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

Source: Granicus, May 2022
SHORT-TERM RENTAL ENFORCEMENT

Number of Complaints

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<th>Year</th>
<th>Complaints</th>
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<td>2013</td>
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Categories of Complaints

- **Drinking & Drug Use**: 7%
- **Garbage**: 7%
- **Security & Privacy**: 10%
- **Non-Permitted Use**: 15%
- **Parking & Traffic**: 19%
- **Transient Guests**: 19%
- **Noise & Parties**: 19%
- **Work Without Permits**: 4%

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
  - Results of engagement and recommendations
  - DRAFT FRAMEWORK & BYLAWS
  - Approval of framework and bylaws
  - IMPLEMENTATION

★ WE ARE HERE

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

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

PRINCIPAL RESIDENCE:
A principal residence is defined as the usual dwelling unit where someone lives most of the year.
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 of their house several times a year when away on vacation. The home is their principal residence.

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.

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.

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

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

Questions? Email us!
communityplanning@dnv.org