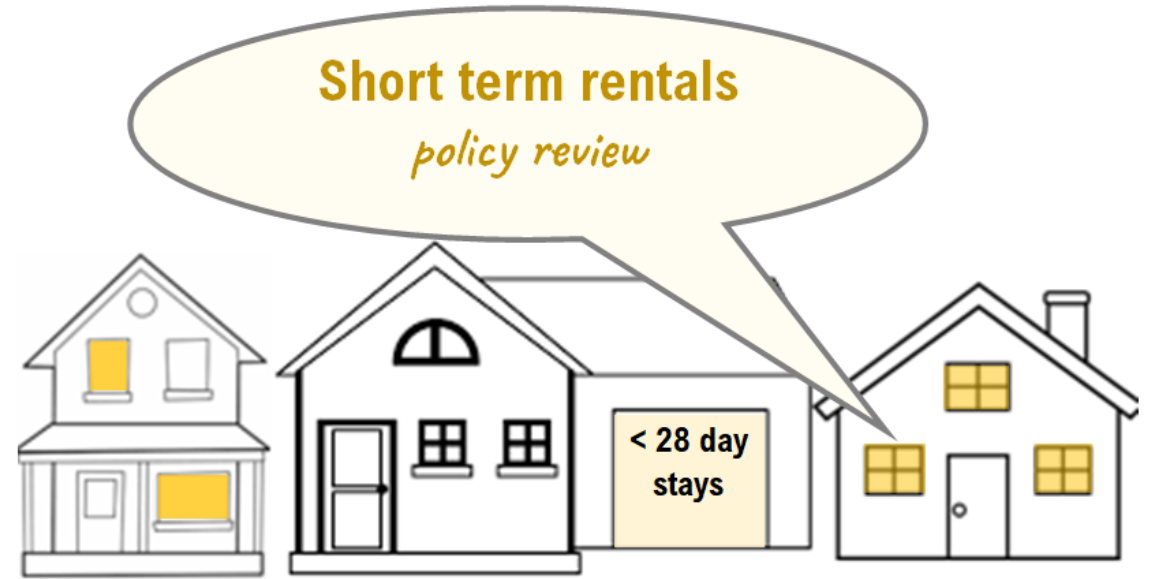




Short Term Rentals Open House 6pm-7pm

This meeting will be video recorded.

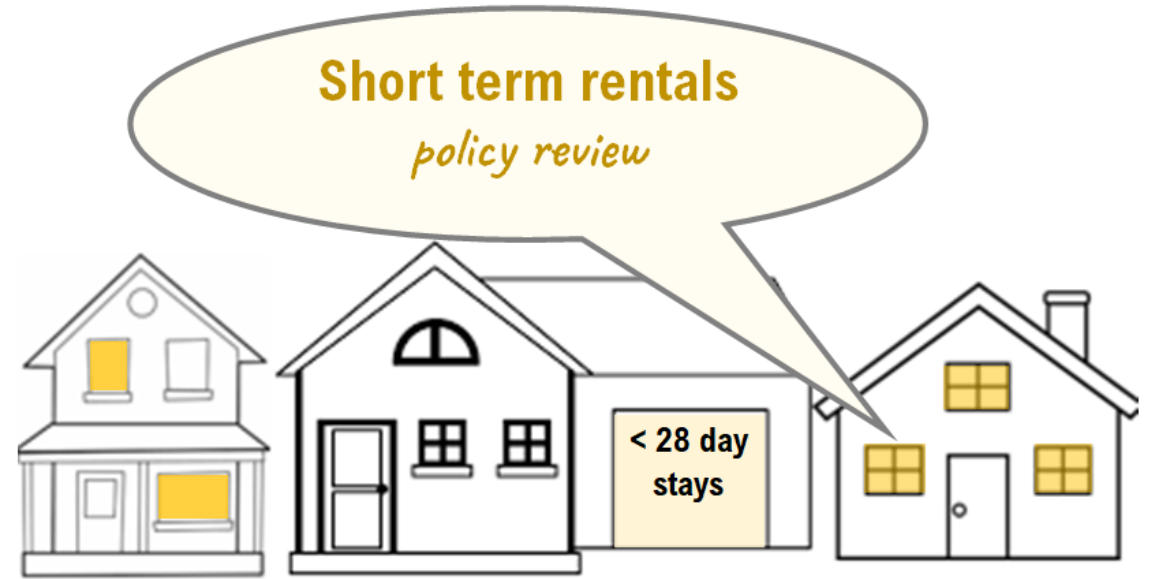





Open House

1. Presentation
 2. Q&A
-

Purpose: Informal information sharing





What is the short term
rental policy review and
why are we doing it?

