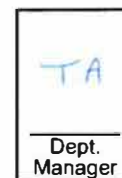


AGENDA INFORMATION	
<input checked="" type="checkbox"/> Council Workshop	Date: February 13, 2023
<input type="checkbox"/> Finance & Audit	Date: _____
<input type="checkbox"/> Advisory Oversight	Date: _____
<input type="checkbox"/> Other:	Date: _____



The District of North Vancouver REPORT TO COMMITTEE

January 31, 2023
File: 13.6440.20/000.000

AUTHOR: Ryan Gilmore, Community Planner

SUBJECT: Housing Options for Single Family Neighbourhoods - What We Heard about Short-term Rentals

RECOMMENDATION:

THAT the January 31, 2023 report of the Community Planner entitled Housing Options for Single Family Neighbourhoods – What We Heard about Short-term Rentals is received for information.

REASON FOR REPORT:

This report provides Council with the results of public engagement that took place from May 30 to June 19, 2022 on opportunities to regulate short-term rentals. This report also identifies options and next steps.

SUMMARY:

Short-term rental (STR) refers to the rental of a residential dwelling unit (either the entire unit or a room), within any housing type, for a short period of time (generally less than 30 days). Short-term rentals are facilitated by online platforms (e.g. Airbnb, VRBO), and primarily used by visitors and tourists. In spring 2022, public engagement took place on opportunities to increase housing diversity in single family neighbourhoods. This included short-term rental regulations, secondary suite regulations and incentives, and infill housing options.

The engagement sought to understand the community's preferences and priorities on each of the housing topics, gather input on potential regulatory changes or policy directions, and learn about perspectives on single family neighbourhoods more generally. The engagement related to short-term rentals focused on questions related to the housing types in which they should be permitted. Results from the public engagement have informed four options related to short-term rentals, as well as proposed next steps.

The full engagement summary is provided in **Attachment 1** and is the same as the document included in the report titled Housing Options for Single Family Neighbourhoods - What We Heard about Secondary Suites and Infill Housing.

SUBJECT: Housing Options for Single Family Neighbourhoods - What We Heard about Short-term Rentals

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BACKGROUND:

Short-term rentals (STR) have been operating in the District for many years, despite being prohibited. While STRs can provide flexible income options for residents and alternative accommodation to visitors, there are negative impacts associated with short-term rentals, including nuisances such as noise and parking, and the potential loss of long-term rental housing. The number of STR listings in the District has fluctuated over time. As of Jan 23, 2023, the number of unique listings in the District was 653. Regulating short-term rentals could help to ensure safe operation, manage potential nuisances, and help to mitigate the loss of rental housing stock for longer term occupancy.

In 2017, Council first considered the impact of short-term rentals in the District and directed that a regulatory approach be prepared. **Table 1**, below, provides a summary of Council and public engagement on short-term rentals to date.

Table 1: Summary of Previous Council and Public Engagement on Short-term Rentals

Date	Description
November 28, 2017	Council Workshop ¹ on the impact of short-term rentals and regulatory options.
June 11, 2018	Report to Regular Council ² on a draft regulatory framework and bylaws.
June – August 2018	Public engagement ³ on the draft regulatory framework (online survey and three pop-up events).
November 25, 2019	Council Workshop ⁴ on engagement findings and three revised options. Committee directed staff to engage with Rental, Social and Affordable Housing Task Force (RSAHTF).
October 8, 2020	Presentation to RSAHTF on the proposed regulatory approach.
April 11, 2022	Council Workshop ⁵ on housing options for single family neighbourhoods, including regulatory options for short-term rentals.
May 9, 2022	At the Regular Meeting of Council on May 9, 2022 ⁶ Council directed staff to proceed with public engagement on options for better regulating short-term rentals.

EXISTING POLICY

Short-term rentals are currently not a permitted use under the Zoning Bylaw.

ANALYSIS:

Engagement Overview

This most recent public engagement sought to understand the community's preferences and priorities on three housing topics, as noted above. Engagement took place from May 30 to June 19, 2022 and used a variety of activities to seek diverse community and stakeholder

¹ <https://app.dnv.org/OpenDocument/Default.aspx?docNum=3407439>

² <https://app.dnv.org/OpenDocument/Default.aspx?docNum=3596748>

³ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=4157175>

⁴ <https://app.dnv.org/OpenDocument/Default.aspx?docNum=4157166>

⁵ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=5594305>

⁶ <http://app.dnv.org/OpenDocument/Default.aspx?docNum=5652151>

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input. This falls within the CONSULT area of the District's Public Engagement Spectrum. The engagement opportunities were broadly promoted through the North Shore News, the District's website, social media posts, in-person distribution of postcards, in-person pop-ups across the community, and by notification of community stakeholders and District committees.

PUBLIC ENGAGEMENT SPECTRUM

Adapted and used with permission from the International Association for Public Participation (IAP2 Federation).

Inform	Listen & Learn	Consult	Involve	Collaborate	Empower
"We will keep you informed. We will provide information that is timely, accurate, balanced, objective, and easily understood. We will respond to questions for clarification and direct you to sources of additional information."	"We will listen to you and learn about your plans, views, and issues; and work to understand your concerns, expectations, and ideas."	"We will keep you informed, and listen to and acknowledge your concerns and aspirations in developing final solutions, and we will report back to you on how your input influenced the decision."	"We will work with you to ensure your concerns and aspirations are directly reflected in the alternatives developed, and we will report back on how your input influenced the decision."	"We will look to you for advice and innovation in formulating solutions, and we will incorporate your recommendations into the decisions to the maximum extent possible."	"We will implement what you decide."

A brief overview of engagement activities is provided in **Table 2**. Most of the engagement activities sought public input on the three topics concurrently. It shows more than 720 interactions with the community and stakeholder groups across nine engagement activities, including two virtual sessions focused specifically on short-term rentals. In addition, there were 970 unique visitors to the project webpage during the engagement period. A high-level summary of the engagement results for short-term rentals is provided in this report and a comprehensive analysis of what we heard is provided in **Attachment 1**.

Table 2: Summary of engagement activities

Type	Date (2022)	Location	Participation
Online Engagement Tool	May 30 to June 19	Virtual	497 submissions
In-person Pop-ups	June 2	Delbrook Community Recreation Centre	62 interactions
	June 5	Karen Magnussen Community Recreation Centre	61 interactions
	June 7	Parkgate Community Centre	34 interactions
In-person and Virtual Open Houses	June 8	Lynn Valley Community Room (all topics)	74 participants
	June 9	Virtual (short-term rentals)	
	June 14	Virtual (secondary suites)	
	June 14	Virtual (infill housing)	
Stakeholder Meetings & Presentations	June 22	Virtual (short-term rentals)	Vancouver's North Shore Tourism Association Board

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about Short-term Rentals**

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Key Findings

Several key findings emerged through feedback collected across the various engagement activities for short-term rentals:

- Support for allowing short-term rentals in the main portion of a single family home;
- Limited support for allowing short-term rentals in suites and coach houses (47% of survey respondents were supportive);
- Support for allowing short-term rentals in townhouse or apartment units;
- Limited support for allowing a tenant to use their home as a short-term rental (44% of survey respondents were supportive);
- Short-term rentals were highlighted as an important source of income to homeowners; and
- Common concerns about short-term rentals included:
 - impact on long-term rental housing availability; and
 - potential negative neighbourhood impacts.

Proposed Reporting and Timelines

Staff propose the following three steps to develop and finalize a regulatory framework for short-term rentals:

- Step 1: Provide a summary of 2022 engagement findings, identify preliminary options and discuss opportunities and constraints (this report – Q1 2023);
- Step 2: Refine options and provide recommendations on a regulatory framework and enforcement approach for Council's consideration. Staff will outline the challenges and trade-offs associated with allowing short-term rentals in different housing types and considerations related to different enforcement tools (Q2 2023); and
- Step 3: Bring forward draft bylaws for Council's consideration and seek Council endorsement of an enforcement approach and implementation strategy (approximately Q3-Q4 2023).

The Province is anticipated to introduce regulations sometime in 2023 requiring short-term rental platforms to share information with local governments. Since these changes could directly impact the District's approach to enforcement, staff recommend incorporating these changes once they have been announced.

The following sections discuss potential options for advancing each step for Council's consideration.

Potential Regulatory Frameworks for Short-term Rentals

In previous discussions with Council on short-term rentals, staff have outlined some potential key elements of a regulatory framework, which include:

- Short term rentals only permitted in principle residence dwelling unit (where someone lives most of the year, pays their bills, cooks meals, and receives government mail);
- Owner, or tenant with owner's permission;
- Require a business license;
- A maximum of 6 patrons per short-term rental;

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about Short-term Rentals**

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- A dedicated parking space for a STR unit; and
- Establishment of fines to aid enforcement.

Previous public engagement and Council discussion identified a need to better understand preferences for the housing types in which short-term rentals should be permitted, and this was the focus of the spring 2022 public engagement.

Public engagement results indicated support for allowing short-term rentals in the main portion of a single family home, and in townhouse and apartment units. There was limited support for allowing short-term rentals in secondary suites and coach houses (47% of survey respondents were supportive). Staff have prepared four options for allowing short-term rentals in different housing types for Council's consideration as shown in **Table 3**.

Table 3: Options and considerations for regulatory approaches

Options	Opportunities	Considerations
A. All Housing Types Allow in single family and multi-family homes, <i>including</i> secondary suites and coach houses	<ul style="list-style-type: none">• Engagement results supported allowing STRs in the main portion of single family homes, townhouse, and apartment units• Allowing STRs would enable equal opportunities for residents of all these housing types• Higher business license revenue would support enforcement activities	<ul style="list-style-type: none">• Limited support (e.g. 47% of respondents during engagement) for STR in suites and coach houses• Parking requirements for multi-family units require further investigation
B. Single Family & Multi-Family Only Allow in single family and multi-family homes, but <i>excluding</i> secondary suites and coach houses	<ul style="list-style-type: none">• Engagement results supported allowing STRs in the main portion of single family homes, townhouse, and apartment units• Would allow residents of both single family and multi-family units to have STRs• Would ensure suites and coach houses are retained as long-term rental	<ul style="list-style-type: none">• Business license revenue could be insufficient to support enforcement activities• Parking requirements for multi-family units require further investigation
C. Single Family Only Allow in single family homes only, <i>excluding</i> secondary suites and coach houses	<ul style="list-style-type: none">• Engagement results supported allowing STRs in the main portion of single family homes• Would ensure suites and coach houses, as well as rental townhouse and apartment units, are retained as long-term rental	<ul style="list-style-type: none">• Engagement results supported allowing STR in townhouses and apartment units• Business license revenue likely insufficient to offset enforcement costs
D. Status Quo		<ul style="list-style-type: none">• Enforcement continues on a complaints basis• No business license revenue to support enforcement costs

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about Short-term Rentals**

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Recent changes to strata regulations prohibit strata corporations from preventing a strata unit being rented on a long-term basis, although strata corporations will continue to be allowed to prohibit short-term rentals. So even if the District permits STRs in strata units, the strata corporation will continue to be able to restrict them in their buildings.

Potential Enforcement Approaches – License Duration & License Caps

Council has previously expressed interest in regulatory tools that can limit the frequency of short-term rentals in a property and throughout an area as a way to minimize disturbances. Possible ways to do this are to limit the number of nights or time period in which a short-term rental could be rented (a “night cap”) or to limit the number of STR licenses that are issued District-wide or in a given area (a “license cap”). The opportunities and considerations related to select license duration and license cap options are outlined in **Table 4**. Such caps could be used in conjunction with a principal residence requirement.

Table 4: Options and considerations for license duration cap and license caps

Options	Opportunities	Considerations
A. Night caps (e.g. maximum number of nights per month or year)	<ul style="list-style-type: none">• High degree of control over the total number of days a unit can be used as a short-term rental• Could limit potential nuisances and disturbances related to short-term rentals• Could be duplicative to the principal residence requirement (e.g. unit can only be used as a STR while owner or tenant is on vacation)	<ul style="list-style-type: none">• Requires STR platforms (e.g., Airbnb) to share data platform data to be effective• High administrative complexity• High enforcement costs• Adds a reporting burden to operators in order to comply
B. License caps (e.g. limited number of total licenses or licences per area)	<ul style="list-style-type: none">• Places a limit on the total number of licences that can be issued District-wide, or by area• Could be used to avoid large concentrations of STRs in a specific area	<ul style="list-style-type: none">• High administrative complexity• High enforcement costs• Concerns over fairness when issuing licenses (e.g., first come first serve)
C. Seasonal or time-limited licences (e.g. maximum number of months or 31-day periods)	<ul style="list-style-type: none">• Regulations can specify a maximum number of months per license (e.g. maximum of 3 months, or 31-day periods, per year)• Start and end dates for license period(s) are specified at time of application	<ul style="list-style-type: none">• Moderate to high administrative complexity• Moderate to high enforcement costs• Less flexible for residents obtaining licenses

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Options	Opportunities	Considerations
D. No license caps	<ul style="list-style-type: none">• Low administrative complexity and no additional staffing required• Enforcement can focus on principle residence requirement and avoid complex enforcement action• Facilitates clearer communication with the public as to when short-term rentals are permitted	<ul style="list-style-type: none">• Greater potential for units to be used as short-term rentals for significant periods of the year

It is possible to combine different duration and license caps, but this adds complexity to the enforcement approach. Enforcing caps would require additional data and time to confirm whether a short-term rental listing complies with regulations and terms of the business license. These caps can also add a layer of complexity for residents wishing to operate a short-term rental and introduce confusion in the community as to when a short-term rental can be operated. Due to enforcement costs and challenges, staff do not recommend caps at this time. Staff will continue to review these and other enforcement tools and seek input from the Legal department before bringing forward recommendations for Council's consideration.

Municipal and Regional District Tax (MRDT)

The Municipal and Regional District Tax (MRDT) is a three percent tax applied to sales of all short-term accommodation provided in the District of North Vancouver. The rate was increased from 2% to 3% in February 2022. Since October 2018, Online Accommodation Providers, including platforms such as Airbnb and VRBO, have been required to collect and remit MRDT revenues. The MRDT revenue is paid directly to the Vancouver North Shore Tourism Association (VNSTA), which is the eligible entity recipient for the three North Shore jurisdictions, including the District. The funds are currently used to support local tourism marketing, programs, and projects. A summary of MRDT revenue from Online Accommodation Providers in the District is provided in **Table 5**.

Table 5: Summary of MRDT revenue from Online Accommodation Providers (short-term rentals) in the District (2019-2022)

Year	Revenue
2019	\$160,571
2020*	\$63,603
2021*	\$91,293
2022	\$211,385 (to end of Q3 only)
Total	\$526,852

* reduced MRDT revenue from Online Accommodation Providers due to pandemic-related decline in tourism

After three years of pandemic-related decline in tourism activity, MRDT revenue for 2022, including revenue from Online Accommodation Providers (short-term rentals), is shown to already be exceeding pre-pandemic levels (to the end of Q3). This trend is also expected for 2023.

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In addition to supporting tourism, revenue from Online Accommodation Provider (e.g., Airbnb, VRB) can also be used to support local affordable housing initiatives. The District has had discussions with VNSTA regarding allocating a portion of MRDT Online Accommodation Provider revenue towards housing initiatives in the District. A formal application submitted by the designated recipient (VNSTA) is required to reallocate MRDT revenue. The application and an Affordable Housing MRDT Plan must be submitted by November 30 for the tax change to be implemented in the following year. Staff will continue to pursue discussions with VNSTA on the potential to allocate MRDT funds to affordable housing. Should STRs be permitted, staff recommend that a portion of MRDT Online Accommodation Provider revenue be directed to housing to help offset the impact to the rental supply. This should be done in consultation with VNSTA and industry to ensure continued tourism promotion and pandemic recovery.

CONCLUSION:

Council directed staff to undertake public engagement on opportunities to increase housing diversity in single family neighbourhoods with a focus on secondary suite regulations and incentives, infill housing options, and short-term rental regulations. In total there were more than 720 interactions with members of the community and stakeholder groups through nine engagement activities.

Overall, there was support for developing a framework to regulate short-term rentals. Staff propose to report back to Council in Q2 2023 with regulatory framework options for Council's consideration, before reporting back with draft bylaws and enforcement strategy approximately in Q3-Q4.

Respectfully submitted,



Ryan Gilmore
Community Planner

Attachment 1: What We Heard Report – Housing Options for Single Family Neighbourhoods

Attachment 2: Presentation entitled “What We Heard: Housing Options for Single Family Neighbourhoods” – Short-term Rentals

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<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS
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<input type="checkbox"/> Review and Compliance	_____	<input type="checkbox"/> Planning <i>JP</i>
<input type="checkbox"/> Climate and Biodiversity	_____	
External Agencies:		
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		<input type="checkbox"/> NS Health
		<input type="checkbox"/> RCMP
		<input type="checkbox"/> NVRC
		<input type="checkbox"/> Museum & Arch.
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DISTRICT OF
**NORTH
VANCOUVER**



HOUSING OPTIONS

for Single Family Neighbourhoods

What We Heard

NOVEMBER 2022

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EXECUTIVE SUMMARY

OVERVIEW

At the Regular Council Meeting on May 9, 2022, Council directed staff to undertake public engagement on opportunities to increase housing diversity in single family neighbourhoods with a focus on three housing topics:

- Secondary suite regulations and incentives;
- Infill housing options; and
- Short-term rental regulations.

The engagement sought to understand the community's preferences and priorities on each of the housing topics, gather input on potential regulatory changes or policy directions, and learn about perspectives on single family neighbourhoods more generally. Overall, staff heard strong support for more diverse housing options. Results from the public engagement will be used to inform the next steps for each housing topic.

ENGAGEMENT

Engagement took place between May 30, 2022 and June 19, 2022 through a variety of activities that would allow for broad and diverse participation.

3 POP-UP EVENTS



157

INTERACTIONS

4 OPEN HOUSES



74

ATTENDEES

ONLINE ENGAGEMENT TOOL



497

SUBMISSIONS

KEY FINDINGS

The following is a summary of the key findings that emerged through engagement.

Secondary Suites

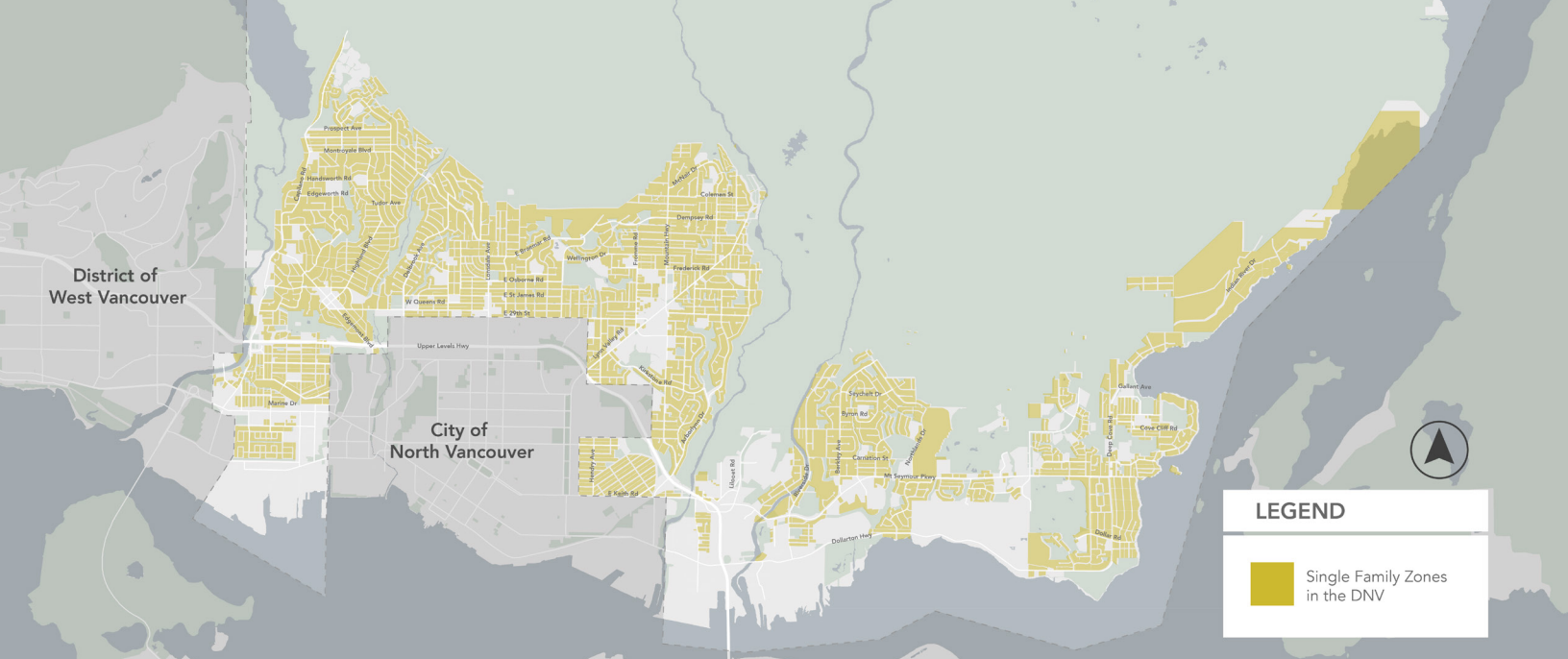
- Support for creating secondary suites that are larger than 90 m² (969 ft²), which is the current maximum.
- General agreement that 130 m² (1400 ft²) would be an appropriate maximum floor area.
- Interest in permitting suites that occupy up to 49% of the single family home.
- General agreement that there should be a minimum floor area for suites.
- Preference for minimum floor area of between 30 m² (323 ft²) and 50 m² (538 ft²).
- Support for a small increase in the maximum building height for new single family homes to allow for suites that are partially above ground level.
- The most commonly identified barriers to building or considering a new suite were:
 - The cost of permits and construction; and
 - The length of time to get a permit approved.

