable operation, provide tools and funding for enhanced enforcement, and making operators accountable.

Mr. MacIntyre explained that Council was split in which option they supported: half wanted STRs restricted to single-family homes only while the other half wanted short-term rentals to be permitted in all unit types. Comments from council included exploring the need for an annual cap, or restrictions on seasons or number of days per year that a STR can operate. Council also requested that the proposed approach be referred to the Task Force for feedback.

The following comments were provided by the Task Force:

- There was a question regarding whether there has been a decrease in the number of STRs due to the pandemic and whether STRs are now converting to long term rentals. Mr. MacIntyre explained that it is difficult to link how many STRs have transitioned to the long-term rental market as a result of COVID-19. He reported there has been a slight drop in the number of unique rental units being advertised (850 as of June 11, down from 878 as of April 29).
- Mr MacIntyre explained that getting reliable numbers on STR's or any rentals was difficult and web scrapers had to be applied. Mr. MacIntyre did not know if "padmapper" had been used; as a member had seen in a recent article in the Globe and Mail. Mr. MacIntyre promised to follow-up on this and a need for more statistics. Members stated it was not wise to make conclusions without better supporting data.
- There was a question about how a principal dwelling is defined and how would this be enforced moving forward. Mr. MacIntyre explained that where one lives most of the time, receives government mail, prepares meals, etc.
- There was a comment that fire separation is not required for a Bed and Breakfast (BnB) located within a home while it is required for a secondary suite located within a home. This requirement is onerous and expensive for the homeowner and acts as a possible deterrent. This was followed by a discussion on the difference between BnBs and secondary suites.
- There were questions about distribution of STRs throughout the District. Mr. MacIntyre explained that the STRs have typically been equally distributed throughout the District.
- There was a question regarding whether STRs pay provincial sales tax or hotel taxes. Mr. MacIntyre explained that the Municipal and Regional District Tax and Provincial Sales Tax are applicable to STRs. These taxes are typically paid through online accommodation platform such as Air BnB.

- Several Task Force members commented that STR should be restricted to single-family homes only. One member explained that they do not want to see multi-family units or secondary suites taken out of the long-term rental market. Another member commented that they should only be permitted for a limited time period such as vacation.
- There was a comment that the District could use fees received through licencing of STRs for affordable housing. Mr. MacIntyre explained that the fees are needed for enforcement and must be reasonably priced to entice homeowners to licence their STR.
- There was a comment that the District could explore the option of a temporary licence which could be based on the number of stays instead of an annual licence. This would allow flexibility for owners who only intend to rent their home occasionally.

## **6. Discussion on September 28<sup>th</sup> Council Workshop and Next Steps**

- Members commented that the report was very well received by all of Council, and that and that the Task Force needs to continue to push Council on the recommendations.
- Mr. Veres warned that staff did not expect to get a report to Council commenting on the TF's interim report until late November or December.
- There was a discussion on the need to focus on the definition of affordability. One member suggested the Task Force could explore a variable definition of affordability for different groups. It was noted that the City of Coquitlam has a very user-friendly reference sheet for housing which defines affordability in a simple manner. It was suggested that the District could create a similar document for our residents.
- The value of focusing time on short term rentals instead of other more impactful opportunities for affordable housing was questioned.
- There was a discussion around leveraging District lands for affordable housing and purpose-built rental. The idea put forward was to sell lands deemed unsuitable for housing and use the funds to acquire more-suitable lands for affordable housing. The option of a land swap was also proposed. A member suggested a land trust could be explored along with establishing relationship with the School Districts to leverage their land.
- There was a comment that any definition of affordability should be consistent with BC Housing's definition and the Community Housing fund which include 20% of their units

at the income assistance rate, 50% at the “rent-geared-to-income” rate, and 30% at less than market rates.

- There was a discussion on the changes to the fixed-term lease and how this has impacted homeowners with secondary suites. A member commented that the changes have made it difficult to remove undesirable tenants.
- There was a comment that many new secondary suites have limited windows and poor access to daylight. There was a suggestions that the District should consider creating livability guidelines for secondary suites.
- Metrics were again raised as a necessity.

## **7. Housing Continuum**

Was moved to the next meeting, due to lack of time.

## **8. Basecamp**

Mr. Dupasquier encouraged Task Force members to use Basecamp whenever possible moving forward for the sharing and storing of materials.

## **9. Any Other Business**

No other business was presented.

## **10. Next Meeting**

The next meeting will be scheduled for Thursday, October 22, at 7:00 pm.

## **11. Adjournment**

Meeting was adjourned at 9:05pm