Short Term Rental Policy Review



**Drafting a regulatory
framework to allow and
licence short term rentals**



**Public engagement to
receive feedback on the
draft framework**


Project Timeline

- Strategic Priority identified by Council to review short term rental policy in 2021
- August 23, 2021 – Council directed staff to draft a permissive approach based on City of Penticton to allow and licence short term rentals
- August 23, 2021 – Council direct staff to initiate the public engagement strategy on short-term rentals to receive feedback on the draft regulatory framework and to identify any additional priorities for consideration

Project Timeline

- Project Launch - September
 - Webpage
 - Monthly newsletter
- Survey –End of September-October
 - General mailout
 - Social media
 - Newspaper ads
 - Monthly newsletter

Short Term Rentals Review Invitation to Participate Survey & Open House



Survey Now Available Online

The survey is open until Friday, October 29

Visit the short term rentals project page to take the survey online at :
summerland.ca/planning-building-development/short-term-rental-regulation

Copies also available at Municipal Hall during business hours.

The District of Summerland is reviewing its policy on short term rentals (also called “vacation rentals” or “tourist rentals” or “Airbnbs”). We are looking for public input and would like to hear from you.

What is a short term rental?


Short-term rentals are not currently defined in the District’s Zoning Bylaw but are generally defined as private, residential dwellings (or parts of dwellings) that are rented on a temporary basis to tourists/travellers.

The draft bylaw defines a Short Term Rental as “the use or rental of a dwelling, or any part of it, for the temporary accommodation of the travelling public for a period of less than 28 days. This does not include a “Bed & Breakfast Home”.

What is being proposed?

The DRAFT framework is a permissive approach and includes the following:

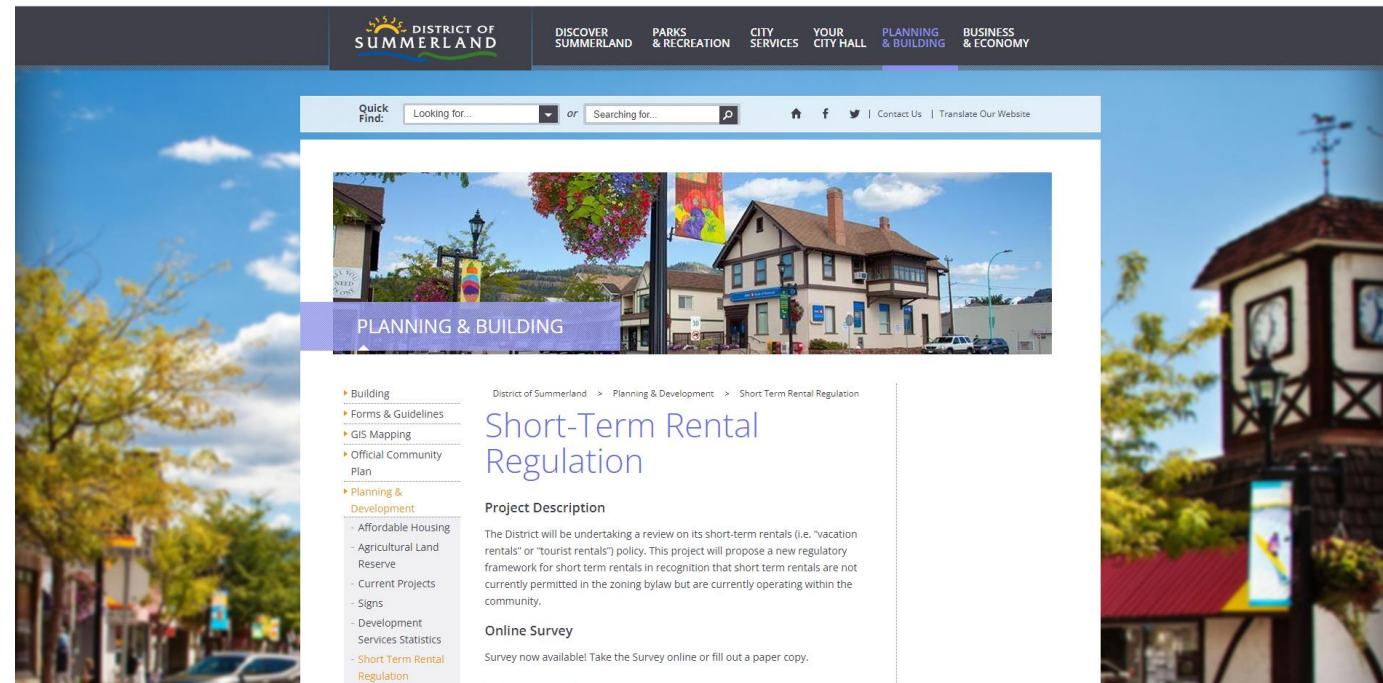
- Allowing short term rentals in all Urban Residential, Rural Residential, and Commercial zones that allow dwellings
- Allowing short term rentals in all types of dwellings (single family, multi-family, suites, etc.)
- Allowing year-round operations
- Limiting maximum occupancy to 6 people (without further public consultation)
- For properties with a single detached dwelling and a secondary suite/carriage house, limiting number of rentals to one per property
- Requiring a business licence to operate a short term rental
- Requiring a Health & Safety inspection to obtain a business licence
- Requiring a Good Neighbour Agreement to obtain a business licence