Infill Housing

- Agreement on the importance of providing more diverse housing options in single family neighbourhoods.
- Need for more affordable housing options and options for seniors.
- Desire for more coach houses and duplexes in the District.
- Commonly cited benefits of infill housing were efficient use of land and infrastructure and reduced environmental impacts.
- Concerns included the potential reduction of trees and green space and impacts on on-street parking and traffic.
- General support for locating most infill housing options throughout all neighbourhoods in the District.

Short-Term Rentals

- Support for allowing short-term rentals in the main portion of a single family home.
- Limited support for allowing short-term rentals in secondary suites and coach houses.
- Support for allowing short-term rentals in townhouse or apartment units.
- Limited support for allowing a tenant (renter) to use their home as a short-term rental.
- Short-term rentals were highlighted as an important source of income to homeowners.
- Common concerns about short-term rentals included:
 - Impact on long-term rental housing availability; and
 - Potential negative neighbourhood impacts.



Map of single family residential zones in the District of North Vancouver

1.0 INTRODUCTION

1.1 BACKGROUND

The District's Official Community Plan notes that maintaining a healthy, inclusive, and vibrant community requires providing more housing options for everyone. This includes adding more diverse housing options in single family neighbourhoods that fit the needs of residents of all ages, incomes, abilities, and household sizes.

Increasing the diversity of housing options across the District, and balancing future and current housing needs, have been identified as priorities in numerous District policies and initiatives. Single family neighbourhoods are slowly evolving to accommodate changing housing needs, and the District has led various initiatives to diversify these areas over time. This includes the introduction of small lot infill areas and permitting secondary suites and coach houses on single family properties. However, opportunities exist to further expand housing options, including encouraging more secondary suites and infill housing options, and regulating short-term rentals to maintain the long-term rental housing stock.

At the Regular Meeting of Council on May 9, 2022, Council directed staff to proceed with engagement on opportunities to increase housing diversity in single family neighbourhoods, including options for secondary suites, infill housing, and short-term rentals.

This report summarizes the results of the various public engagement activities. A brief overview of the three housing topics is provided on the following page, followed by a summary of the engagement approach (Section 2), and what we heard through engagement for each housing topic (Sections 3, 4, and 5).

For more detailed information on each housing topic, please see the information boards from the in-person open house event (Appendix).

1.2 HOUSING TOPICS



Secondary Suites

A secondary suite is a self-contained unit within a single family home that includes a cooking facility and living space. Suites are a critical component of our rental housing stock, and benefit a diverse group of residents, such as renters looking for ground-oriented housing, homeowners wanting additional income, or families looking for housing that accommodates multiple generations.

Since 1997, secondary suites have been allowed in all single family homes in the District. In 2019, the BC Building Code was revised to eliminate the maximum size of suites and to allow them in more types of ground-oriented housing. As a result, the District has an opportunity to change regulations to create new suites that benefit more residents, as well as explore incentives to promote this form of housing.



Infill Housing

Infill housing includes housing types that fit within an existing neighbourhood without significantly altering a neighbourhood's character or appearance. It can increase rental and homeownership options, and make more efficient use of existing municipal infrastructure while maintaining the scale and character of a single family neighbourhood.

Opportunities exist to expand or enable new infill housing options in the District's single family neighbourhoods. This may include coach houses, small lot infill areas, duplex, triplex, and fourplex developments, and multiple accessory dwelling units on a lot.



Short-Term Rentals

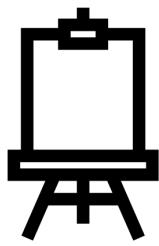
Short-term rental refers to the rental of a dwelling unit for a short period of time (less than 30 days), primarily used by visitors and tourists, and facilitated by online platforms. This type of rental provides flexible income to households while also indirectly supporting local businesses.

Short-term rentals are currently not permitted in the District. A regulatory framework is being considered to protect the community's long-term rental stock, manage potential nuisances, ensure safe operation of short-term rentals, and create enforcement mechanisms.

2.0 ENGAGEMENT APPROACH

The purpose of this public engagement was to understand the community's preferences and priorities on each of the three housing topics, gather input on potential regulatory changes or policy directions, and learn about perspectives on single family neighbourhoods more generally.

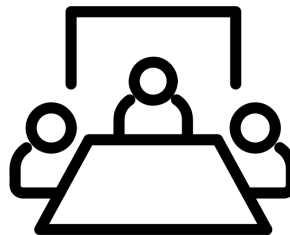
Engagement took place from May 30, 2022 to June 19, 2022, and used a variety of activities for diverse community and stakeholder input.



POP-UPS



OPEN HOUSES



STAKEHOLDER &
COMMUNITY OUTREACH



ONLINE ENGAGEMENT
TOOL

Public Engagement Spectrum

Public engagement can occur across a range of participation levels. Participation during the public engagement period for this planning initiative fell within the "Consult" area of the District's Public Engagement Spectrum. The commitment we make within the "Consult" area is that the District will keep the public informed, listen to, and acknowledge their concerns and aspirations in developing solutions. The District will report back to the public on how their input influences final decisions.

PUBLIC ENGAGEMENT SPECTRUM

Adapted and used with permission from the International Association for Public Participation (IAP2 Federation).

Inform	Listen & Learn	Consult	Involve	Collaborate	Empower
"We will keep you informed. We will provide information that is timely, accurate, balanced, objective, and easily understood. We will respond to questions for clarification and direct you to sources of additional information."	"We will listen to you and learn about your plans, views, and issues; and work to understand your concerns, expectations, and ideas."	"We will keep you informed, and listen to and acknowledge your concerns and aspirations in developing final solutions, and we will report back to you on how your input influenced the decision."	"We will work with you to ensure your concerns and aspirations are directly reflected in the alternatives developed, and we will report back on how your input influenced the decision."	"We will look to you for advice and innovation in formulating solutions, and we will incorporate your recommendations into the decisions to the maximum extent possible."	"We will implement what you decide."

District of North Vancouver Public Engagement Spectrum

2.1 NOTIFICATION

To ensure broad awareness and participation, engagement opportunities were promoted using the following methods:

Over the engagement period, there were **970 unique visitors** to the project webpage.

Method	Description	Dates
DNV website	Dedicated project webpage with project information and link to survey	Website launched in May 2022
Social media posts	Facebook and Twitter posts to promote online and in-person engagement opportunities	Multiple posts throughout May and June 2022
Newspaper ads	Advertisements in the North Shore News to promote the engagement opportunities	June 1, 2022
Postcards	500 postcards distributed in person to promote engagement opportunities	June 2022
Email	Emails were sent to members of the local building, tourism, and business sectors, District committees, and community organizations to notify about the initiative and how to participate	May and June 2022
Community Newsletters	Notices for the public engagement were shared in newsletters by community partners, including North Vancouver Chamber of Commerce, Vancouver's North Shore Tourism Association, Homebuilders Association Vancouver, and School District No. 44 (North Vancouver)	June 2022



Printed postcards promoting engagement opportunities



Twitter post promoting engagement opportunities

2.2 POP-UP EVENTS

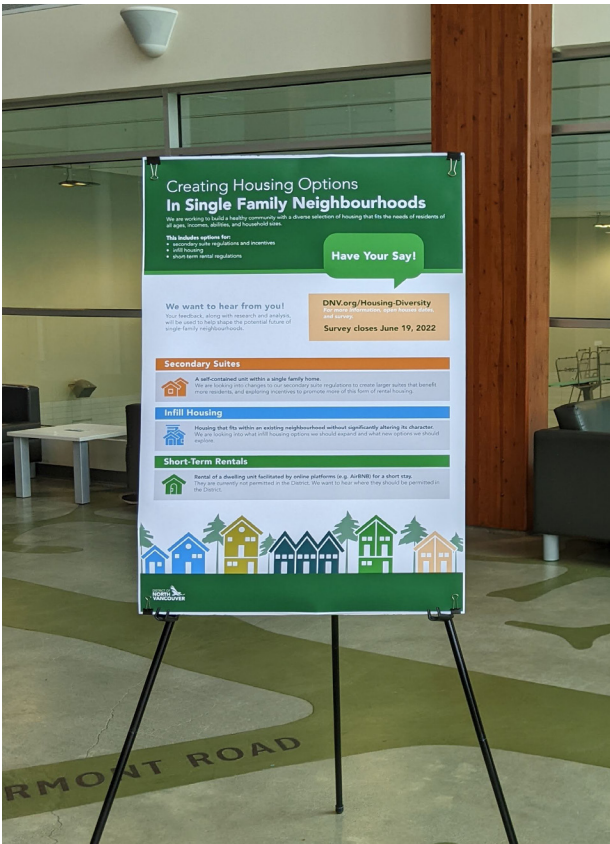
Three in-person pop-up events were held at different locations in the community to provide informal drop-in opportunities for the public to learn about the project from staff, ask questions, and learn about other engagement activities. These events encouraged access to audiences that might not have otherwise contributed during the engagement period and were hosted in locations throughout the community, chosen based on opportunities for interaction. In total, there were approximately 157 interactions across the three events.

When	Where
Thursday, June 2, 2022, 3 – 5 pm	Delbrook Community Recreation Centre
Sunday, June 5, 2022, 10 am – 12 pm	Karen Magnussen Community Recreation Centre
Tuesday, June 7, 2022, 3 – 5 pm	Parkgate Community Centre


157
interactions



Pop-up event at Delbrook Community Recreation Centre on June 2, 2022



Information board prepared for pop-up events

2.3 OPEN HOUSE EVENTS

Four open houses were hosted on different days and times to provide convenient and accessible opportunities for meaningful participation and input. The open houses were offered in both virtual and in-person formats. One virtual open house was held for each of the three housing topics and the in-person event covered all topics.

The open houses offered a structured engagement format and included detailed information and focused questions for each housing topic. Participants provided feedback through a mix of interactive tools, including sticky notes and stickers on information boards, a virtual whiteboard, virtual polls, and dialogue with staff. The open houses attracted a combined total of 74 participants across both virtual and in-person settings.

Housing Topic	When	Format
All Housing Topics	Wednesday, June 8, 2022, 3 – 8 pm	In-person (Lynn Valley Community Room)
Short-Term Rentals	Thursday, June 9, 2022, 6 – 8 pm	Virtual
Secondary Suites	Tuesday, June 14, 2022, 12 – 1:30 pm	Virtual
Infill Housing	Tuesday, June 14, 2022, 6:30 – 8 pm	Virtual



74
attendees

In-Person Open House

At the in-person open house, 17 poster boards (Appendix) provided detailed information about each housing topic. They also offered several opportunities for interactive feedback via stickers and sticky notes where attendees could “vote” for their preferences and share additional ideas.

Materials were available for attendees to review, including background information on each housing topic and relevant planning policies. Hard copy versions of the survey were also available for those who may not have access to a computer.



In-person open house at Lynn Valley Community Room on June 8, 2022

Virtual Open Houses

At the virtual open houses, participants were able to share their ideas through virtual polls and facilitated discussions. Feedback was recorded using virtual whiteboards, virtual polls, and staff note-taking.



2.4 STAKEHOLDER AND COMMUNITY OUTREACH

Stakeholders from the local building, tourism, and business sectors were notified of the engagement opportunities to share their unique insights and perspectives on the housing topics. This included the Homebuilders Association Vancouver, Vancouver's North Shore Tourism Association, and North Vancouver Chamber of Commerce. Other organizations were also notified, including School District No. 44 (North Vancouver) and North Shore Community Housing Action Committee¹. Most of these organizations shared the engagement opportunities with their members through newsletters.

In addition, District staff presented on the topic of short-term rental regulations to the Board of Vancouver's North Shore Tourism Association at their June 22, 2022 meeting. An offer was also made to stakeholders to host a business stakeholder workshop for all housing topics.

2.5 ONLINE ENGAGEMENT TOOL

The District's online engagement tool (Civil Space) was used to create a survey to gather feedback on opportunities to increase housing diversity in single family neighbourhoods, including options for secondary suites, infill housing, and short-term rentals. The survey was promoted at all other engagement activities, and was live on the District's website for three weeks (May 30, 2022 to June 19, 2022). A total of 497 survey submissions were received. Paper copies of the survey were also available to support accessibility; however, no paper submissions were received during the engagement period. Respondents had the option to provide input on some or all of the three housing topics, depending on their level of interest.

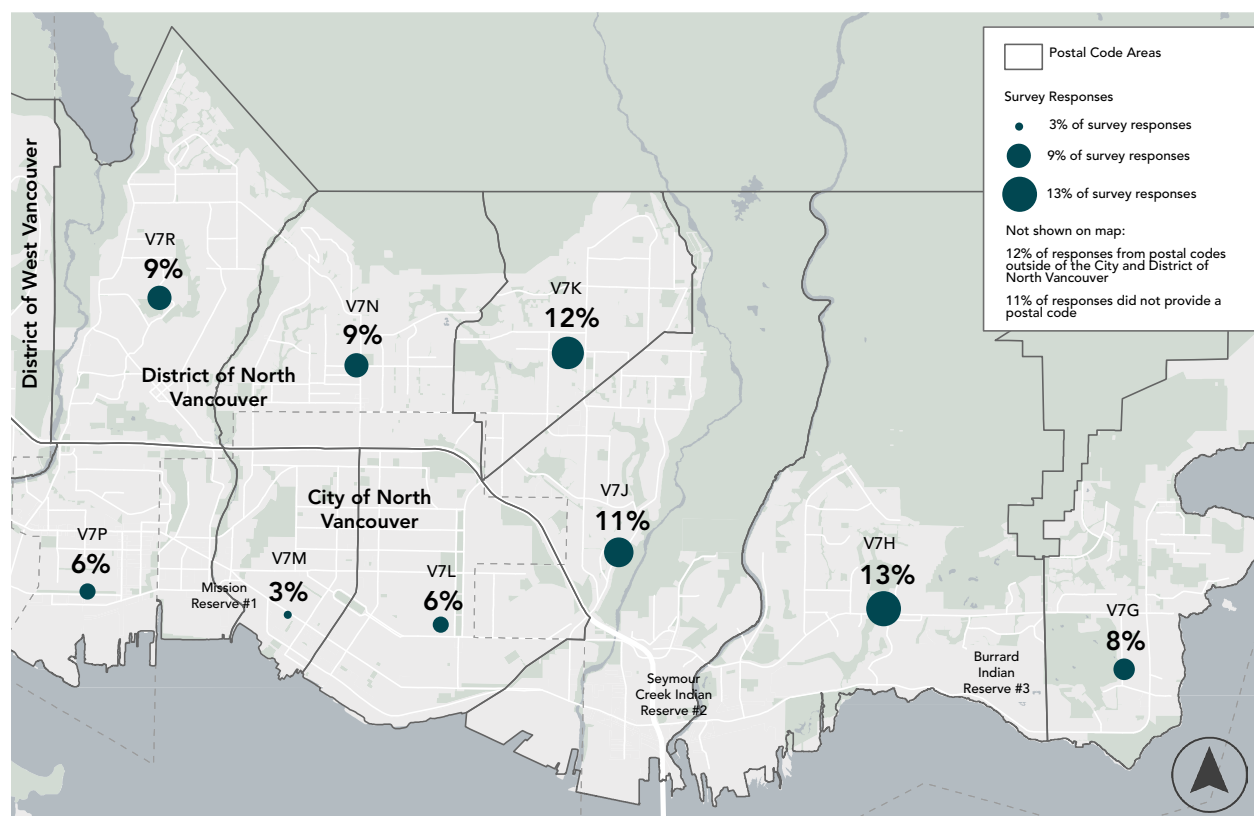


Survey submissions by housing topic		
Secondary suites	Infill housing	Short-term rentals
420 submissions	421 submissions	358 submissions

Survey submissions were received from across the District as shown in Figure 2.1 on the next page.

¹ A program of the North Shore Community Resources Society that undertakes affordable housing research and advocacy.

Figure 2.1: Location of survey respondents based on postal codes provided by respondents



According to the first three digits of postal codes provided by survey respondents, the majority were located in the District of North Vancouver and City of North Vancouver (77%). A minority of respondents were located in other parts of Metro Vancouver (12%). Approximately 11% of respondents opted to not disclose the first three digits of their postal code.

2.6 DATA LIMITATIONS

Engagement activities were broadly promoted and structured to invite input from a diverse population, including those typically under-represented in public engagement. Participation in engagement activities was, however, undertaken through self-selection. Therefore, input received reflects the opinions of those who contributed.

3.0 SECONDARY SUITES

The following sections summarize the input received on secondary suites during the engagement period. For other housing topics, see Section 4 (Infill Housing) and Section 5 (Short-Term Rentals).



3.1 KEY FINDINGS

What we heard about maximum size

- Support for creating suites that are larger than 90 m² (969 ft²), which is the current maximum.
 - 88% of online survey responses.
- General agreement that 130 m² (1400 ft²) would be an appropriate maximum floor area.
 - 69% of online survey responses and 73% (11 of 15) open house responses.
- Interest in permitting suites that occupy up to 49% of the single family home.
 - 62% of online survey responses and 65% (11 of 17) open house responses.

What we heard about minimum size

- General agreement that there should be a minimum floor area for suites.
 - 77% of online survey responses.
- Preference for minimum floor area of between 30 m² (323 ft²) and 50 m² (538 ft²).
 - The majority of online survey responses indicated 30 m² (323 ft²) to 50 m² (538 ft²) would be appropriate.
 - 63% (11 of 16) open house responses preferred 30 m² (323 ft²).

What we heard about suites that are above ground level

- Support for a small increase in the maximum building height for new single family homes to allow for suites that are partially above ground level.
 - 79% of online survey responses and 94% (15 of 16) open house responses.

What we heard about barriers to building a suite

- The most commonly identified barriers to building or considering a new suite were:
 - The cost of permits and construction; and
 - The length of time to get a permit approved.



For details on the engagement results, see Sections 3.3 and 3.4.

3.2 POP-UP EVENTS

The pop-up events provided informal opportunities for the public to learn about the project from staff, ask questions, and learn about other engagement activities. They also provided opportunities for conversational feedback. In addition to the pop-up events, staff received emails with feedback about secondary suites from the community during the engagement period.

