

**DISTRICT OF NORTH VANCOUVER
COUNCIL WORKSHOP**

Minutes of the Council Workshop for the District of North Vancouver held at 6:07 p.m. on Monday, November 25, 2019 in the Committee Room of the District Hall, 355 West Queens Road, North Vancouver, British Columbia.

Present: Mayor M. Little
Councillor J. Back
Councillor M. Bond
Councillor M. Curren
Councillor B. Forbes
Councillor J. Hanson
Councillor L. Muri

Staff: Mr. D. Stuart, Chief Administrative Officer
Ms. C. Grant, General Manager – Corporate Services
Mr. S. Ono, Acting General Manager – Engineering, Parks & Facilities
Mr. D. Milburn, General Manager – Planning, Properties & Permits
Mr. A. Wardell, General Manager – Finance/CFO
Ms. T. Atva, Manager – Community Planning
Mr. R. Danyluk, Manager – Financial Planning
Mr. J. Gordon, Manager – Administrative Services
Mr. S. MacIntyre, Planner
Ms. A. Reiher, Confidential Council Clerk

1. ADOPTION OF THE AGENDA

1.1. November 25, 2019 Council Workshop Agenda

MOVED by Councillor BACK

SECONDED by Councillor MURI

THAT the agenda for the November 25, 2019 Council Workshop is adopted as circulated.

CARRIED

2. ADOPTION OF MINUTES

Nil

3. REPORTS FROM COUNCIL OR STAFF

3.1. Short-Term Rentals Public Engagement Update and Proposed Revised Regulatory Approach

File No. 13.6480.30/003.002

Mr. Steve MacIntyre, Planner, provided an overview of the regular framework for short-term rentals and advised that staff does not propose allowing short-term rentals in multi-family or purpose-built multi-family rental units. He also advised

that staff are not proposing changes to existing Bed & Breakfast or boarder and lodger regulations.

He commented on the regulatory review process and noted that regulations are needed to effectively manage short-term rentals and limit their impact on long-term rental stock. In 2018, Council considered a proposed regulatory approach and directed staff to conduct public engagement which has now been completed.

Mr. MacIntyre reported that in 2017, there were 10 complaints and 526 online listings for short-term rentals. As of 2017, 40 additional complaints were received and over 700 short-term rentals were listed online. He discussed the previous approach by Council of allowing short-term rentals in single-family homes and reported that staff recommend a revised approach which would allow short-term rentals of secondary suites, coach houses and single-family homes. This is suggested by staff as a more equitable approach than only allowing short-term rentals in single-family homes and would allow long-term tenants the opportunity to earn extra income. Staff noted that the principal residency requirement, parking, maximum number of patrons and the need for a business license remain consistent throughout all of the options presented to Council.

Mayor LITTLE left the meeting at this point in the proceedings (6:10 p.m.).

Mr. MacIntyre provided an overview of the public engagement survey responses on short-term rentals and reported that 184 responses were received. He noted that 64% of respondents were supportive of short-term rentals in single-family homes and 33% of respondents supported short-term rentals in other housing types.

Mayor LITTLE returned to the meeting at 6:11 p.m.

Mr. MacIntyre commented about the options presented for Council discussion which include:

- Option 1 – allow short-term rentals in single-family homes, plus secondary suites and coach houses;
- Option 2 – allow short-term rentals in all unit types, including multi-family units; and,
- Option 3 – limit short-term rentals to single-family homes only.

Mr. MacIntyre reported that staff recommend option 1 as it protects the long-term rental stock, provides an opportunity for renters to benefit from short-term rental income and represents a balanced approach.

In response to a question from Council, staff advised that the City of Vancouver short-term rentals are allowed in any unit type.

In response to a question from Council, staff advised that the option that was presented to the public for the survey was option 3.

In response to a question from Council, staff advised that with recent enforcement efforts, the City of Vancouver has seen a modest drop in short-term listings.

In response to a question from Council, staff advised that option 1 would not allow short-term rentals in an apartments or townhomes.

In response to a question from Council regarding the 732 homes currently listed as short-term rental, staff advised that approximately 75% of the homes are single-family homes that are rented out in their entirety.

In response to a question from Council, staff advised that there is enough data to suggest that vacancy rates are influenced by short-term rentals.

In response to a question from Council, staff advised that the short-term rental licensing process could be done online and with business licenses required to be posted with listings on platforms such as Airbnb.

In response to a question from Council, staff advised that there are 22 licensed Bed & Breakfast locations in single-family homes in the District.

In response to a question from Council, staff advised that the Bed & Breakfast model includes room rentals with breakfast served.

In response to a question from Council, staff advised that there currently isn't data on the tourism impact and business stays at short-term rentals or Bed & Breakfast stays.

In response to a question from Council, staff advised that enforcement may be funded by business licensing fees. Staff is working in conjunction with Bylaw Enforcement Officers on this aspect.

In response to a question from Council, staff advised that there are challenges in current enforcement; however, there are tools available such as business license issuance, letters of violation, and the use of third party contractors.

In response to a question from Council, staff advised that it is possible to post another online survey to gather further public input on short-term rentals.

Public Input:

Ms. Katherine Fagerlund, 1800 Block Deep Cove Road:

- Queried about the short-term rental policy.

Mr. Corrie Kost, 2800 Block Colwood Drive:

- Spoke about the history of short-term rentals and enforcement of secondary suites; and,
- Stated that the more complex regulations are made, the more difficult they may be to enforce.

A District Resident:

- Queried about the ability view business licenses online.

A District Resident:

- Stated that strata's are able to restrict Airbnb rentals.

Mr. Keith Collyer, 400 Block West Windsor Road:

- Commented about the difference between Airbnb and Bed & Breakfast regulations and policies.

Council discussion ensued and the following comments and concerns were noted:

- Suggested that under certain circumstances short-term rentals should be regulated for week-long rentals;
- Stated that viable long-term rentals may be negatively impacted by short-term rentals;
- Commented about nightly or short-term rentals as seen in Whistler, B.C;
- Requested that the Affordable Housing Committee be provided an opportunity to comment on the report;
- Stated that it is more lucrative to rent a basement suite as an Airbnb rather than a long-term rental;
- Expressed concern about the enforcement for short-term rentals;
- Commented about hotels that are no longer in business in the District;
- Expressed support for option 2 and appropriate regulations to mitigate the risk of homes being used exclusively for short-term rentals;
- Suggested that short-term rentals be restricted to single-family homes and follow the model of the District of Squamish;
- Stated that low vacancy rates may be attributed to short-term rentals;
- Suggested that Airbnb and Bed & Breakfast short-term rentals follow the same model;
- The need to discuss bylaw enforcement and its funding;
- The need to communicate to residents that long-term rentals are a priority in the District; and,
- Suggested that short-term rentals can be better regulated and that bylaws be enforced more fully in single-family home settings.

4. ADJOURNMENT

MOVED by Councillor FORBES

SECONDED by Councillor CURREN

THAT the November 25, 2019 Council Workshop is adjourned.

CARRIED
(6:59 p.m.)

Mayor



Municipal Clerk