13211 Henry Ave, Box 159
Summerland BC
V0H 1Z0

Survey

- Closes October 29th
- Online at summerland.ca
- Paper copies at Municipal Hall



Public Engagement



**Drafting a regulatory
framework to allow and
licence short term
rentals**



**Public engagement to
receive feedback on the
draft framework**



**Reevaluating draft in
light of comments
received / issues raised**

Project Next Steps

- Compile what we heard
- Identify any additional priorities for consideration
- Present to Council
- Additional opportunities for comments
- Public Hearing



What is a short term
rental?



Short-term rentals

Definition

Temporary overnight accommodation

Use of residential
dwelling

one month or less

Temporary lodging

Vacationing public

Dwelling unit

Paying guests

Vacation rental



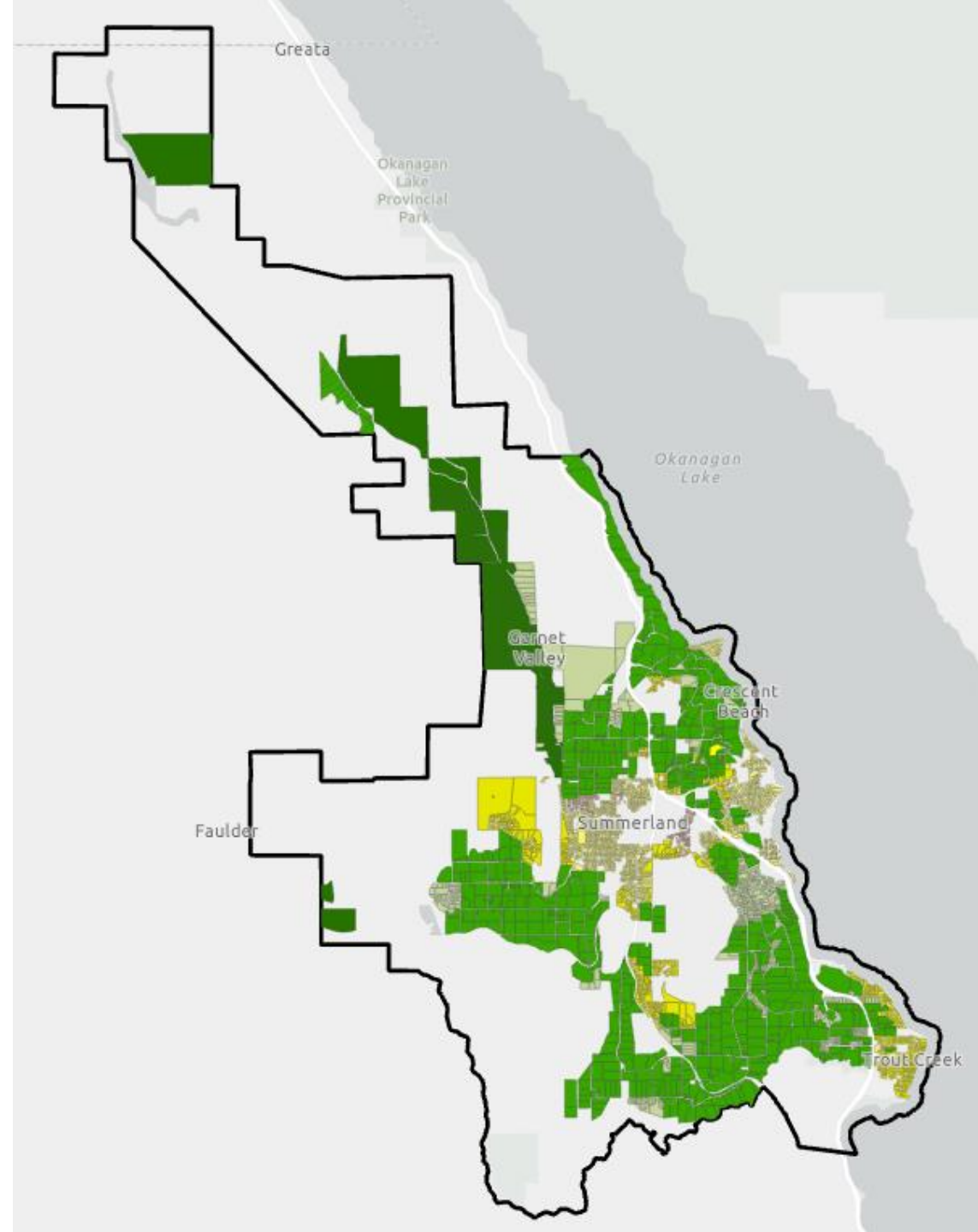
Short-term rentals

Definition

Short Term Rental means the use or rental of a *dwelling*, or any part of it, for the temporary accommodation of the travelling public for a period of less than 28 days. This does not include a *Bed & Breakfast Home*.

Bed & Breakfasts

- Resident occupied
- Attached or part of residence
- Single Detached Housing unit
- Agriculture, Rural Residential and Urban Residential zones
- No kitchen in guest rooms

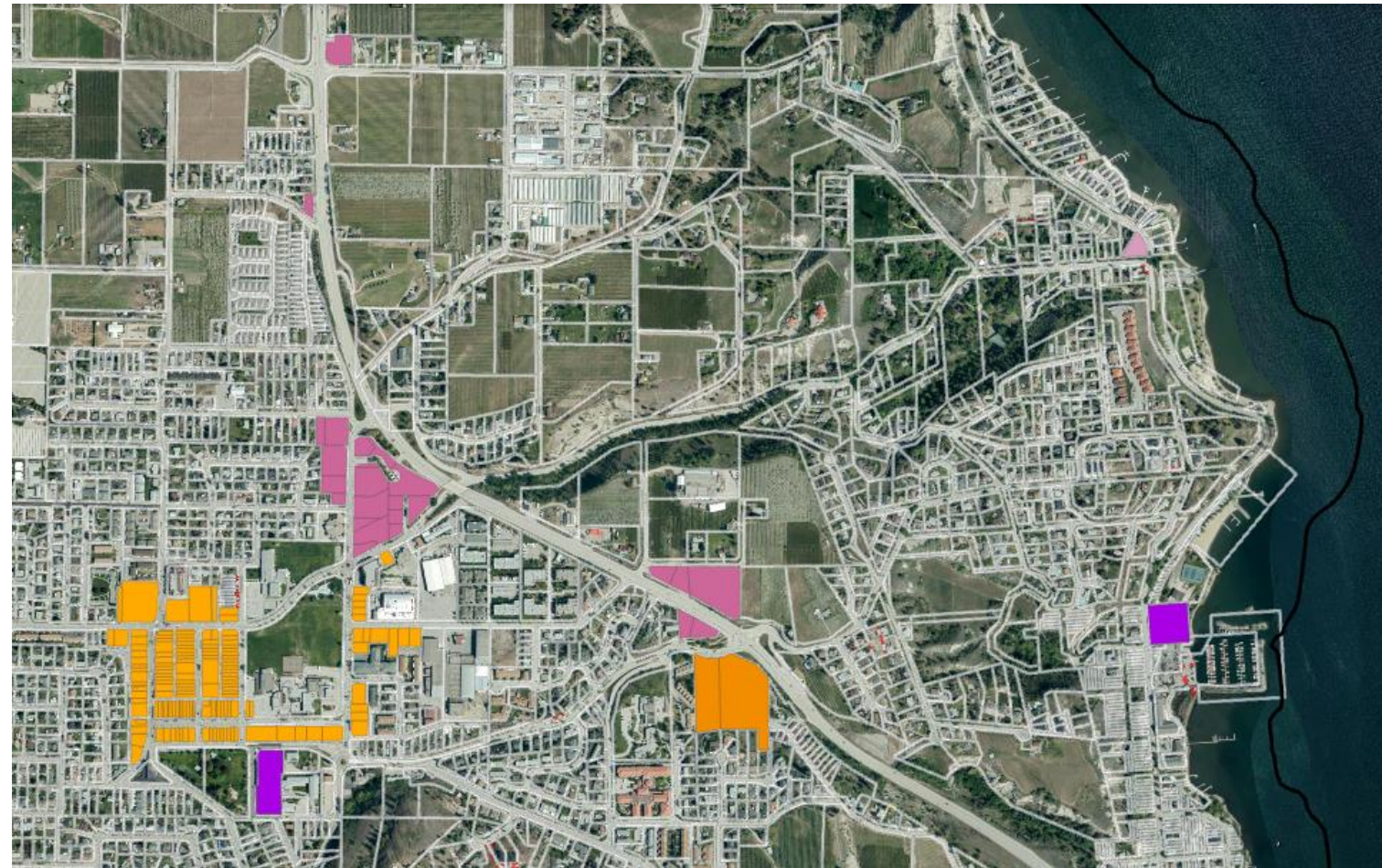




What does the draft
policy include so far?