Across the 157 interactions at the pop-up events and feedback received by email, staff heard strong support for building more suites in the District. Discussions emphasized the importance of suites to the District's rental housing stock and the benefits they provide to the community. This included arm's length independent living for seniors and people with disabilities, opportunities for multi-generational households, and ground-oriented rental options for those who cannot purchase a single family home. Some individuals identified current barriers to renting out their suites (such as additional utility fees and finding good tenants) and expressed concern regarding the impact of more suites on on-street parking availability.

3.3 OPEN HOUSE EVENTS

The in-person open house on June 8, 2022 (3 – 8 pm) solicited feedback through dialogue and interactive exercises on the information boards. Attendees had the opportunity to respond to specific questions by "voting" for their preferences and to share additional comments and ideas. Five questions were asked regarding potential and proposed changes to secondary suite regulations and current barriers to building suites in the District. The responses are shown in Figures 3.1 to 3.5.

A virtual open house on June 14, 2022 (12 – 1:30 pm) was also hosted to capture feedback through a facilitated discussion. However, due to low attendance, the virtual open house was cancelled at 12:15 pm.

! For more information on secondary suites and proposed regulatory changes, please see the information boards from the in-person open house event (Appendix).



In-person open house at Lynn Valley Community Room on June 8, 2022



Pop-up event at Karen Magnussen Community Recreation Centre on June 5, 2022



In-Person Open House Results for Secondary Suites

Figure 3.1: What are your preferences for maximum floor area of a suite?

(each dot represents a response)

- **Total Responses:** 15
- **73%** (11 responses) preferred 130 m² (1400 ft²)

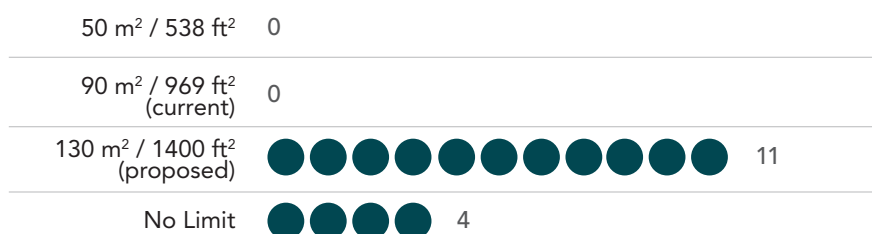


Figure 3.2: What percentage of a single family home should a suite occupy?

(each dot represents a response)

- **Total Responses:** 17
- **65%** (11 responses) thought that suites should occupy up to 49% of single family homes

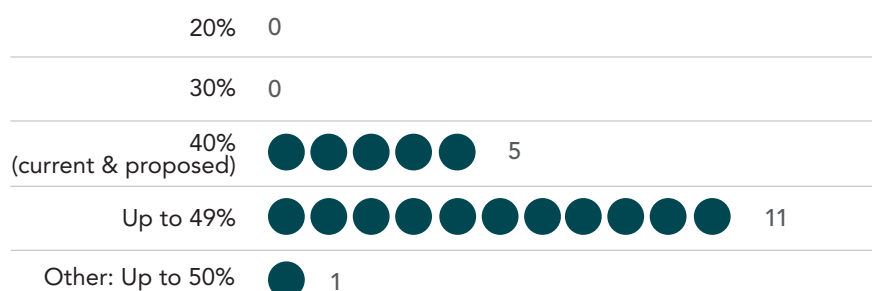


Figure 3.3: What are your preferences for minimum floor area?

(each dot represents a response)

- **Total Responses:** 16
- **63%** (10 responses) preferred 30 m² (323 ft²)

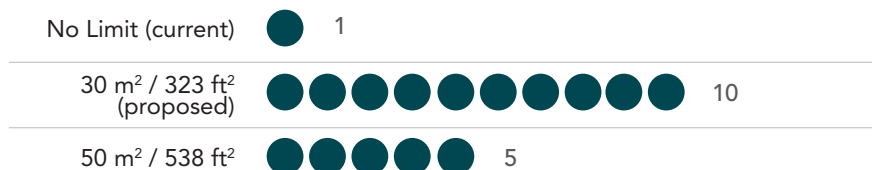


Figure 3.4: Would you support a small increase in the maximum height for new single family homes to accommodate suites that are partially above ground level?

(each dot represents a response)

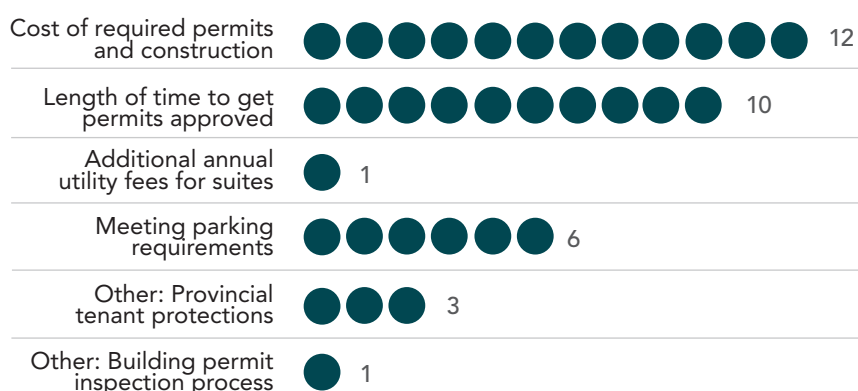
- **Total Responses:** 16
- **94%** (15 responses) supported



Figure 3.5: What are the barriers to building or considering a new secondary suite?

(each dot represents a response)

- **Total Responses:** 33
- The 2 most common barriers identified are related to permits and construction



Participants at the in-person open house were also asked to provide comments. The comments were captured on sticky notes and were then compiled, reviewed, and categorized by theme. Themes that received two or more comments are noted below.

- Interest in having suites restricted to only a percentage of the main single family home (e.g., no maximum floor area) to allow for a greater diversity of sizes (2 comments).
- Concern about the safety of suites that are fully below ground level, such as mould, mildew, and emergency exits (2 comments).
- Support for a small increase in the maximum building height dependent on the amount of height increase being considered (2 comments).
- Concern about renting out a suite, generally (3 comments).
- Concern about the use of suites for short-term rental accommodation (2 comments).

3.4 ONLINE ENGAGEMENT TOOL

Of the 497 total survey submissions completed through the District's online engagement tool from May 30, 2022 to June 19, 2022, 420 submissions provided input on secondary suites. The secondary suite section of the survey included a series of Likert scale questions (e.g., strongly agree, somewhat agree, or do not agree answers) and multiple choice questions. The questions focused on obtaining input on potential regulatory changes for suites and insight into current barriers to building or owning suites.

Many questions were followed by open-ended questions for respondents to give more detailed responses. A coding exercise was undertaken to identify common themes for written responses. Depending on the content, some responses contained several themes. The top five themes for these questions are included.

- ! More detailed information on survey responses can be found in Figures 3.6 to 3.28. Please note that any percentages shown are rounded to the nearest whole number.

Survey Results for Secondary Suites

Figure 3.6: Do you agree that secondary suites should be allowed to be larger than 90 m² (969 ft²)?

- **Total Responses:** 409
- **88%** somewhat or strongly agreed

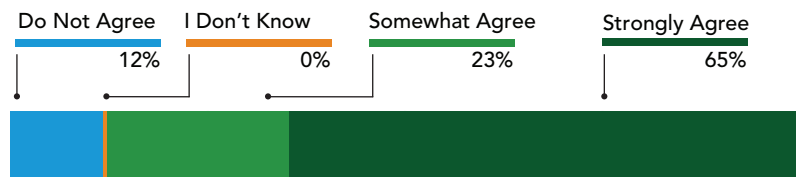


Figure 3.7: Do you agree that 130 m² (1400 ft²) is an appropriate maximum floor area for secondary suites in the District?

- **Total Responses:** 408
- **69%** somewhat or strongly agreed

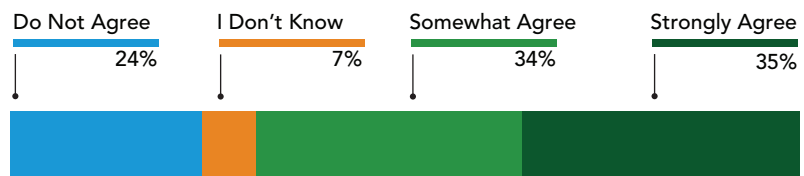
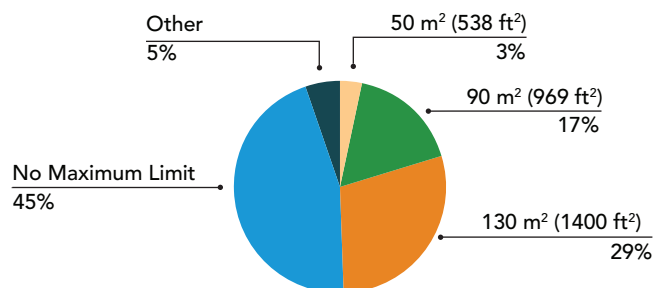


Figure 3.8: What maximum floor area for secondary suites do you think would be most appropriate?

(results for respondents who did not agree or somewhat agreed with Figure 3.7)

- **Total Responses:** 234
- **More than 74%** thought that the maximum floor area should be 130 m² (1400 ft²) or larger (i.e., no maximum limit)



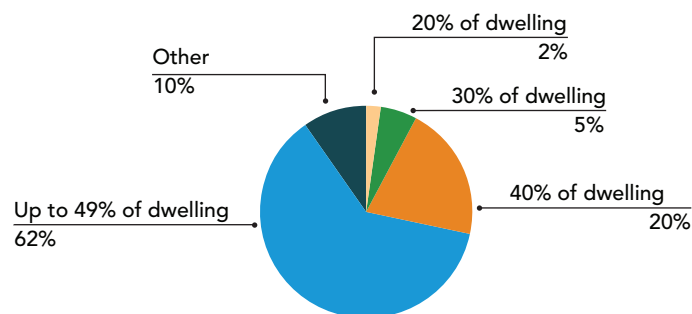
The most common 'other' suggestions were:

Note: suggestions were grouped into common themes

- Between 90 m² (939 ft²) and 130 m² (1400 ft²) (7 responses)
- More than 130 m² (1400 ft²) (5 responses)

Figure 3.9: What maximum percentage of the single family home (i.e. principal dwelling) do you think would be most appropriate for a secondary suite to occupy?

- **Total Responses:** 405
- **62%** thought that suites should occupy up to 49% of the single family home



The most common 'other' suggestions were:

Note: suggestions were grouped into common themes

- No maximum percentage limit (27 responses)
- Up to 50% of the single family home (10 responses)

Figure 3.10: Tell us about the reasons behind your responses.

(written reasons for answers to Figures 3.6 to 3.9)

- **Total Responses:** 172
- The 5 most commonly cited reasons are shown on the right

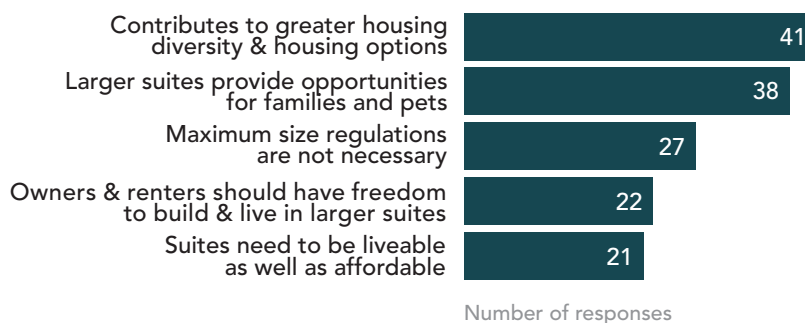


Figure 3.11: Do you agree that there should be a minimum size for secondary suites?

- **Total Responses:** 406
- **77%** somewhat or strongly agreed

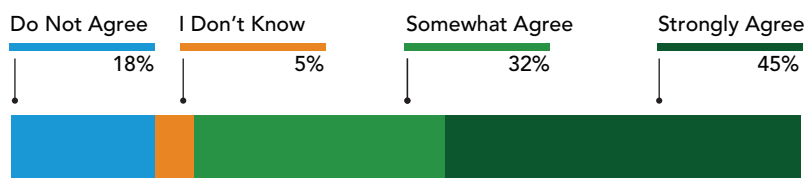


Figure 3.12: Do you agree that 30 m² (323 ft²) is an appropriate minimum size for secondary suites?

- **Total Responses:** 407
- **58%** somewhat or strongly agreed
- **33%** did not agree

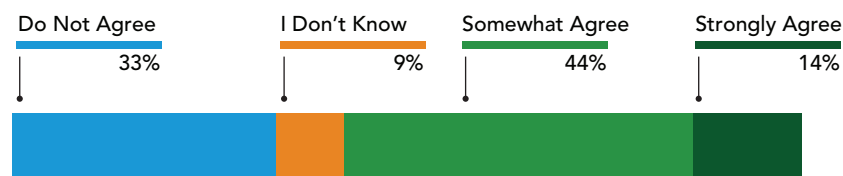
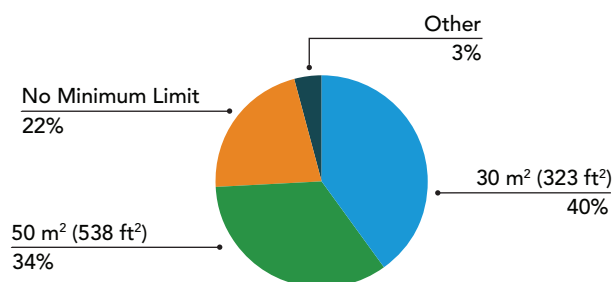


Figure 3.13: What minimum size for secondary suites do you think would be most appropriate?

(results for respondents who did not agree or somewhat agree with Figure 3.12)

- **Total Responses:** 302
- **More than 74%** thought suites should have a minimum floor area between 30 m² (323 ft²) and 50 m² (538 ft²)



The most common 'other' suggestions were:

Note: suggestions were grouped into common themes

- 30 m² (323 ft²) to 50 m² (538 ft²) (7 responses)
- 23 m² (250 ft²) to 30 m² (323 ft²) (5 responses)

Figure 3.14: Tell us about the reasons behind your responses.

(written reasons for answers to Figures 3.11 to 3.13)

- **Total Responses:** 98
- The 5 most commonly cited reasons are shown on the right

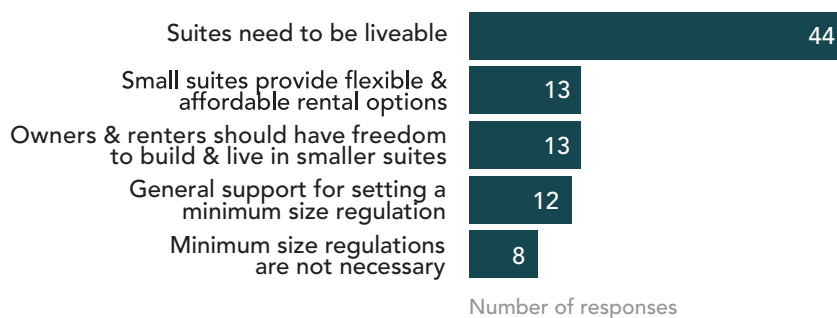


Figure 3.15: Do you agree that all new secondary suites should be partially above ground level?

- **Total Responses:** 406
- **64%** somewhat or strongly agreed
- **30%** did not agree

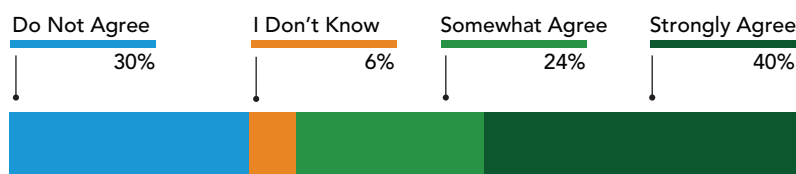


Figure 3.16: Tell us about the reasons behind your response.

(written reasons for answer to Figure 3.15)

- **Total Responses:** 175
- The 5 most commonly cited reasons are shown on the right

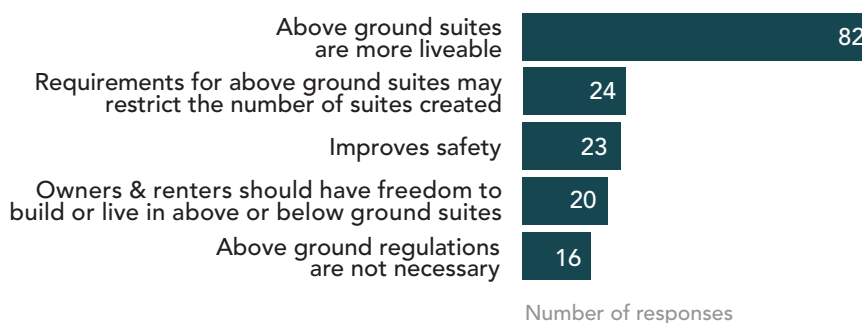


Figure 3.17: Would you support a small increase in the maximum building height for new single family homes to accommodate secondary suites that are partially above ground level?

- **Total Responses:** 405
- **79%** somewhat or strongly supported

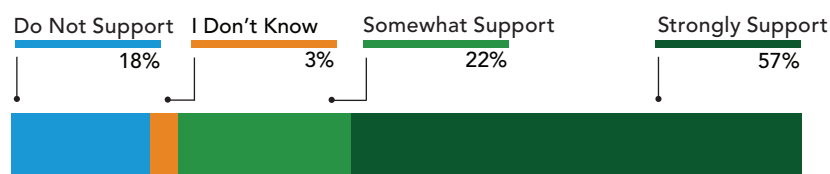


Figure 3.18: Tell us about the reasons behind your response.

(written reasons for answer to Figure 3.17)

- **Total Responses:** 115
- The 5 most commonly cited reasons are shown on the right

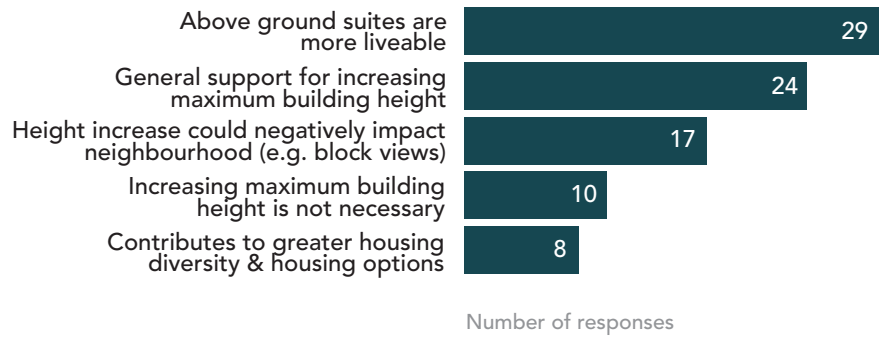
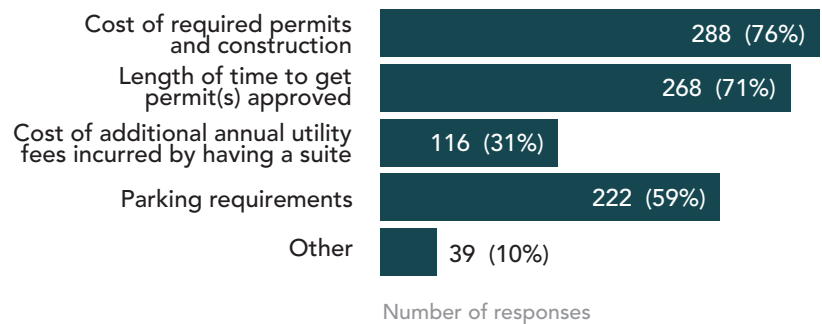


Figure 3.19: In your opinion, what are the barriers to building a secondary suite?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 376
- **75%** identified the cost of permits and construction
- **70%** identified the length of time to get permits approved



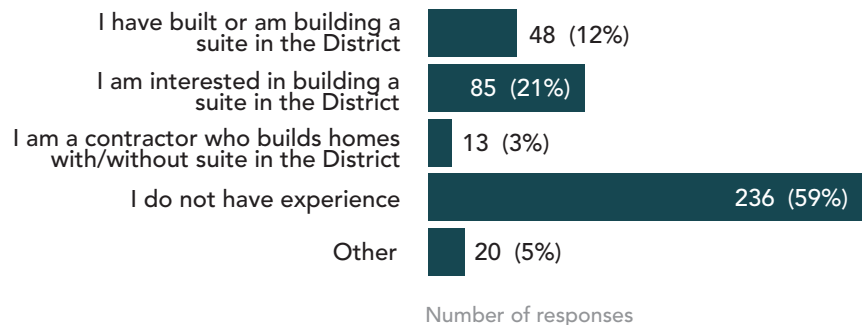
The most common 'other' suggestions were:

Note: suggestions were grouped into common themes

- Restrictive building regulations (13 responses)
- Challenges with tenants (9 responses)
- Pushback from neighbours (7 responses)

Figure 3.20: What best describes your level of experience with building secondary suites in the District?

