



# Short-Term Rentals in the District

## Issues and Options

November 28, 2017

# OUTLINE

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## Background

- About Short Term Rentals
- STRs in the District
- Other Municipalities

## Analysis & Options

- Existing Policy
- Options & Recommendations



# About STRs

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- stays of less than 30 days
- worldwide phenomenon
- enabled by online platforms
- AirBnB: valued at \$25.5 billion



# About STRs

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## Potential Benefits:

- benefit to tourism
- extra income for property owners
- consumer benefits: cheaper, convenient



## Potential Drawbacks:

- impact on rental stock
- noise and disruption
- neighbourhood impacts



# STRs in the District

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- numbers fluctuate
- June 2017 estimates:
  - 666 listings, 588 unique properties
- few complaints
- unknown impact on rental stock



# Other Municipalities

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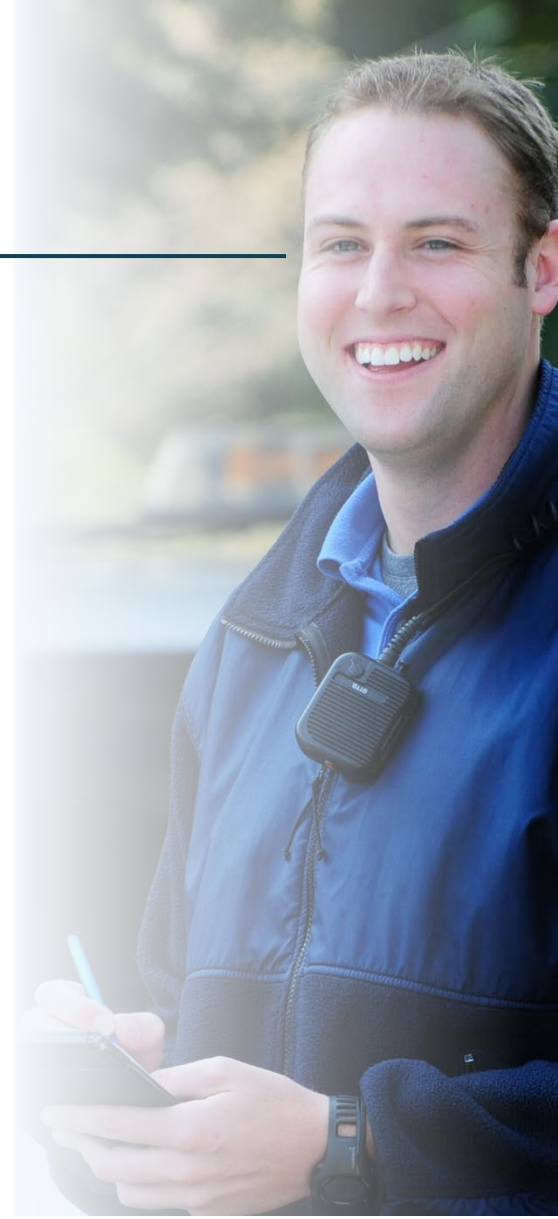
- no consistent approach to regulation worldwide
- locally Vancouver's process is most advanced
  - Regulation: business licenses
  - STRs allowed in principal residences
- others adopting “wait-and-see” or amending bylaws



# Existing Policy

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- no explicit reference to STRs
  - regulated through “Bed and Breakfast” and “Borders and Lodgers”
- limited ability to enforce
- ticketing primary means of enforcement



# Compliance and Enforcement

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- difficult to monitor postings across multiple sites
- private companies provide STR management options for municipalities (Host Compliance)





# Potential Policy Approach

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1. STRs only permitted in principal residence
2. Business license requirement
3. Prohibit STRs in secondary suites, coach houses

# Council Options

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- Amend Zoning Bylaw to address STRs
- OR
- Draft comprehensive STR regulatory framework
- OR
- Monitor complaints and do nothing further

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