Draft Regulatory Framework

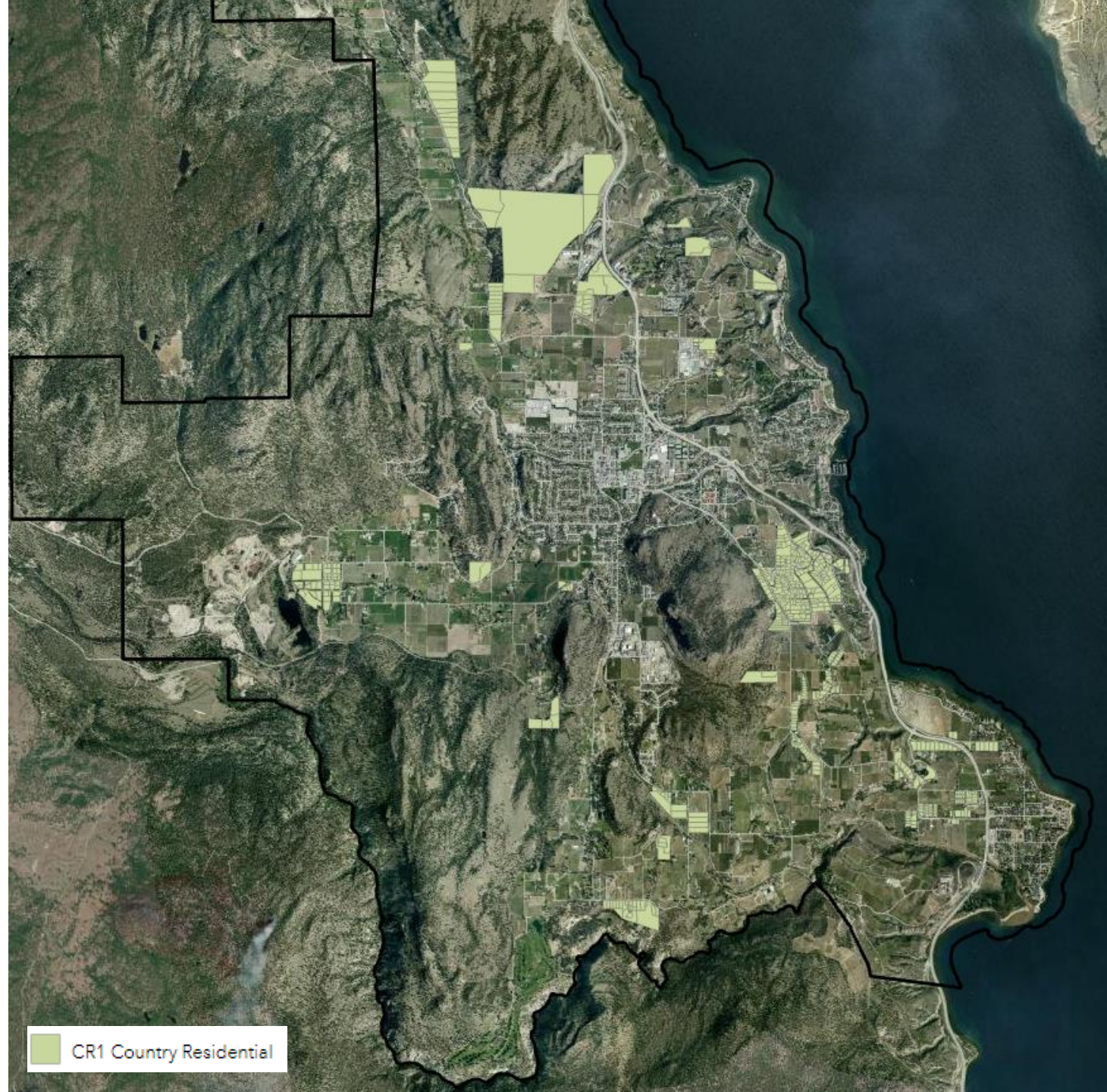
- All Urban Residential, Rural Residential, and Commercial zones that allow dwellings
- Commercial zones that allow dwellings – CN, CH, CB1, CB2, MX1



- CB1 Central Business
- CB2 Shopping Centre
- CH Highway Commercial
- CN Neighbourhood Commercial
- MX1 Mixed Use Zone