- **Total Responses:** 402
- **59%** indicated that they had no experience
- **36%** indicated that they had experience or were interested in building a secondary suite



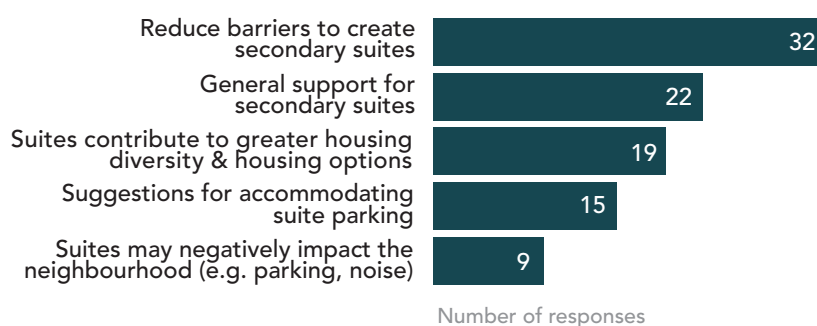
The most common 'other' suggestions were:

Note: suggestions were grouped into common themes

- My profession is related to building housing (e.g., architect, contractor, mortgage lender) (15 responses)
- I have experience building a secondary suite in another municipality (5 responses)

Figure 3.21: Do you have any final thoughts on secondary suites that you would like to share?

- **Total Responses:** 144
- The 5 most commonly cited responses are shown on the right



Respondent Characteristics

Figure 3.22: Age range of survey respondents

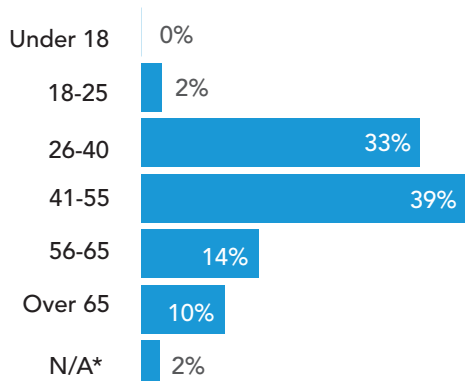


Figure 3.23: Gender of survey respondents

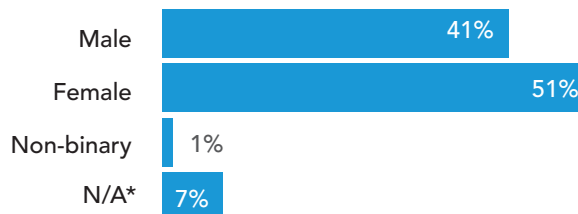


Figure 3.24: Ethnicity of survey respondents

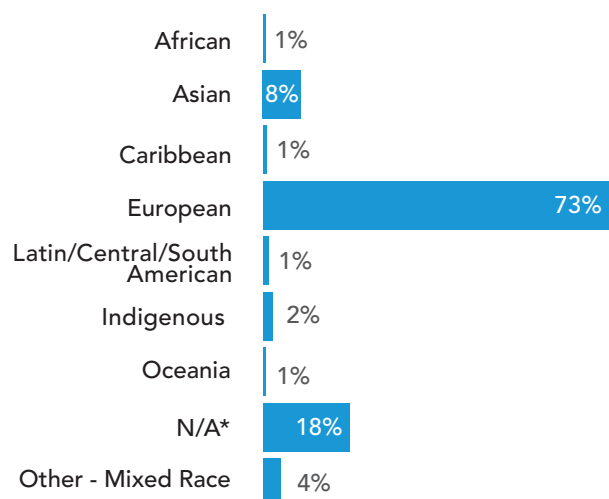
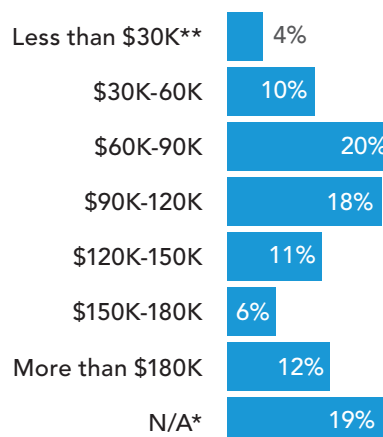


Figure 3.25: Pre-tax household income of survey respondents



*N/A represents responses for 'Prefer not to answer'

**Income is shown in the 1000s as indicated by 'K'

Figure 3.26: Living situation of respondents

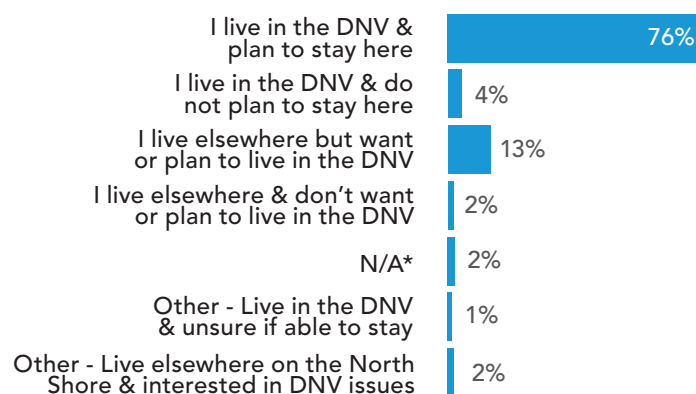


Figure 3.27: Housing situation of survey respondents

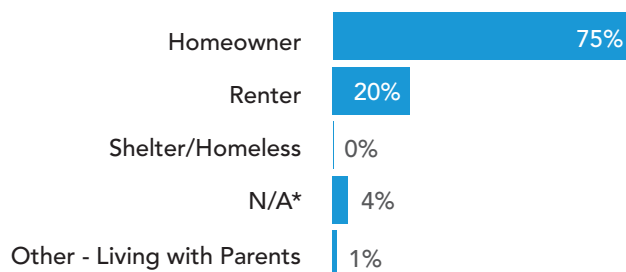
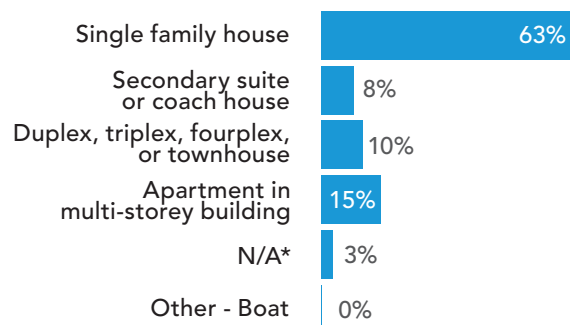


Figure 3.28: Housing type of survey respondents



*N/A represents responses for 'Prefer not to answer'



4.0 INFILL HOUSING

The following sections summarize the input received on infill housing during the engagement period. For other housing topics, see Section 3 (Secondary Suites) and Section 5 (Short-Term Rentals).



4.1 KEY FINDINGS

What we heard about housing options in single family neighbourhoods generally

- Agreement on the importance of providing more diverse housing options in single family neighbourhoods.
 - 87% of online survey responses.
- Need for more affordable housing options and options for seniors.
 - Online survey responses identified a need for affordable alternatives to a single family home (77% of responses), rental options (74%), and options for seniors (69%).
 - Comments received at the open house noted the importance of infill housing to increase housing options and the need for more options for seniors to downsize and age in place.

What we heard about types of infill housing

- Desire for more coach houses and duplexes in the District.
 - Online survey responses indicated a desire for more 1-storey and 2 storey coach houses (78% and 68% of responses, respectively) and duplexes (72%).

What we heard about benefits and potential impacts

- Commonly cited benefits of infill housing were:
 - Efficient use of land and infrastructure; and
 - Reduced environmental impacts.
- Common concerns about infill housing included:
 - The potential reduction of trees and green space; and
 - Impacts on on-street parking and traffic.

What we heard about location of infill housing

- General support for locating most infill housing types throughout all neighbourhoods in the District.
 - Online survey responses indicated a desire to see more multiple accessory units on a lot (75% of responses), coach houses (72%), and smaller lots (67%) everywhere.
 - 66% of online survey responses indicated a preference to see more duplexes, triplexes, and fourplexes closer to town and village centres.
 - Open house responses supported locating more infill housing of all types everywhere.



For details on the engagement results, see Sections 4.3 and 4.4.

4.2 POP-UP EVENTS

The pop-up events provided informal opportunities for the public to learn about the project from staff, ask questions, and learn about other engagement activities. They also provided opportunities for conversational feedback.

Across the 157 touch points, feedback and conversations were strongly supportive of using infill housing to diversify housing options available in District. Some individuals expressed concern regarding the high cost of building infill housing as well as the need to increase capacity at schools and hospitals to serve a growing population.

4.3 OPEN HOUSE EVENTS

The in-person open house on June 8, 2022 (3 – 8 pm) solicited feedback through dialogue and interactive exercises on the information boards. Attendees had the opportunity to respond to specific questions by “voting” for their preferences and to share additional comments and ideas.

A virtual open house on June 14, 2022 (6 – 8 pm) also allowed feedback to be heard through a facilitated discussion.

Both in-person and virtual open house attendees were asked three questions on their thoughts and preferences regarding infill housing. The responses are shown in Figures 4.1 to 4.3.

 For more information on infill housing, please see the information boards from the in-person open house event (Appendix).



Pop-up event at Karen Magnussen Community Recreation Centre on June 5, 2022



In-person open house at Lynn Valley Community Room on June 8, 2022



In-Person Open House Results for Infill Housing

Figure 4.1: Where would you like to see more of the following infill housing types?

(each dot represents a response)

- **Total Responses:** 94
- Desire to locate all of the infill housing types across all neighbourhoods in the District (50 responses)


















	Coach Houses	Smaller Lots	Duplexes, Triplexes, Fourplexes	Multiple Accessory
Along Corridors with High Frequency Transit	 4	 5	 6	 6
Close to Town and Village Centres	 4	 3	 4	 4
Across All Neighbourhoods	 16	 11	 13	 10
In Specific Neighbourhoods or Areas	 1	 1	0	0
On Heritage Properties to Support Conservation	 4	0	 1	 1

Figure 4.2: What do you think are the benefits of infill housing?

- **Total Responses:** 13
- Written responses are shown on the right

- More affordable options and more efficient use of the land (8 responses).
- Greater variety of housing types and building ages (2 responses).
- More diverse, inclusive, and sustainable communities (2 responses).
- Maintains neighbourhood character (1 response).

Figure 4.3: What potential concerns do you have about infill housing?

- **Total Responses:** 9
- Written responses are shown on the right

- Increase in traffic (3 responses).
- Need for additional parking in absence of adequate alternative transportation options (e.g., car share, e-bikes, bus) (3 responses).
- That people will build without permits because of rising costs and affordability (1 response).
- That people who are opposed to infill housing will say it is causing traffic and other issues (1 response).
- Need more investment in better public transportation infrastructure (1 response).

Participants at the in-person open and virtual open houses were also asked to provide additional comments. The comments were captured on sticky notes and a virtual whiteboard and were then compiled, reviewed, and categorized by theme. Themes that received two or more comments are noted below.

- Importance of infill housing (8 comments).
- Need for more options for seniors to downsize and desire for infill housing to be built to accommodate aging in place (4 comments).
- Concern about affordability and the need for more affordable options (3 comments).
- Frustration regarding the coach house approval process and eligibility criteria (3 comments), specifically noting that:
 - The approval process lacks transparency for neighbours;
 - Neighbours have too much power in the process; and
 - Properties should not need lane access to easily build a coach house.
- Need to better utilize land, either by making more use of large lots or creating smaller lots (2 comments).
- Importance of transit and considering both housing and transit together (2 comments).
- Desire to see creatively designed infill housing that blends in with the neighbourhood (2 comments).
- Interest in stratifying infill housing (2 comments).

4.4 ONLINE ENGAGEMENT TOOL

Of the 497 total survey submissions completed through the District's online engagement tool from May 30, 2022 to June 19, 2022, 421 survey submissions provided input on infill housing. The infill housing section of the survey included a series of Likert scale questions (e.g., strongly agree, somewhat agree, do not agree answers) and multiple choice questions. The questions focused on obtaining input on various infill housing types, including preferences for different types, perceived benefits and impacts, and preferences for location of infill housing.

Many questions were followed by open-ended questions for respondents to give more detailed responses. A coding exercise was undertaken to identify common themes for written responses. Depending on the content, some responses contained several themes. The top five themes for these questions are included.

 More detailed information on survey responses can be found in Figures 4.4 to 4.24. Please note that any percentages shown are rounded to the nearest whole number.

Survey Results for Infill Housing

Figure 4.4: How important is it to you to provide more diverse housing options in single family neighbourhoods?

- **Total Responses:** 410
- **87%** indicated that it is somewhat or very important

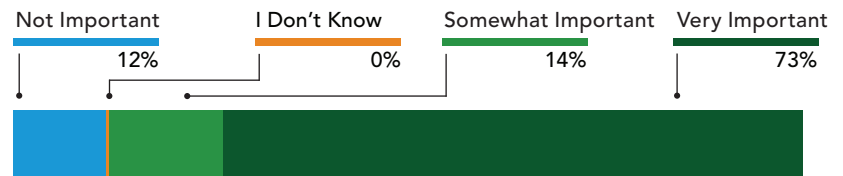


Figure 4.5: Tell us the reasons behind your response.

(written reasons for answer to Figure 4.4)

- **Total Responses:** 222
- The 5 most commonly cited reasons are shown on the right

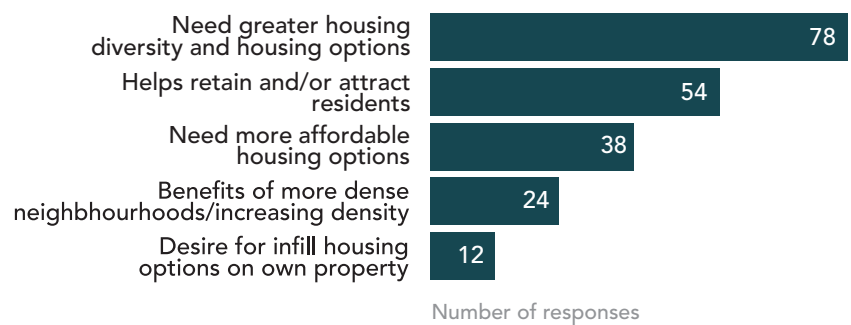
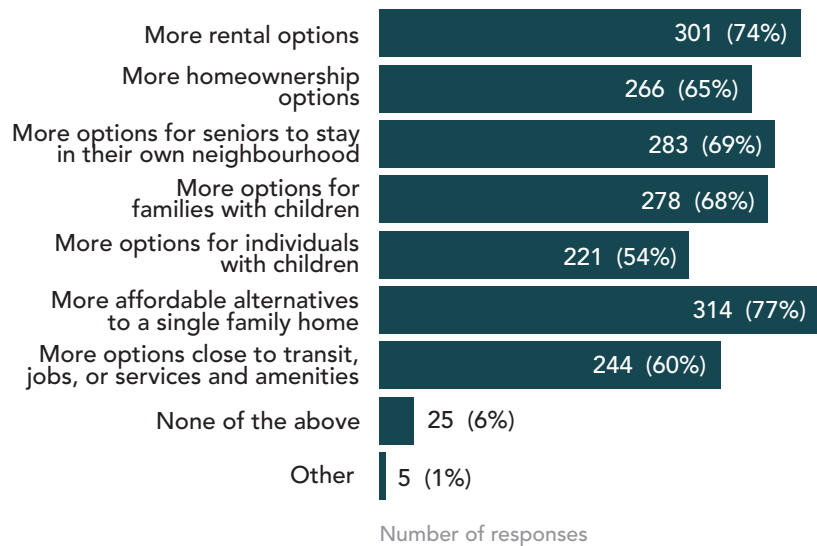


Figure 4.6: In your community, is there a need for more of any of the following housing options?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 409
- **77%** wanted to see more affordable alternatives to a single family home
- **74%** wanted to see more rental options
- **69%** wanted to see more options for seniors looking to stay in their neighbourhood



The most common 'other' suggestions were:

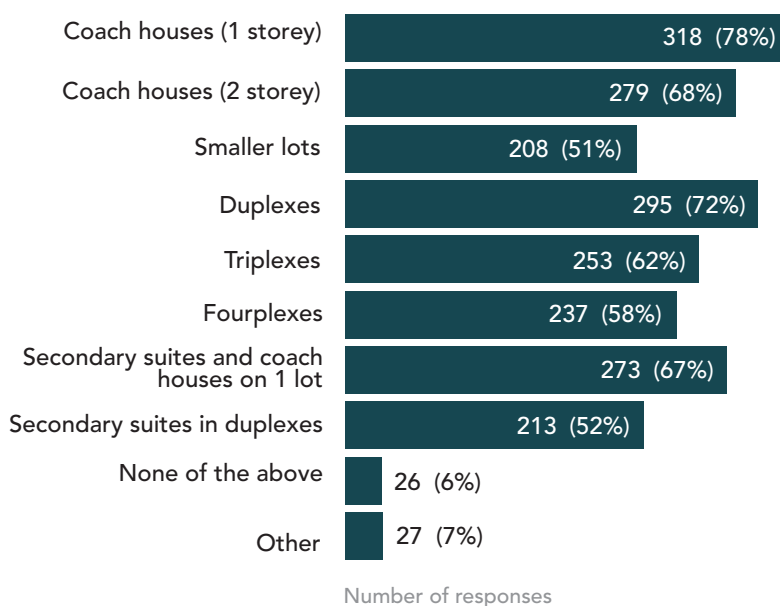
Note: suggestions were grouped into common themes

- Affordable home ownership options (co-op, rent-to-own) (3 responses)
- Different types of housing are needed or more appropriate in different areas of the District (2 responses)

Figure 4.7: Which of the following infill housing options would you like to see more of in the District?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 409
- **78%** wanted to see more 1-storey coach houses
- **72%** wanted to see more duplexes
- **68%** wanted to see more 2-storey coach houses
- **67%** wanted to see secondary suites and coach houses on 1 lot



The most common 'other' suggestions were:

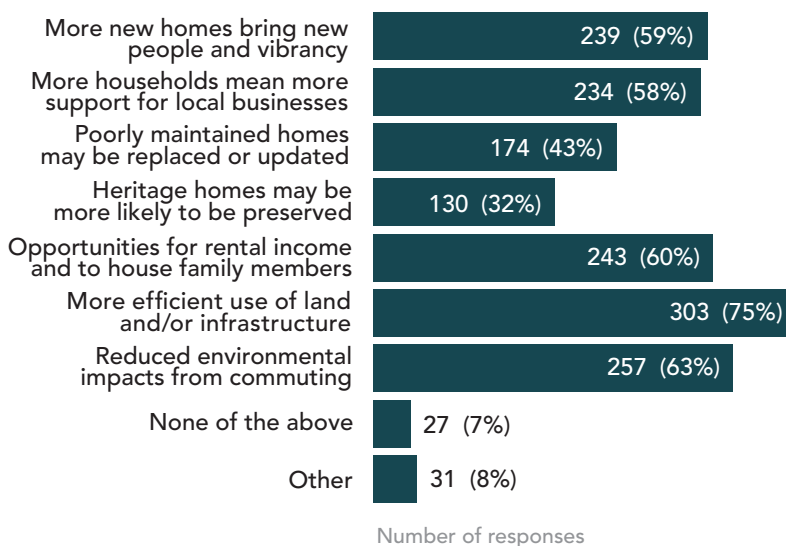
Note: suggestions were grouped into common themes

- Mid-rise buildings (3-6 storeys) (9 responses)
- Townhouses/rowhouses (7 responses)

Figure 4.8: What potential benefits of infill housing are of most interest to you?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 405
- The 3 benefits of most interest were:
 - More efficient use of land and/or infrastructure (**75%**)
 - Reduced environmental impacts from commuting (**63%**)
 - New or increased rental income or opportunities to house family members (**60%**)



The most common 'other' suggestions were:

Note: suggestions were grouped into common themes

- More affordable housing options (rental and/or home ownership) (8 responses)
- It allows people to age in place or stay in the neighbourhood they grew up in (7 responses)

Figure 4.9: Tell us about the reasons behind your response.

(written reasons for answer to Figure 4.8)

- **Total Responses:** 85
- The 5 most commonly cited reasons are shown on the right

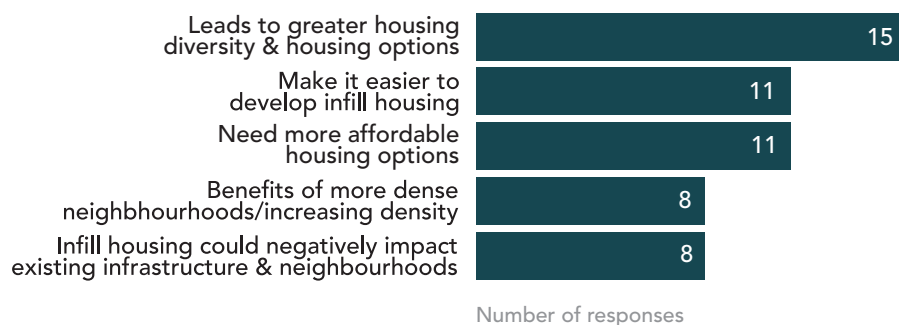


Figure 4.10: How concerned are you about the following potential impacts of infill housing?

- **Total Responses:** 406-409 depending on the question
- **76%** were somewhat or very concerned that trees and green space on lots will be reduced
- **69%** were somewhat or very concerned about potential impacts to parking and traffic

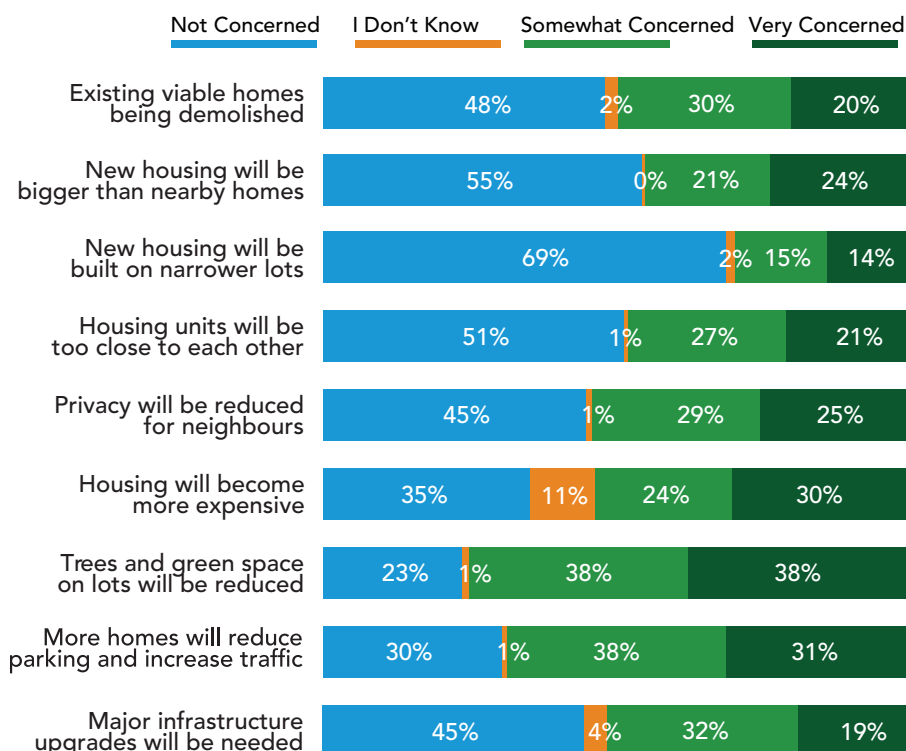


Figure 4.11: Is there anything else you would like to add?

- **Total Responses:** 112
- The 5 most commonly cited reasons are shown on the right

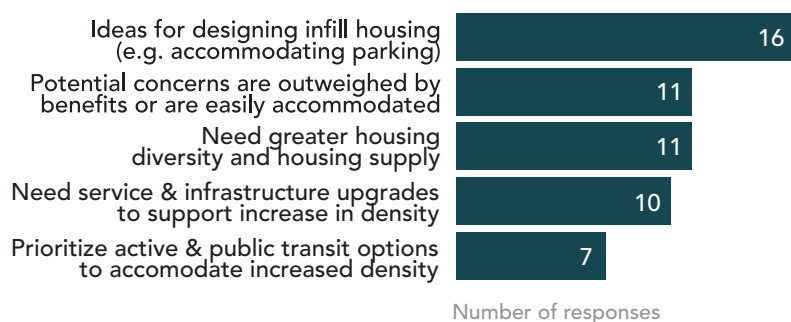
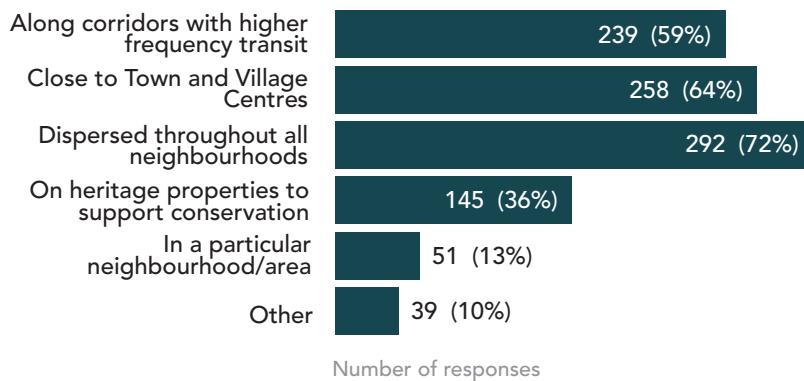


Figure 4.12: Where would you like to see more coach houses?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 404
- **72%** wanted to see this type of infill housing throughout all neighbourhoods



For those who selected 'in a particular neighbourhood or area', the most common suggestions were:

Note: suggestions were grouped into common themes

- Lynn Valley (8 responses)
- Deep Cove (6 responses)

The most common 'other' suggestions were:

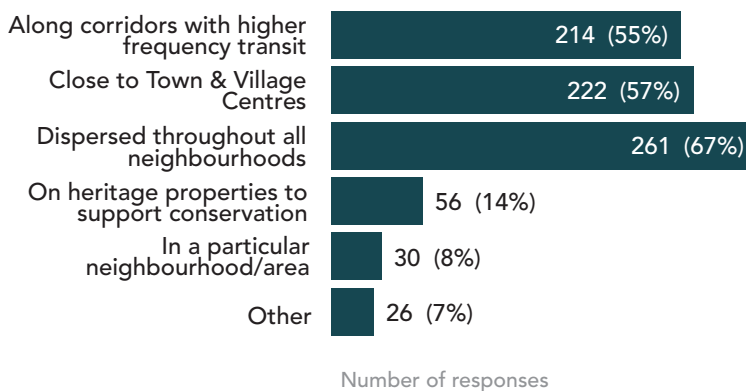
Note: suggestions were grouped into common themes

- On large lots (12 responses)
- Nowhere (12 responses)

Figure 4.13: Where would you like to see large lots subdivided into smaller lots?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 388
- **67%** wanted to see this type of infill housing throughout all neighbourhoods



For those who selected 'in a particular neighbourhood or area', the most common suggestions were:

Note: suggestions were grouped into common themes

- Lynn Valley (4 responses)
- Deep Cove (3 responses)

The most common 'other' suggestions were:

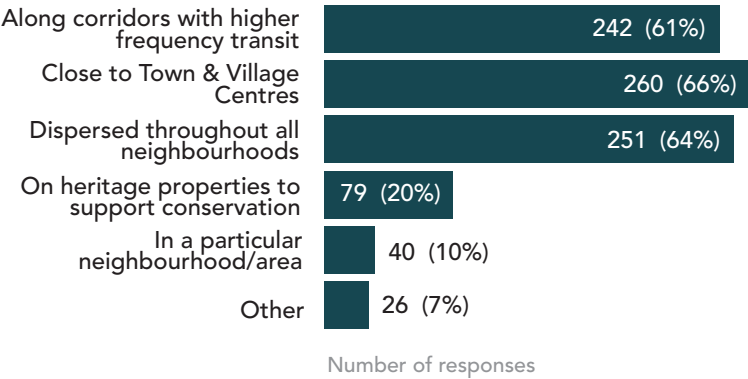
Note: suggestions were grouped into common themes

- Nowhere (20 responses)
- On large lots (2 responses)

Figure 4.14: Where would you like to see more duplexes, triplexes, and fourplexes?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 395
- **66%** wanted to see this type of infill housing closer to town and village centres



For those who selected ‘in a particular neighbourhood or area’, the most common suggestions were:

Note: suggestions were grouped into common themes

- Lynn Valley (6 responses)
- Delbrook (4 responses)

The most common ‘other’ suggestions were:

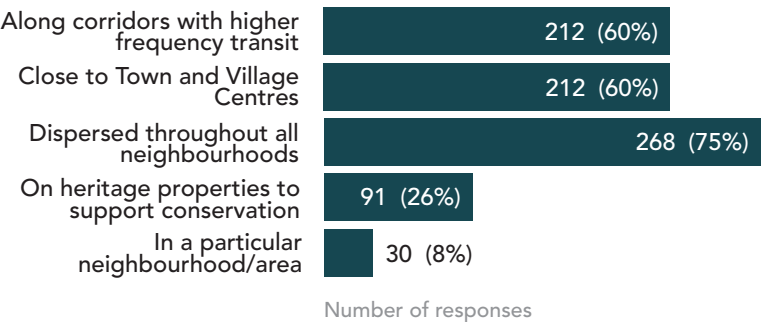
Note: suggestions were grouped into common themes

- Nowhere (20 responses)
- Large lots (2 responses)

Figure 4.15: Where would you like to see more than one accessory unit (e.g. secondary suite and coach house) on one lot?

(multiple choice question allowing for multiple selection)

- **Total Responses:** 355
- **75%** wanted to see this type of infill housing throughout all neighbourhoods



For those who selected ‘in a particular neighbourhood or area’, the most common suggestions were:

Note: suggestions were grouped into common themes

- Nowhere (7 responses)
- Blueridge (3 responses)
- Lynn Valley (3 responses)
- Large lots (3 responses)

Figure 4.16: Tell us about the reasons behind your responses.

(written reasons for answers to Figure 4.12 to 4.15)

- **Total Responses:** 91
- The 5 most commonly cited reasons are shown on the right

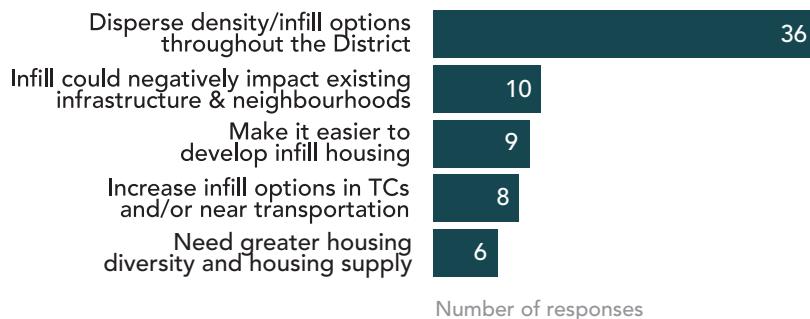
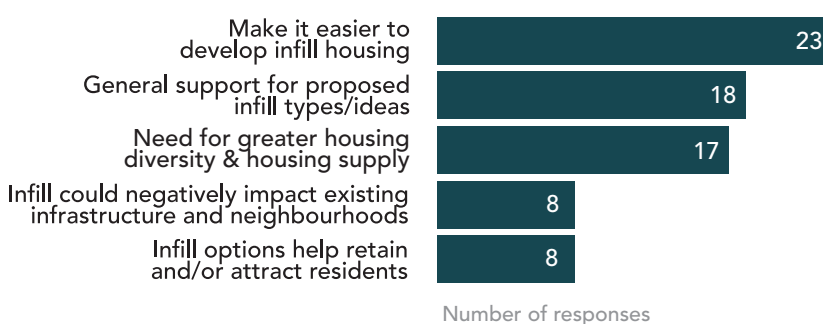


Figure 4.17: Do you have any final thoughts on infill housing that you would like to share?

- **Total Responses:** 106
- The 5 most commonly cited reasons are shown on the right



Respondent Characteristics

Figure 4.18: Age range of survey respondents

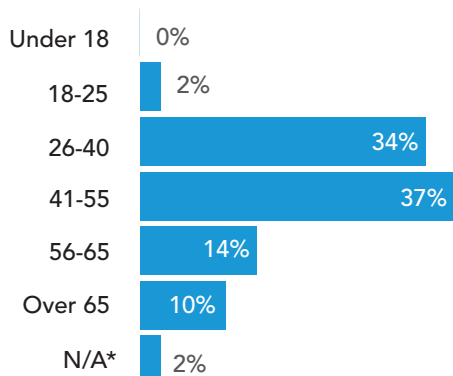
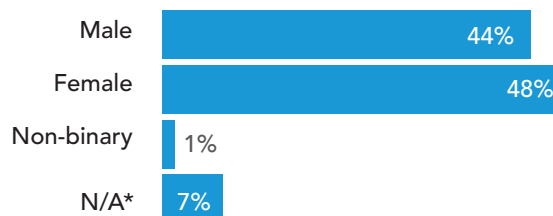


Figure 4.19: Gender of survey respondents



*N/A represents responses for 'Prefer not to answer'

Figure 4.20: Ethnic origin of survey respondents

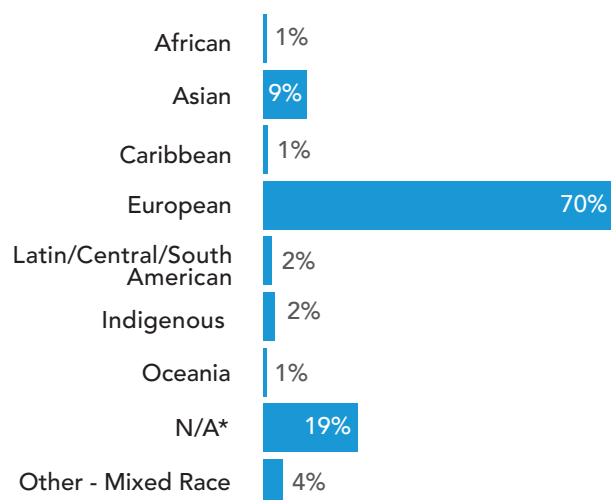


Figure 4.21: Pre-tax household income of survey respondents

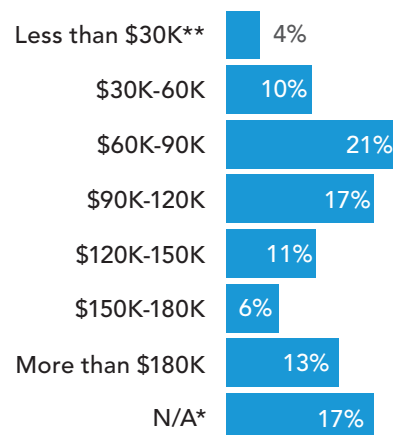


Figure 4.22: Living situation of respondents

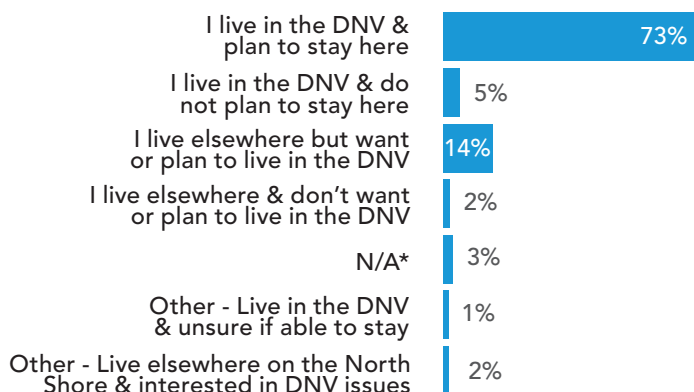


Figure 4.23: Housing situation of survey respondents

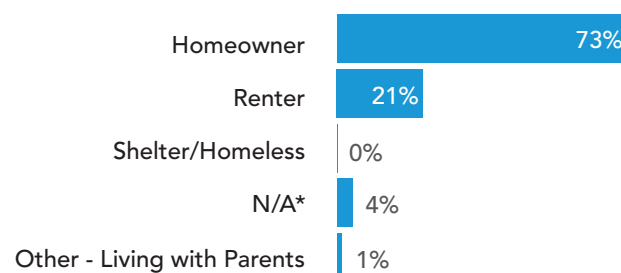
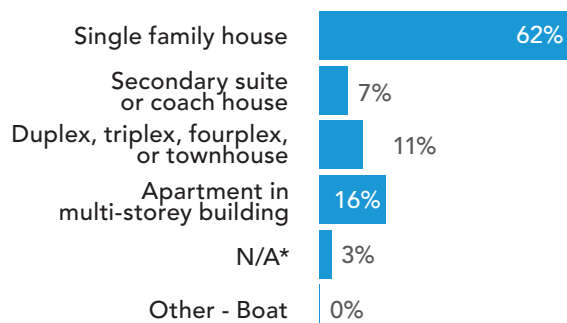


Figure 4.24: Housing type



*N/A represents responses for 'Prefer not to answer'

**Income is shown in the 1000s as indicated by 'K'



5.0 SHORT-TERM RENTALS

The following sections summarize the input received on short-term rentals (STRs) during the engagement period. For other housing topics, see Section 3 (Secondary Suites) and Section 4 (Infill Housing).



5.1 KEY FINDINGS

What we heard about short-term rentals in single family homes

- Support for allowing short-term rentals in the main portion of a single family home.
 - 61% of online survey responses and 94% (15 of 16) open house responses.

What we heard about short-term rentals in secondary suites and coach houses

- Limited support for allowing short-term rentals in secondary suites and coach houses.
 - 49% of online survey responses were in opposition, while 47% indicated support.
 - 88% (15 of 17) open house responses indicated support.

What we heard about short-term rentals in multi-family units

- Support for allowing short-term rentals in townhouse or apartment units.
 - 62% of online survey responses and 87% (13 of 15) open house responses.

What we heard about allowing tenants (renters) to use their home as a short-term rental

- Limited support for allowing a tenant (renter) to use their home as a short-term rental.
 - 51% of online survey responses were in opposition, while 44% indicated support.
 - 71% (10 of 14) open house responses indicated support.

What we heard about short-term rentals generally

- Short-term rentals were highlighted as an important source of income to homeowners.
- Common concerns about short-term rentals included:
 - Impact on long-term rental housing availability; and
 - Potential negative neighbourhood impacts.



For details on the engagement results, see Sections 5.3 and 5.4.

5.2 POP-UP EVENTS

The pop-up events provided informal opportunities for the public to learn about the project from staff, ask questions, and learn about other engagement activities. They also provided opportunities for conversational feedback.

Across the 157 interactions at the pop-up events, there was strong interest in a regulatory framework for short-term rentals. Many were surprised to learn that short-term rentals were not allowed and regulated in the District. There were also concerns expressed regarding the impact on long-term rentals.