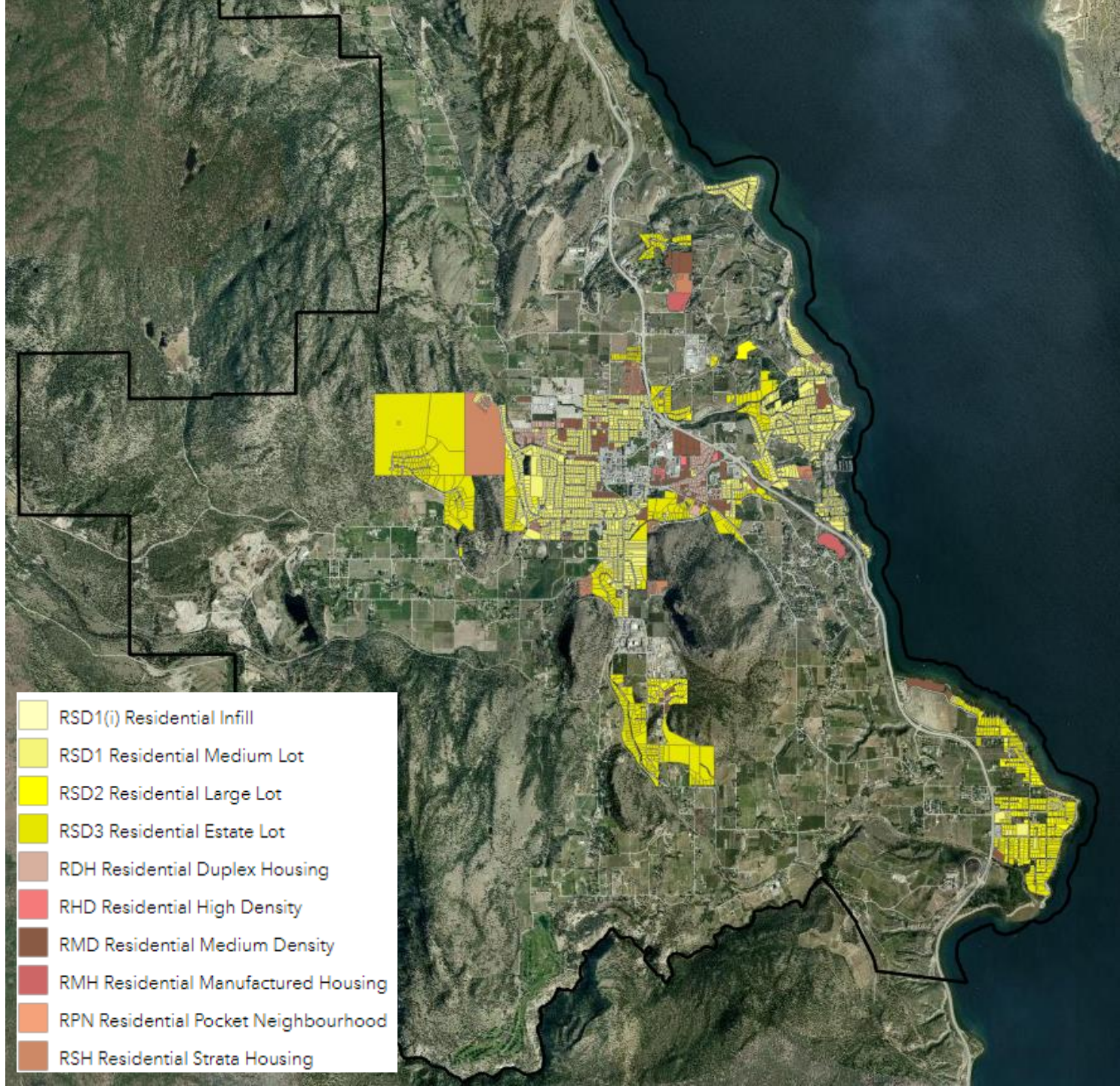
Draft Regulatory Framework

- Rural Residential – CR1



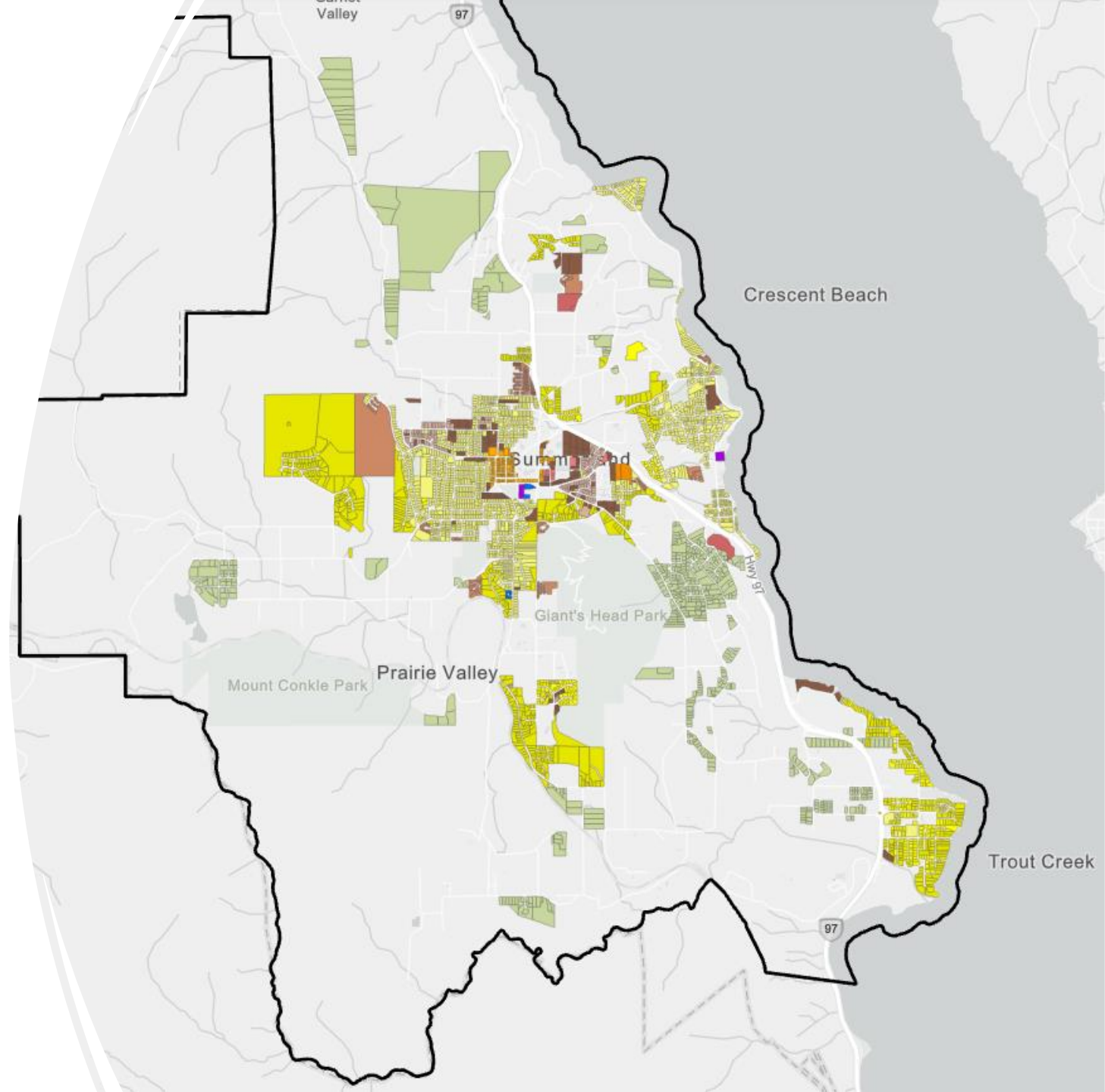
Draft Regulatory Framework

- All Urban Residential, Rural Residential, and Commercial zones that allow dwellings
- Urban Residential – RSD1, RSD1(i), RSD2, RSD3, RDH, RSH, RMD, RHD, RMH