5.3 OPEN HOUSE EVENTS

The in-person open house on June 8, 2022 (3 – 8 pm) solicited feedback through dialogue and interactive exercises on information boards. Attendees had the opportunity to respond to specific questions by “voting” for their preferences and to share additional comments and ideas.

The virtual open house on June 9, 2022 (6 – 8 pm) also allowed feedback to be heard through a facilitated discussion.

Both in-person and virtual open house attendees were asked four questions on their preferences for where short-term rentals should be allowed. The responses are shown in Figures 5.1 to 5.4.

 For more information on short-term rentals, please see the information boards from the in-person open house event (Appendix).



Pop-up event at Delbrook Community Recreation Centre on June 2, 2022



In-person open house at Lynn Valley Community Room on June 8, 2022



In-Person Open House Results for Short-Term Rentals

Figure 5.1: Should short-term rentals be allowed in the main portion of a single family home (i.e. not a secondary suite) if the person living there on a regular basis is the one renting it out?

(each dot represents a response)

- **Total Responses:** 16
- **94%** (15 responses) agreed



Figure 5.2: Should short-term rentals be allowed in secondary suites or coach houses if the person living there on a regular basis is the one renting it out?

(each dot represents a response)

- **Total Responses:** 17
- **88%** (15 responses) agreed



Figure 5.3: Should short-term rentals be allowed in townhouses and apartments if the person living there on a regular basis is the one renting it out?

(each dot represents a response)

- **Total Responses:** 15
- **87%** (13 responses) agreed



Figure 5.4: Should renters (tenants) of any type of housing be allowed to use their home as a short-term rental, with the permission of the owner?

(each dot represents a response)

- **Total Responses:** 14
- **71%** (10 responses) agreed



Participants at the in-person and virtual open houses were also asked to provide comments. The comments were captured on sticky notes and a virtual whiteboard and were then compiled, reviewed, and categorized by theme. Themes that received three or more comments are noted below.

- Support for owners having control over whether a unit they rent out can be licensed for short-term rental, in both single family homes and multi-family buildings (6 comments).
- Interest in limiting the number of nights per year (e.g. 60 days) or the time per year (e.g. summer only) that a unit could be licensed for short-term rental (5 comments).
- Short-term rentals provide supplementary income, which helps to offset high housing costs (4 comments).
- Concerns related to safety and security, such as the potential for damage to property, security in multi-family buildings, and unfamiliar people in single family neighbourhoods (4 comments).

5.4 ONLINE ENGAGEMENT TOOL

Of the 497 total survey submissions completed through the District's online engagement tool from May 30, 2022 to June 19, 2022, 358 survey submissions provided input on short-term rentals. The short-term rental section of the survey included a series of Likert scale questions (e.g., strongly agree, somewhat agree, do not agree answers). The questions focused on the housing types in which short-term rentals could be permitted. Each question was accompanied by background information and two examples of short-term rentals in each housing type.

The questions were followed by open-ended questions for respondents to give more detailed responses. A coding exercise was undertaken to identify common themes for written responses. Depending on the content, some responses contained several themes. The top five themes for these questions are included.



More detailed information on survey responses can be found in Figures 5.5 to 5.20. Please note that any percentages shown are rounded to the nearest whole number.

Survey Results for Short-Term Rentals

Figure 5.5: How supportive are you of allowing short-term rentals in the main portion of a single family home (i.e. not a secondary suite), when it is the owner’s principal residence?

- Total Responses: 357
- 61% were somewhat or strongly supportive

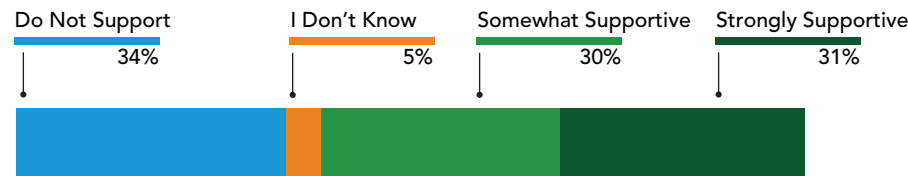


Figure 5.6: Tell us about the reasons behind your response.

(written reasons for answer to Figure 5.5)

- Total Responses: 149
- The 5 most commonly cited reasons are shown on the right

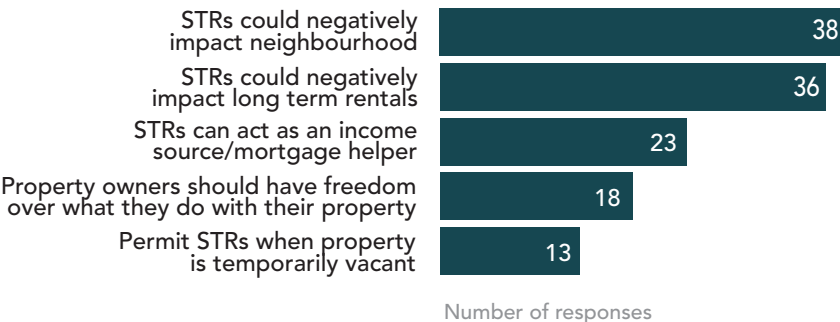


Figure 5.7: How supportive are you of allowing a tenant of a secondary suite or coach house to use their home as a short-term rental, with the permission of the owner?

- Total Responses: 357
- 49% did not support
- 47% were somewhat or strongly supportive

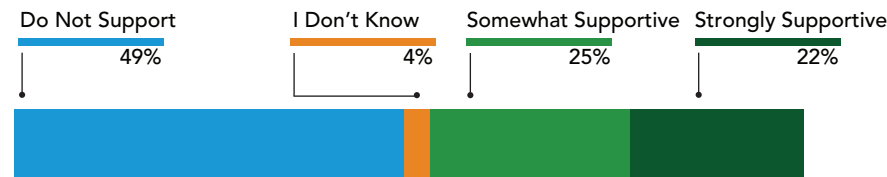
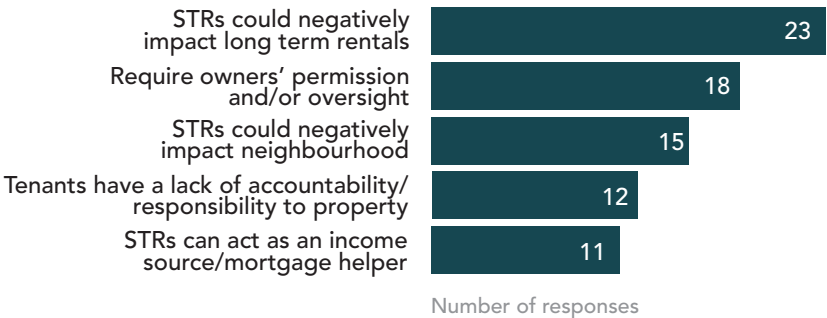


Figure 5.8: Tell us about the reasons behind your response.

(written reasons for answer to Figure 5.7)

- Total Responses: 133
- The 5 most commonly cited reasons are shown on the right



Note: STR stands for ‘short-term rental’

Figure 5.9: How supportive are you of allowing an owner to use their townhouse or apartment unit as a short-term rental when it is their principal residence?

- **Total Responses:** 355
- **62%** were somewhat or strongly supportive

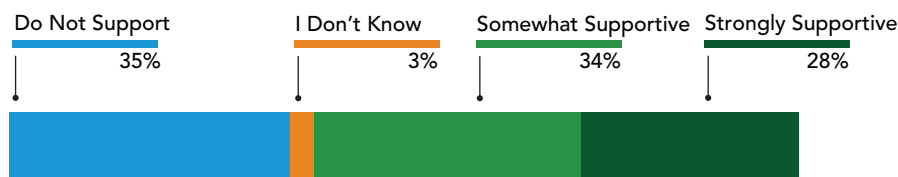


Figure 5.10: Tell us about the reasons behind your response.

(written reasons for answer to Figure 5.9)

- **Total Responses:** 104
- The 5 most commonly cited reasons are shown on the right

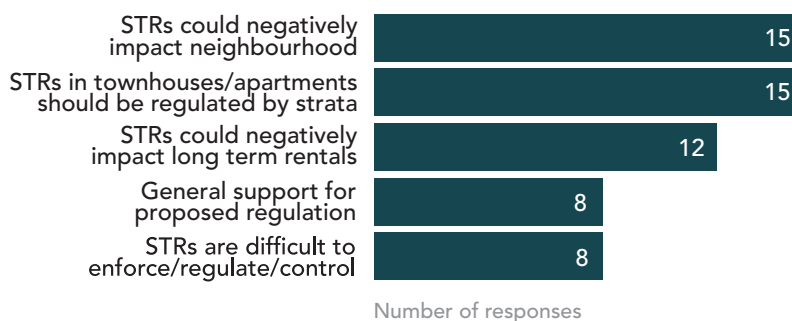


Figure 5.11: How supportive are you of allowing a tenant (renter) to use their principal residence as a short-term rental, with the owner's permission?

- **Total Responses:** 356
- **51%** did not support
- **44%** were somewhat or strongly supportive

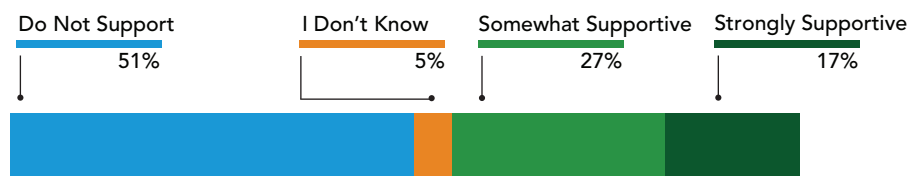
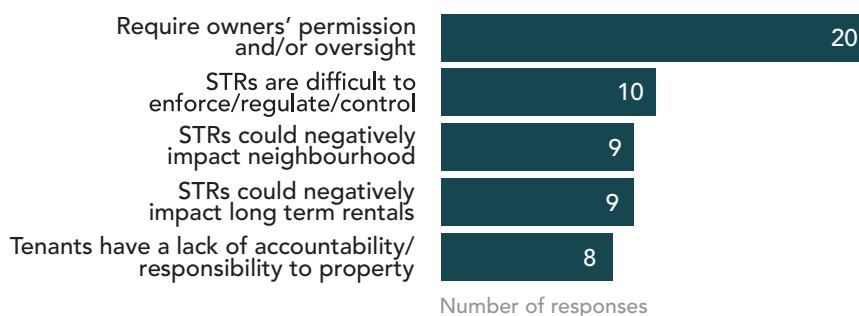


Figure 5.12: Tell us about the reasons behind your response.

(written reasons for answer to Figure 5.11)

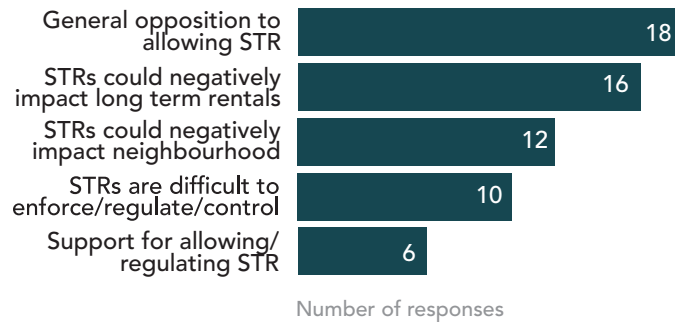
- **Total Responses:** 99
- The 5 most commonly cited reasons are shown on the right



Note: STR stands for 'short-term rental'

Figure 5.13: Do you have any final thoughts on regulating short-term rentals that you would like to share?

- **Total Responses:** 89
- The 5 most commonly cited responses are shown on the right



Respondent Characteristics

Figure 5.14: Age range of survey respondents

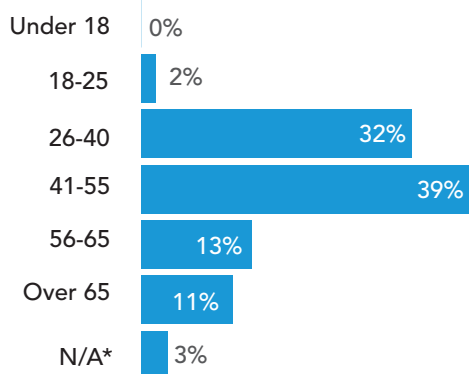


Figure 5.15: Gender of survey respondents

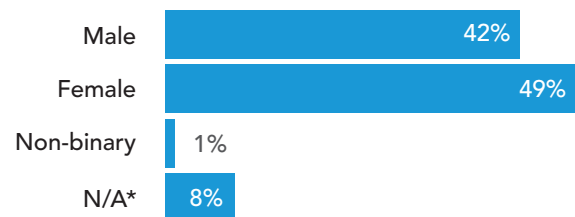


Figure 5.16: Ethnic origin of survey respondents

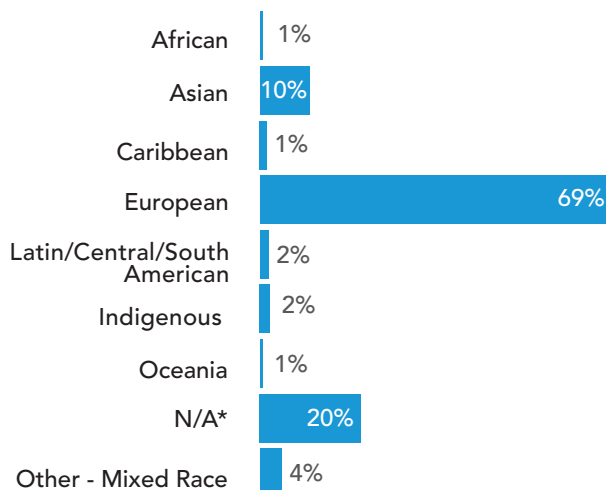
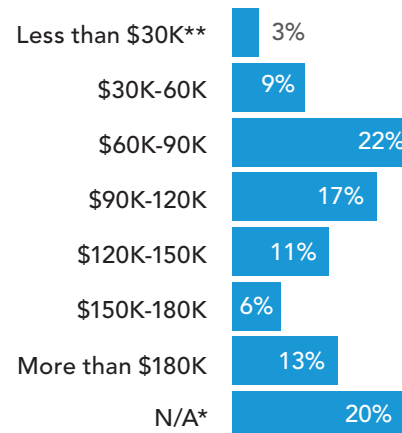


Figure 5.17: Pre-tax household income of survey respondents



Note: STR stands for 'short-term rental'

*N/A represents responses for 'Prefer not to answer'

**Income is shown in the 1000s as indicated by 'K'

Figure 5.18: Living situation of respondents

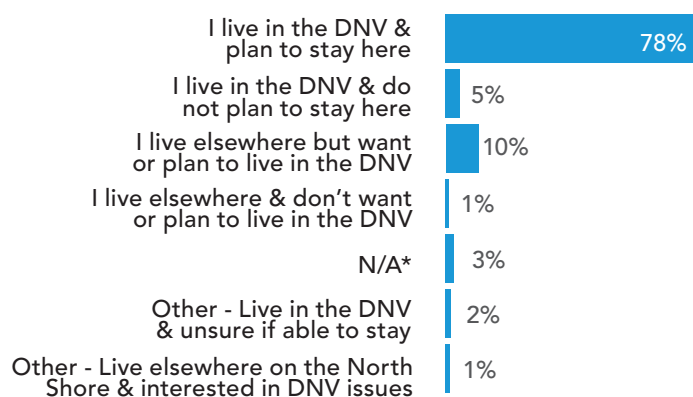


Figure 5.19: Housing situation of survey respondents

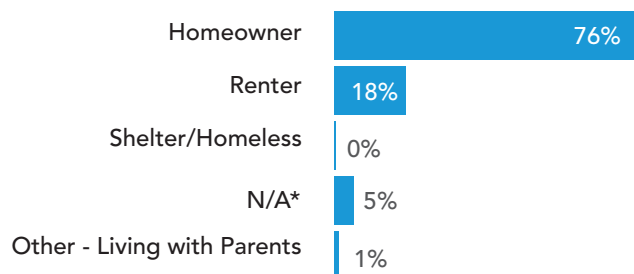
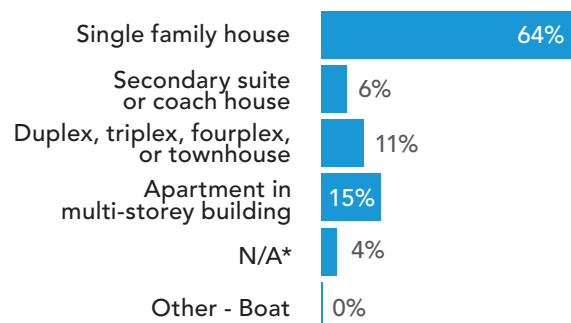


Figure 5.20: Housing type



*N/A represents responses for 'Prefer not to answer'



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APPENDIX

Information Boards from In-Person Open House

Welcome!

We are working to build a healthy community with a diverse selection of housing that fits the needs of residents of all ages, incomes, abilities, and household sizes.

This includes options for:

- secondary suite regulations and incentives
- infill housing
- short-term rental regulations

Have Your Say!

How you can help

We want to hear your thoughts on some options for the future of our single family neighbourhoods in the District and learn more about your perspectives on single family neighbourhoods in general.

We want to hear from you!

As you walk around the room today, look out for these markers on the posters that identify opportunities to provide feedback. You can also chat with staff to provide input or ask questions.



Place a
sticky note
with your
thoughts!

Place a
sticker!

Take the survey

You can also provide feedback through our online survey. **Survey open until June 19, 2022.**

Your feedback, along with research and analysis, will be used to help shape the potential future of single family neighbourhoods. A summary of the input we receive, along with potential next steps will be presented to Council for consideration later this year.

More info at: [DNV.org/Housing-Diversity](https://dnv.org/housing-diversity)



Housing in the District of North Vancouver

Increasing the diversity of housing options across the District, and balancing future and current housing needs, are priorities in the District. Our Official Community Plan (OCP) anticipates an additional 20,000 people and 10,000 new units in the District by 2030, and our housing continuum identifies that a majority of our current housing is provided as single family housing.



The housing continuum (left) is a way to show the kinds of housing our community needs. The more balanced the housing continuum, the more options people have for finding appropriate housing at all stages of life.


The bottom half of the continuum shows different kinds of market housing. That's housing that is purchased or rented privately by owners.

Single Family Housing

As of 2021, there were approximately **19,830 single family homes in the District.**

This includes:

 **30**
Homes with coach houses
(constructed and approved)

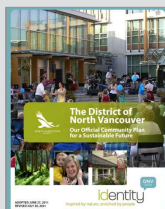
 **6,335**
Homes with secondary suites

 **13,465**
Homes without coach houses or secondary suites

There is considerable Council direction and supporting policy to expand housing diversity options in single family neighbourhoods.

2011

Official Community Plan (OCP)



2019

Council Directions (2019-2022)



2021

OCP Action Plan



Housing Needs Report

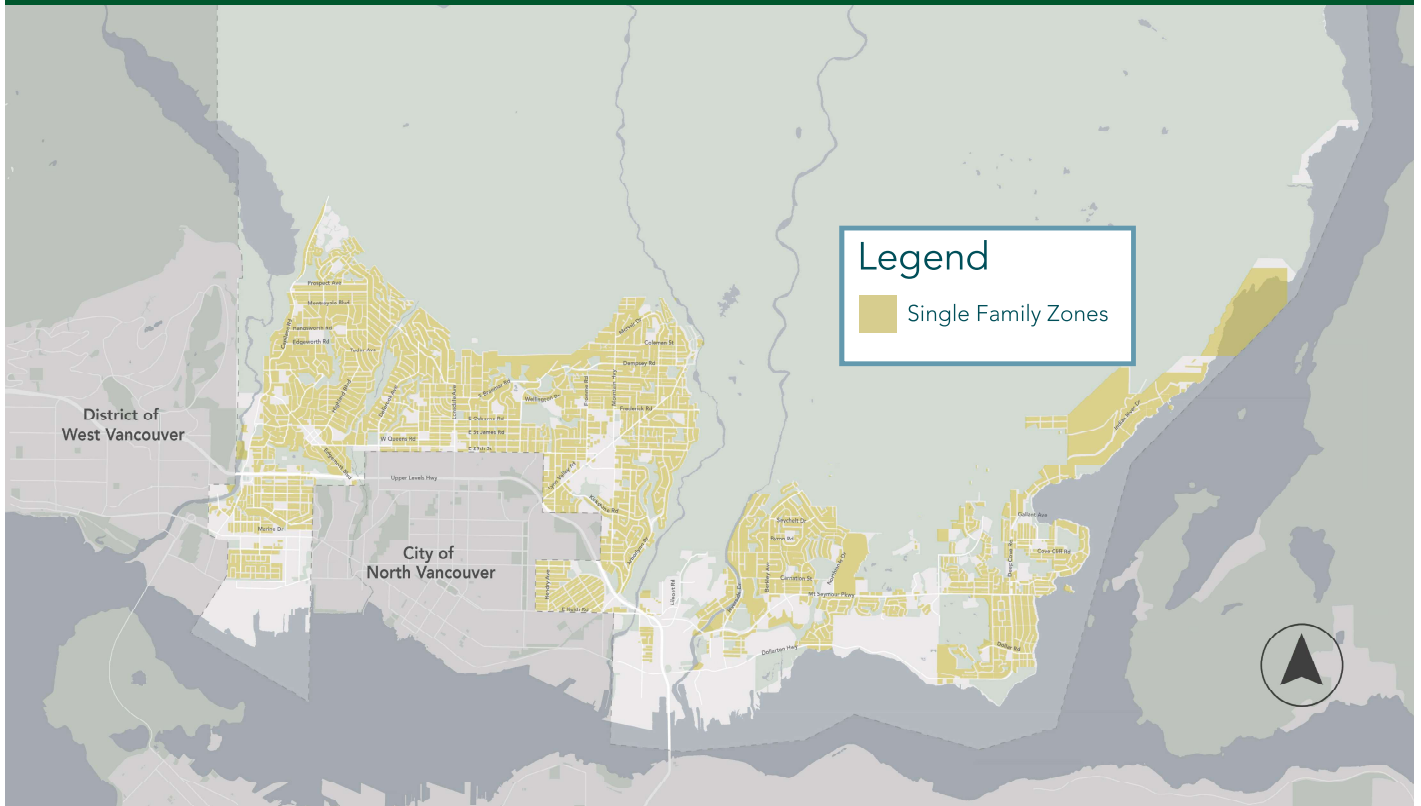


Final Report of the Social and Affordable Housing Task Force

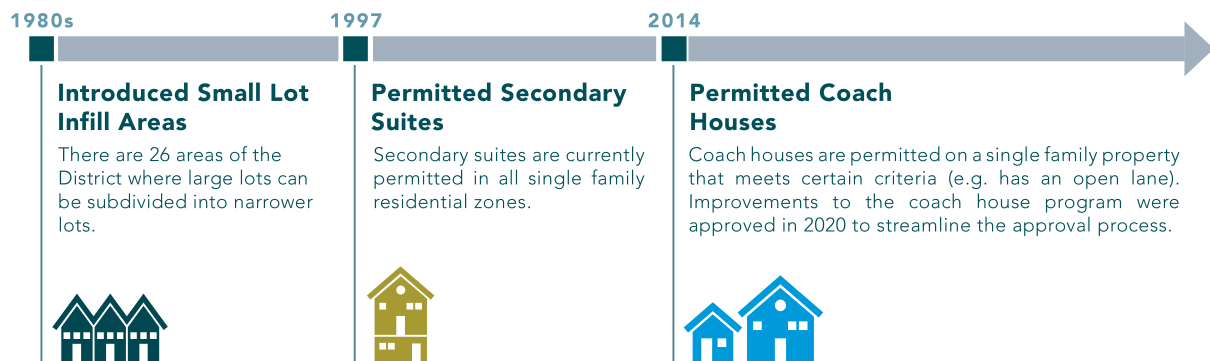


Single Family Neighbourhoods in the District of North Vancouver

Single family homes account for 56% of all housing units (constructed and approved) in the District of North Vancouver, and over half of the District's land base is zoned for single family.



Past Initiatives to Diversify Single Family Neighbourhoods



Overview

Single Family Housing Topics

Single family neighbourhoods are slowly evolving to accommodate changing housing needs. We are considering how to encourage more secondary suites and infill housing options, and better regulate short-term rentals to maintain the rental stock.



Secondary Suites

A self-contained unit within a single family home that contains a cooking facility and living space.

Secondary suites are a critical component of our rental housing stock. They benefit a diverse group of residents, such as renters looking for ground-oriented housing, homeowners wanting some additional income, or families looking for housing that accommodates multiple generations.

We are looking into changes to secondary suite regulations to create new suites that benefit a larger group of residents, as well as exploring incentives to promote more of this form of rental housing.

Board #

5 to 8



Infill Housing

Housing that fits within an existing neighbourhood without significantly altering its character.

Infill housing can increase rental and homeownership options and make more efficient use of existing municipal infrastructure, while maintaining the scale and character of lower density single family areas.

We are looking into what infill housing options we should expand upon and what new options we should explore. We are also considering where these options may be appropriate in the District.

Board #

9 to 12



Short-Term Rentals

Rental of a dwelling unit facilitated by online platforms (e.g. Airbnb) for a short stay.

Short-term rentals are not currently permitted in the District. However, regulating short-term rentals is important to ensure safe operation, manage potential nuisances, and to maintain long-term rental stock. Council previously endorsed creating a regulatory approach to more effectively manage short-term rentals.

In order to develop a regulatory framework that reflects the priorities of the community, we want to hear about your preferences for where the District should permit short-term rentals.

Board #

13 to 15

Secondary Suites Overview

Since 1997, secondary suites have been allowed in all single family homes to support housing diversity. In response to recent changes to the BC Building Code, an opportunity exists to change secondary suite regulations and explore incentives in the District to encourage and reduce barriers for the creation of larger, family-friendly suites.

We have approximately

6,335

secondary suites in single family homes

What this looks like

Secondary suites take various forms within single family homes. They can be located at the basement level, on the ground level, or even located on the second floor. Often, secondary suites are not visible from the street.

We gained more than

40

new secondary suites in 2021



We need approximately

595

additional secondary suites, in the form of new homes or built within existing homes by 2030

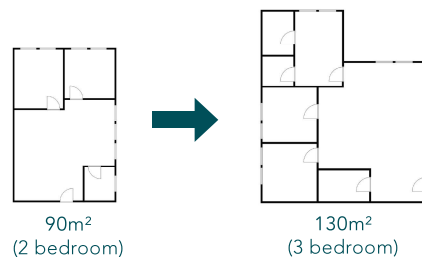


Local government building and zoning regulations must comply with the BC Building Code. In 2019, the BC Building Code was revised to:

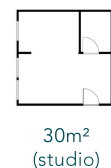
- eliminate the maximum sizes for secondary suites (previously the lower of 90 m² (969 ft²) or 40% of the principal dwelling); and,
- permit the construction of secondary suites in more types of ground-oriented housing (e.g. duplexes and townhouses).

We are considering two key changes to our regulations for secondary suites to encourage larger suites and maintain livable sizes:

- 1** Increasing maximum floor area from 90m² (969 ft²) or 40% of the single family home to **130m² (1,400 ft²)** or 40% of the single family home



- 2** Creating a new **minimum floor area of 30m² (323 ft²)**

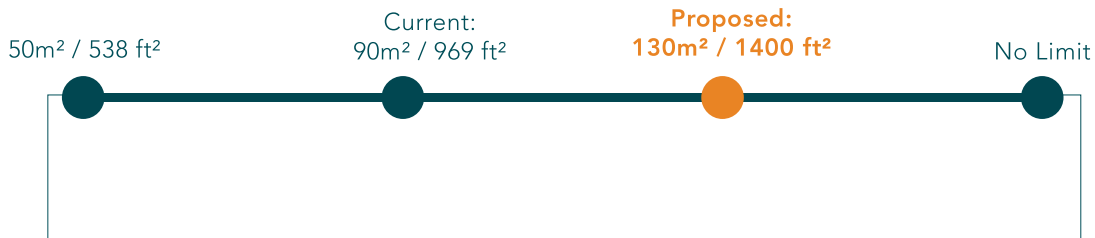


Secondary Suites

Proposed Changes

Now that you've learned more about secondary suite regulations, we want to hear what you think about our proposed changes to secondary suite sizes.

Question: What are your preferences for maximum floor area of a suite?



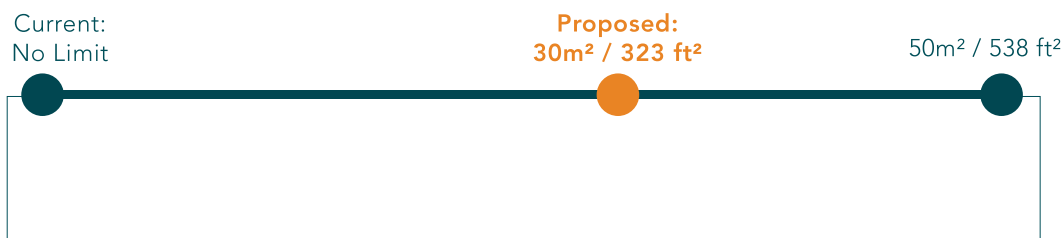
Place a sticker!

Question: What percentage of a single family home should a suite occupy?



Place a sticker!

Question: What are your preferences for minimum floor area of a suite?



Place a sticker!

Place a sticky note with your thoughts!

Have any comments or suggestions?

What is floor area?

Floor area is the total floor space (measured in m² or ft²) of a building or structure measured to the exterior of its walls. It helps us calculate the density of buildings or structures on a lot which we regulate through zoning.

Secondary Suites

What additional improvements could be made?

There is also an opportunity to consider other improvements our secondary suite program. This includes regulations to increase above-ground secondary suites and creating incentives to increase the amount of secondary suites in the District.

Above-ground suites

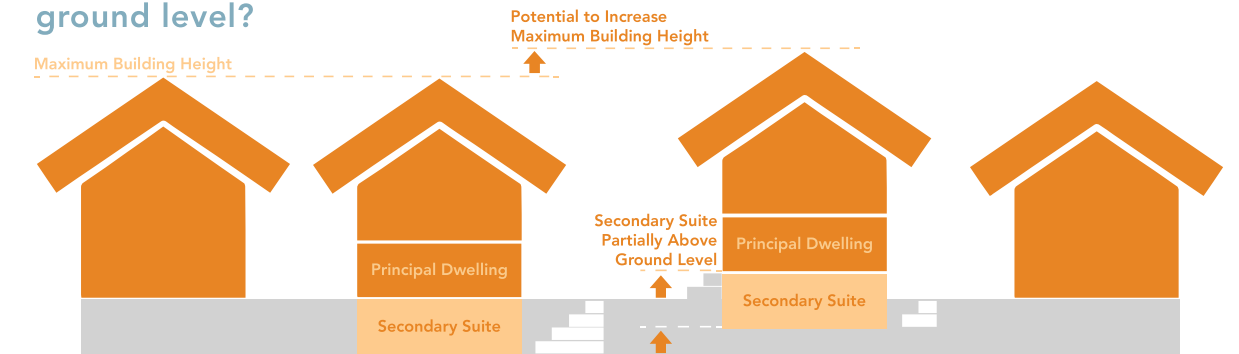
Secondary suites are often located partially below ground level (such as in the basement). We currently do not have regulations that prevent suites from being located fully below ground level. Recent observations have indicated that new single family homes are locating basement suites deeper or fully below ground level. This can have impacts on both the environment and liveability.

What are some potential impacts of suites that are fully below ground?

- Long-term groundwater and stormwater disposal issues
- Construction challenges and impacts to adjacent properties
- Suites have less access to natural light
- Suites have reduced connections to outdoor space



Question: Would you support a small increase in the maximum height for new single family homes to accommodate suites that are partially above ground level?



Yes

Place a sticker!

No

Place a sticky note with your thoughts!

Secondary Suites

What additional improvements could be made?

Incentives for secondary suites

To encourage more secondary suites in the District and help meet our housing goals, we would like to hear your thoughts on current barriers to building suites.

Question: What are the barriers to building or considering a new secondary suite?

Some issues we've heard in the past include:

Cost of required permits and construction	
Length of time to get a permit(s) approved	
Cost of additional annual utility fees for secondary suites	
Meeting parking requirements	

Place a sticker!

Place a sticky note with your thoughts!

Are there other barriers you've experienced?

Infill Housing Overview

Infill housing is one of the key ways to provide diverse housing options in single family neighbourhoods without significantly altering a neighbourhood's character or appearance. They can provide more ground-oriented rental housing opportunities, as well as homeownership options that may be more affordable than single family homes. We are looking into what infill housing types could be expanded or created in our community.

Examples of Infill Housing



Coach Houses

Also known as laneway or carriage houses, coach houses are compact detached homes that are typically built in the backyard of a single family home and accessed by a rear lane. The District allows coach houses to be up to two storeys.



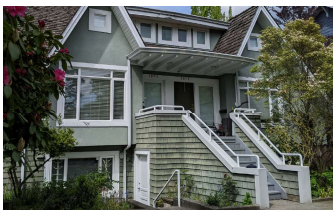
Duplexes, Triplexes, and Fourplexes

These low density housing forms contain two, three, or four separate living units within one building. In the District, they are most commonly located close to Town and Village Centres, but are generally not allowed in single family areas.



Small Lot Infill Areas

Small lot infill areas are located in specific areas where large residential lots could be subdivided into smaller ones. They were first adopted by the District in the 1980s and have expanded over time. These smaller lots are generally a minimum of 10 m (33 ft.) wide.



Multiple Accessory Units

Accessory units may include secondary suites and coach houses which are located on the same property as the primary home. Currently, the District does not allow more than one accessory unit on the same single family lot, and duplexes are not permitted to have accessory units.



Families with
Children



Individuals



Intergenerational
Families



Couples
Without Children

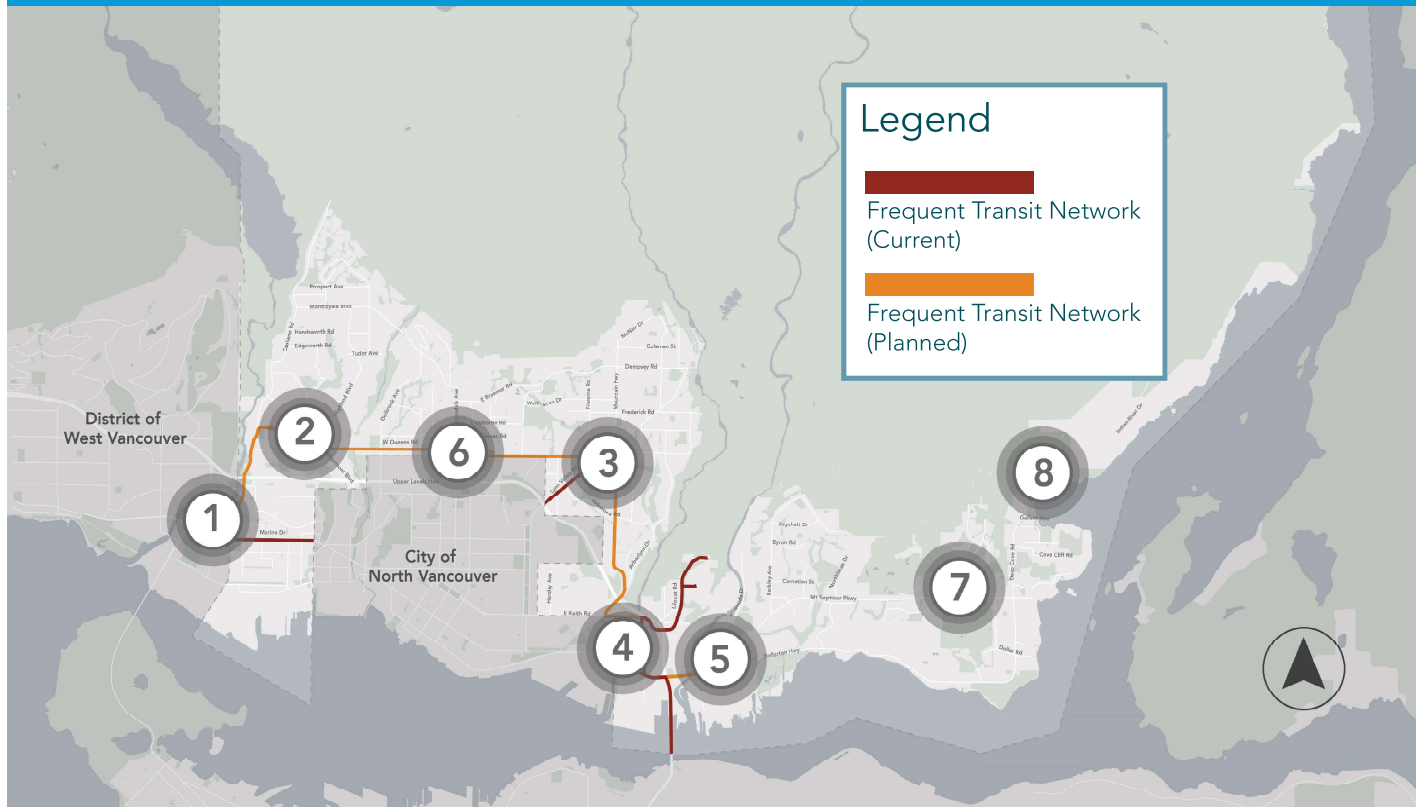
Who could benefit from infill housing?

Infill housing in single family neighbourhoods can help a variety of households find housing, where ownership and rental opportunities may be limited.

Infill Housing

Appropriate Locations for Infill Housing

Different types of infill housing may be appropriate in different areas of the District. Locating infill housing close to transit could result in fewer trips by car, and infill housing close to our Town and Village Centres could mean residents have better access to local amenities and services. Our Town and Village Centres and Frequent Transit Network (FTN), where transit service runs at least every 15 minutes in both directions, can be found in the map below. Infill housing could also be located in neighbourhoods across the District.



What are Town and Village Centres?

The District's Official Community Plan establishes a network of connected town and village centres that serve as a focal point for the community, support local employment opportunities, and provide enhanced amenities to meet community needs.

The District has eight Town and Village Centres:

- | | | |
|----------------------------------|------------------------------------|-----------------------------------|
| 1 Lions Gate Town Centre | 4 Lynn Creek Town Centre | 7 Parkgate Village Centre |
| 2 Edgemont Village Centre | 5 Maplewood Town Centre | 8 Deep Cove Village Centre |
| 3 Lynn Valley Town Centre | 6 Queensdale Village Centre | |

Infill Housing

Appropriate Locations for Infill Housing

Now that you've learned more about the various types of infill housing that currently exist or could be considered in the District, we want to hear where you would like to see infill housing.

Question: Where would you like to see more of the following infill housing types?

Place a sticker!

	Coach Houses	Smaller Lots	Duplexes, Triplexes, Fourplexes	Multiple Accessory Units
Along corridors with higher frequency transit				
Close to Town and Village Centres				
Across all neighbourhoods				
In specific neighbourhoods or areas				
On heritage properties to support conservation				

Any additional comments?

Place a sticky note with your thoughts!

Infill Housing

Potential Benefits and Concerns

Now that you've shared with us where you would like to see more infill housing in the District, we would like to hear your thoughts on the potential benefits of infill housing, and any concerns you may have.

Question: What do you think are the benefits of infill housing?

POTENTIAL BENEFITS

Question: What potential concerns do you have about infill housing?

POTENTIAL CONCERNS

Place a
sticky note
with your
thoughts!

Short-Term Rentals Overview

We are developing a framework to regulate short-term rentals to ensure safe operation, manage potential nuisances, protect the long-term rental stock, and create enforcement mechanisms.

What are Short-Term Rentals?

The rental of a dwelling unit for a short period of time (less than a month), facilitated by online platforms (e.g. Airbnb), and primarily used by visitors and tourists.



The proposed regulatory framework would...

- Ensure short-term rentals are only operated in principal residences
- Require operators to obtain a business licence and include the licence number in all advertising
- Establish minimum parking requirements
- Establish emergency contact and safety standards
- Create new fines and enforcement tools

What is a Principal Residence?

A principal residence is defined as the usual dwelling unit where someone lives most of the year, pays their bills, cooks meals, and receives government mail.

Some examples:



You own and live in a single family home or apartment most of the year. This place is your principal residence.



You rent a secondary suite, coach house, or apartment and live there most of the year. This place is your principal residence.



You have a secondary suite in your single family home that you do not live in and you do not rent it to a long-term tenant. This is not considered to be part of your principal residence.



You own an apartment that you do not live in. This is not your principal residence.

Short-Term Rentals

Where should short-term rentals be allowed?

A regulatory framework can specify the housing types in which short-term rentals are permitted to operate.

Single Family Homes

- Most short-term rental listings in the District are located in single family homes, in either the main portion of the house or in a secondary suite.

The **main portion of the single family home** does not include a secondary suite or a coach house.



Question: Should short-term rentals be allowed in the main portion of a single family home (i.e. not a secondary suite) if the person living there on a regular basis is the one renting it out?

Example: Someone who owns and lives in a single family home rents the main portion of the house when they are on vacation.

Place a sticker!	Yes	
	No	

Place a sticky note with your thoughts!

Secondary Suites and Coach Houses

- Maintaining the District's rental housing stock for long-term rentals is an important objective.



Question: Should short-term rentals be allowed in secondary suites or coach houses if the person living there on a regular basis is the one renting it out?

Example: A tenant of a secondary suite or coach house rents out their home when they are on vacation.

Place a sticker!	Yes	
	No	

Place a sticky note with your thoughts!

Short-Term Rentals

Where should short-term rentals be allowed?

A regulatory framework can specify the housing types in which short-term rentals are permitted to operate.

Multi-Family Buildings (Townhouses and Apartments)

- Residents of multi-family buildings live closer together and share common spaces and amenities and therefore can be impacted differently by short-term rentals.
- Some multi-family buildings have additional options for managing and enforcing short-term rentals, such as strata bylaws or lease agreements restricting or prohibiting short-term rentals.



Question: Should short-term rentals be allowed in townhouses and apartments if the person living there on a regular basis is the one renting it out?

Example: An owner living in a townhouse or apartment unit renting it out when they travel for work.

Place a sticker!	Yes	Place a sticky note with your thoughts!
	No	

Short-Term Rentals for Renters

- Many renters of single family homes, secondary suites, coach houses, and units in multi-family buildings may want to have the same flexibility as owners to rent their homes as short-term rentals.

Question: Should renters (tenants) of any type of housing be allowed to use their home as a short-term rental, with the permission of the owner?

Place a sticker!	Yes	Place a sticky note with your thoughts!
	No	

Additional Ideas

Do you have any other ideas or opportunities for secondary suites, infill housing, or short-term rentals? Are there any other thoughts you'd like to share before you go? Let us know in the space below.

Place a
sticky note
with your
thoughts!



Thank You!

Thank you for your taking the time to participate and share your thoughts. More information on other ways you can participate is provided below.

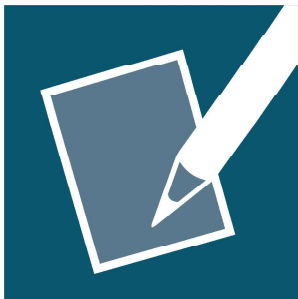
More info at: [DNV.org/Housing-Diversity](https://dnv.org/Housing-Diversity)



How you can provide further input

Share your thoughts about options for single family neighbourhoods by completing our online survey by June 19, 2022.

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



Next steps

Your feedback, along with research and analysis, will be used to help shape the potential future of single family neighbourhoods. A summary of the input we receive, along with potential next steps, will be presented to Council for consideration later this year.



Have questions?

Staff are here and happy to answer any questions you have. You can also reach the Community Planning team via email at:

communityplanning@dnv.org





355 West Queens Road
North Vancouver, BC
V7N 4N5

604-990-2311
[DNV.org/Housing-Diversity](https://dnv.org/Housing-Diversity)



NVanDistrict



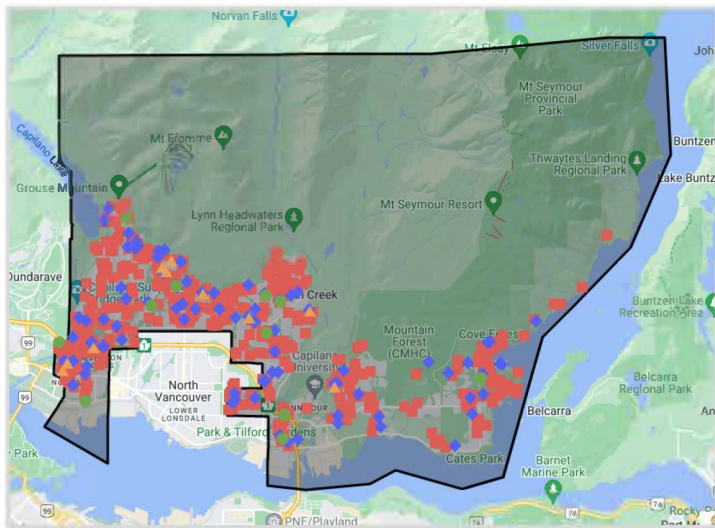
@NVanDistrict



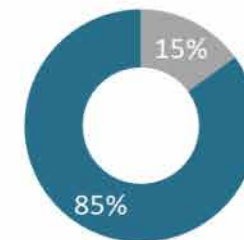
Housing Options for Single Family Neighbourhoods: **What We Heard about Short-term Rentals**

Council Workshop
February 13, 2023

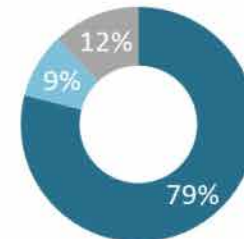
Short-term rentals in the District



Unique Rental Units
653



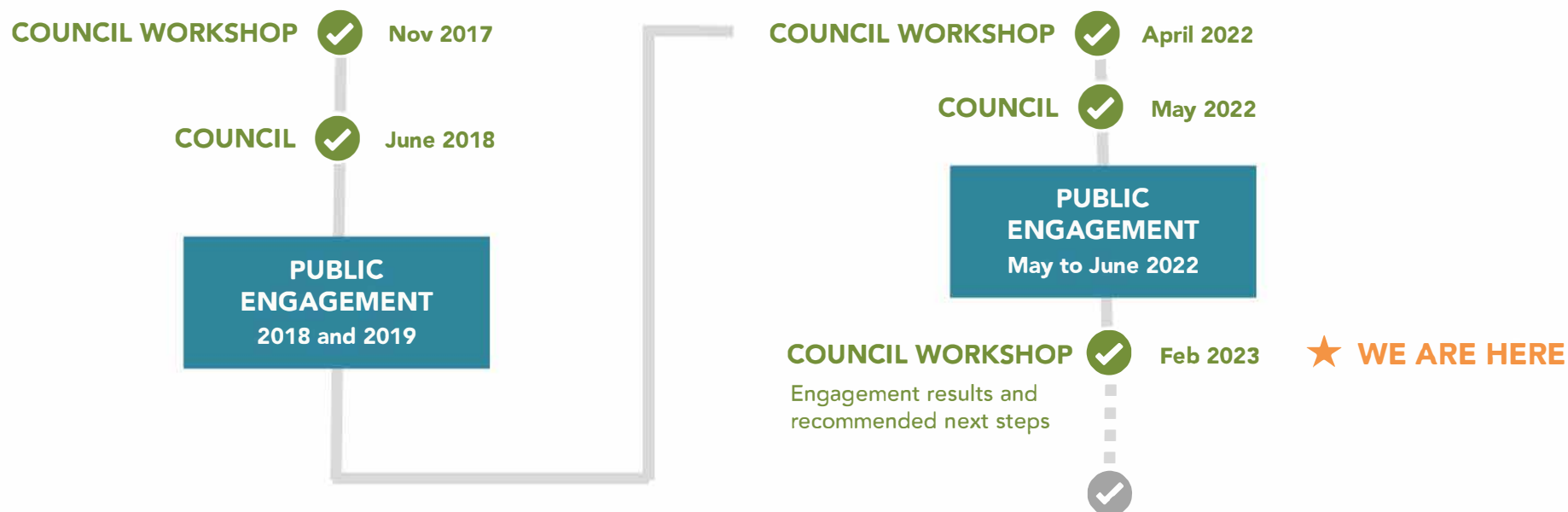
■ Partial Home
■ Entire Home



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

Source: Granicus, January 2023

How we got here



Public engagement focus



What we wanted to know from engagement:



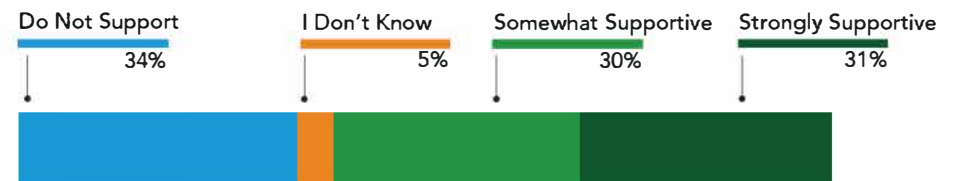
1. Preferences for where short-term rentals should be allowed:
 - Main portion of single family homes
 - Suites and coach houses
 - Townhouses and apartments
2. Whether tenants (renters) can use their homes as a short-term rental

What we heard about **short-term rentals**

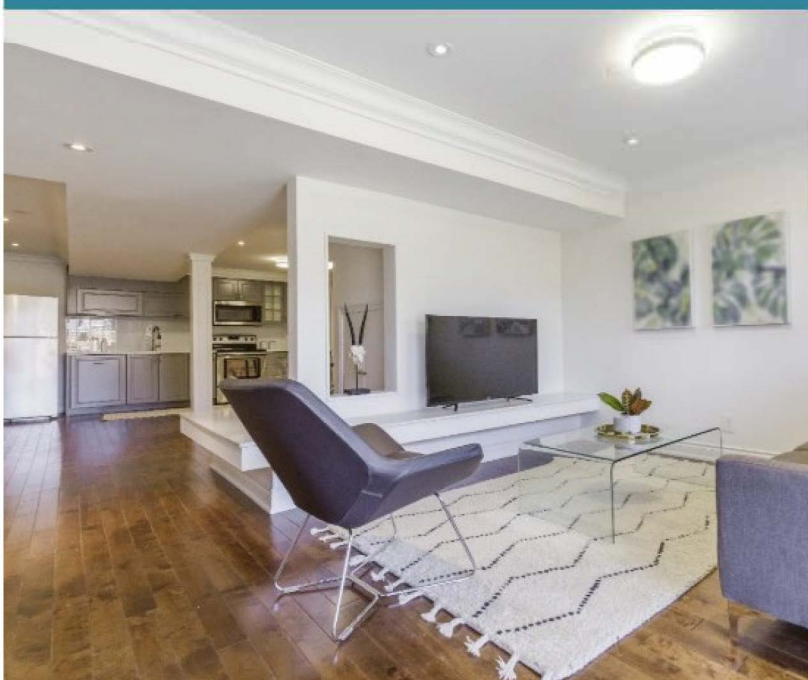


STRs in single family homes

- Support for allowing STRs in the main portion of a single family home (not in a suite or coach house)
- 61% strongly or somewhat supportive (online engagement tool)

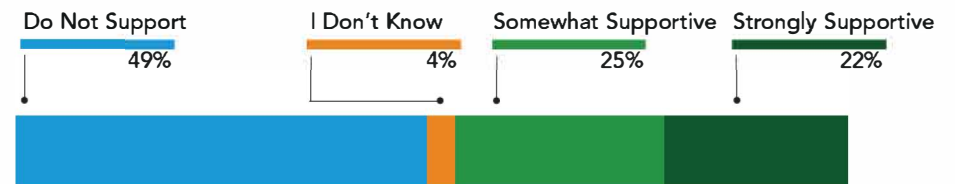


What we heard about **short-term rentals**



STRs in suites and coach houses

- Limited support for allowing STRs in suites and coach houses
- 47% strongly or somewhat supportive (online engagement tool)

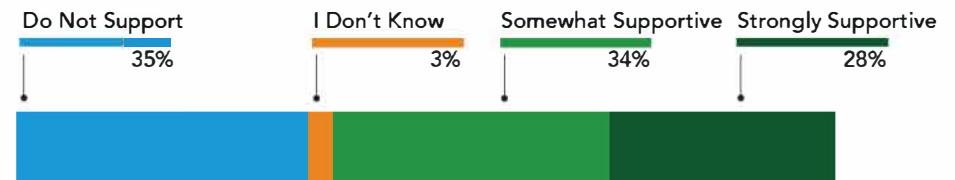


What we heard about **short-term rentals**

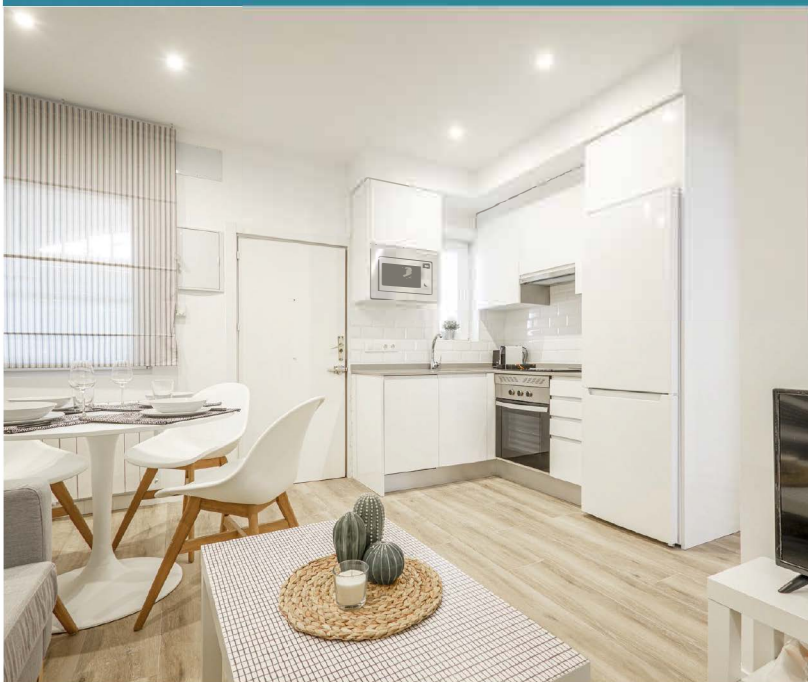


STRs in townhouses and apartments

- Support for allowing STRs in townhouses and apartments
- 62% strongly or somewhat supportive (online engagement tool)

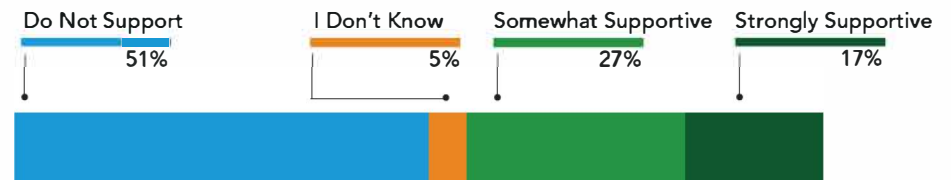


What we heard about **short-term rentals**



Tenants renting their principal residence

- Limited support for allowing tenants (renters) to use their principal residence as a short-term rental, with the owner's permission
- 44% strongly or somewhat supportive (online engagement tool)



What we heard about **short-term rentals**



Benefits and concerns

- Impact on long-term rental housing availability
- Potential negative neighbourhood impacts
- Highlighted as an important source of income to homeowners

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

What is a **PRINCIPAL RESIDENCE**?

A principal residence is defined as the usual dwelling unit where someone lives most of the year.

Options for regulatory framework



Option A

All housing types

- ✓ Community support for most housing types
- ✓ Equal opportunities to do STR
- ✓ Business license revenue

? Requires parking review for multi-family

Option B

Single family & multi-family

- ✓ Community support
- ✓ Opportunities for STR
- ✓ Suites & coach houses remain available for long-term rental

? Requires parking review for multi-family

? Business license revenue may not cover enforcement

Option C

Single family only

- ✓ Community support for STR in main portion of house
- ✓ Suites, coach houses & multi-family units remain available for long-term rental

? Business license revenue may not cover enforcement

Option D

Status quo

- ? Enforcement to continue on a complaint basis
- ? No business license revenue for enforcement

Options for license caps



Option A

Night caps

- ✓ Control number of days per month or year
- ✓ Limit related nuisances and disturbances

- ? Requires data sharing
- ? High administrative complexity
- ? High enforcement costs
- ? Operator compliance

Option B

License caps (e.g. total or area)

- ✓ Control number of licenses issued
- ✓ Manage concentrations of licenses

- ? High administrative complexity
- ? High enforcement costs
- ? Fairness concerns

Option C

Time-limited licenses (e.g. seasonal)

- ✓ Control number of months per year
- ✓ Specified start & end dates

- ? Moderate to high administrative complexity
- ? Moderate to high enforcement costs
- ? Less flexibility

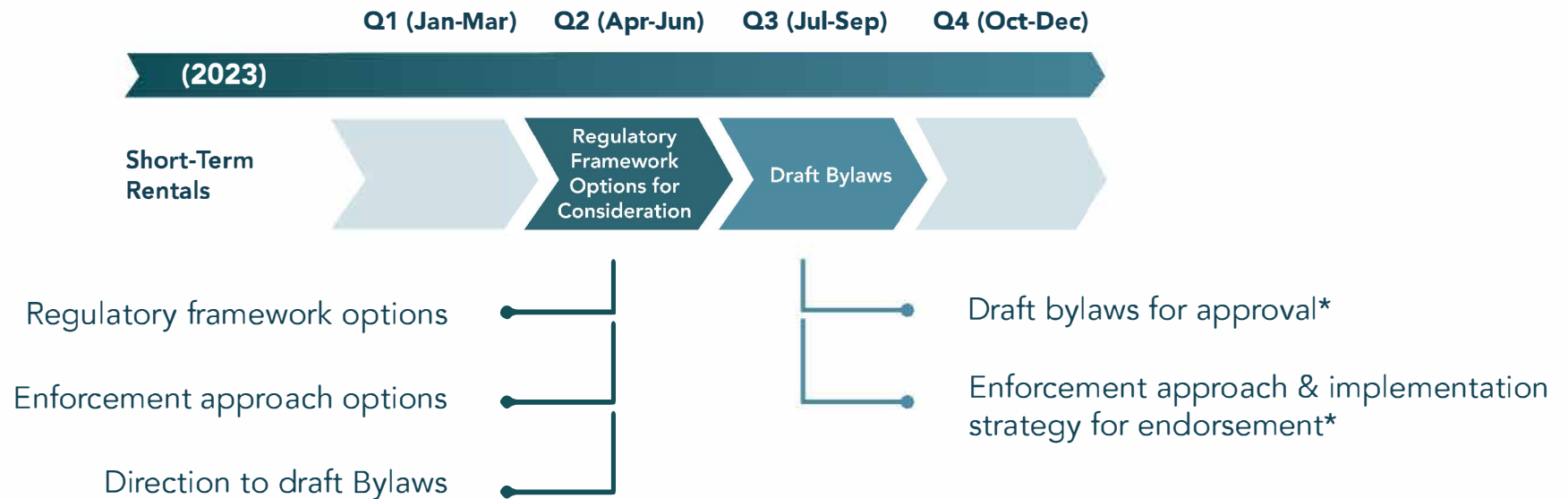
Option D

No license caps

- ✓ Low administrative complexity and no added staffing
- ✓ Simplifies enforcement
- ✓ Clear expectations

- ? Potentially higher use of a unit as short-term rental

Proposed timeline



* Timing of draft bylaws, enforcement approach, and implementation strategy may depend on changes to Provincial regulations for short-term rentals

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