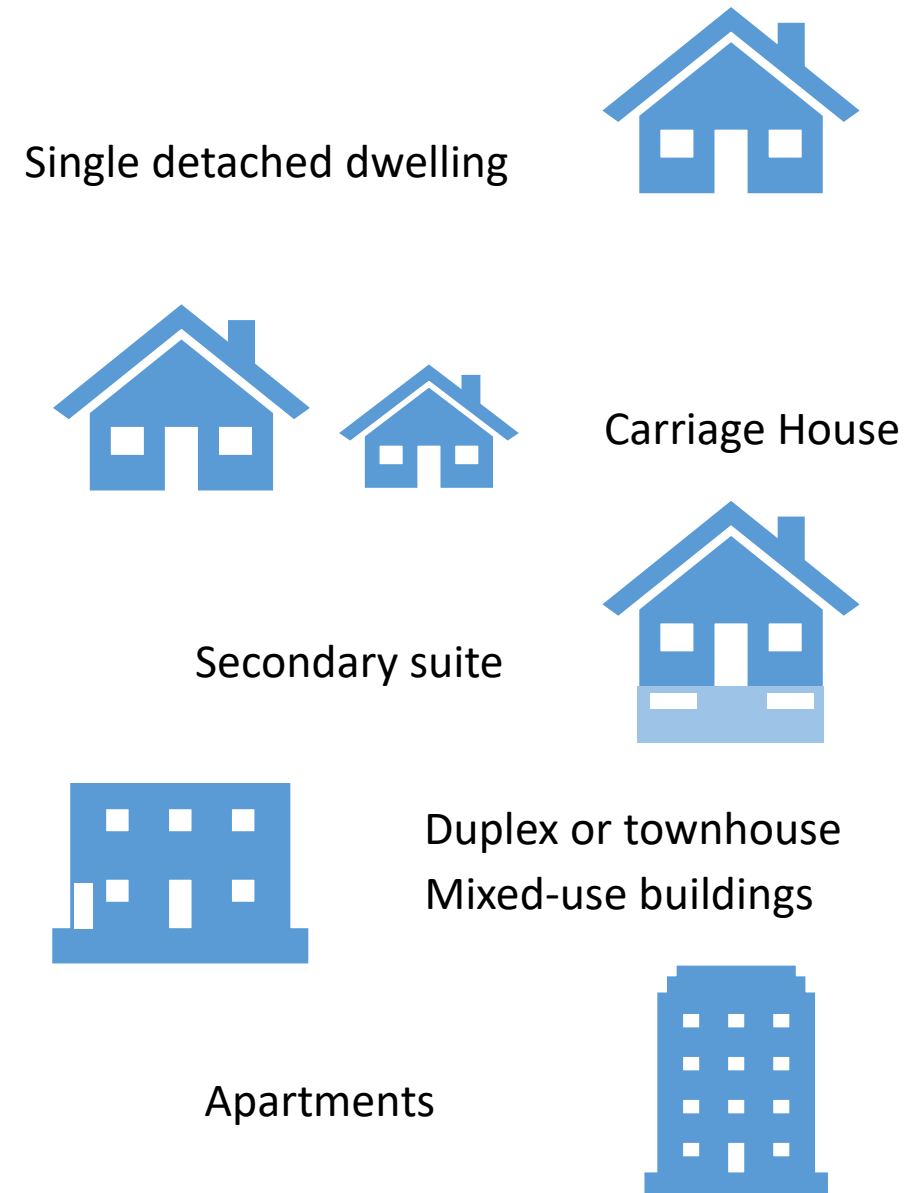
Draft Regulatory Framework

- All Urban Residential, Rural Residential, and Commercial zones that allow dwellings
- Does not include Agricultural, Industrial, or Institutional zones



Draft Regulatory Framework

- All types of dwellings
- Must be a dwelling or part of a dwelling
 - Doesn't include use of RVs or tents, for example




Permissive Approach - DRAFT

- Year-round
- Any property owner or tenant (with owner's permission)
- Maximum of 6 people occupancy (without further public consultation)
- In the case of a lot containing a single detached dwelling with a secondary suite or carriage house, only one *dwelling* may be used for the purpose of *Short Term Rental*

Business Licence - DRAFT

- Business licence required to operate
- Health & Safety Inspection
- Good Neighbour Agreement





Why did we use this as
our starting point?

Pros— Permissive Regulated Approach

Rewards responsible operators

Establishes framework for bylaw enforcement and cost recovery

Inspections to ensure health and safety

Equal opportunities for residents to earn additional income

Allows for additional tourist beds

Avoids difficult to enforce or overly complex restrictions

Cons— Permissive Regulated Approach


Leaves housing supply in hands of market demands

Risk of long term rental conversion

Risk of the loss of neighbourhood feel

Risk of living next to a short term rental when you don't want to

Others?



How is this approach
different from other
places?



Jurisdiction	Whole Unit STRs Allowed		Notes
City of Penticton	✓	Permitted in Rural, Urban Residential and Commercial Zones	Permissive regulations for up to 6 guests; public process for 7+ guest occupancy
Regional District of Okanagan-Similkameen		By Temporary Use Permit (except select areas like Apex)	Public process; supported use in OCPs for Residential
District of Peachland	✗	Not Permitted	Vacation resort residential allowed in Resort Commercial zone
West Kelowna	✓	Permitted in Single Detached Dwelling or secondary suite or carriage house (if principal residence is on property)	Residency requirements; occupancy limits
City of Kelowna	✓	Rural Residential, Urban Residential, select Commercial zones for Secondary Use (Principal Use in Commercial and Health District zones)	Residency requirements when a secondary use (residential areas); occupancy limits
Regional District of Central Okanagan	✗	Not permitted	Resort apartments allowed in Tourist and Resort Commercial
Town of Oliver	✓	Low Density Residential, Resort Commercial, Agriculture zones (Rural)	Owner requirements; occupancy limits
Town of Osoyoos	✗	Not Permitted	Resort residence with minimum one-week stay in Commercial Residential, select CD zones

Housing Considerations



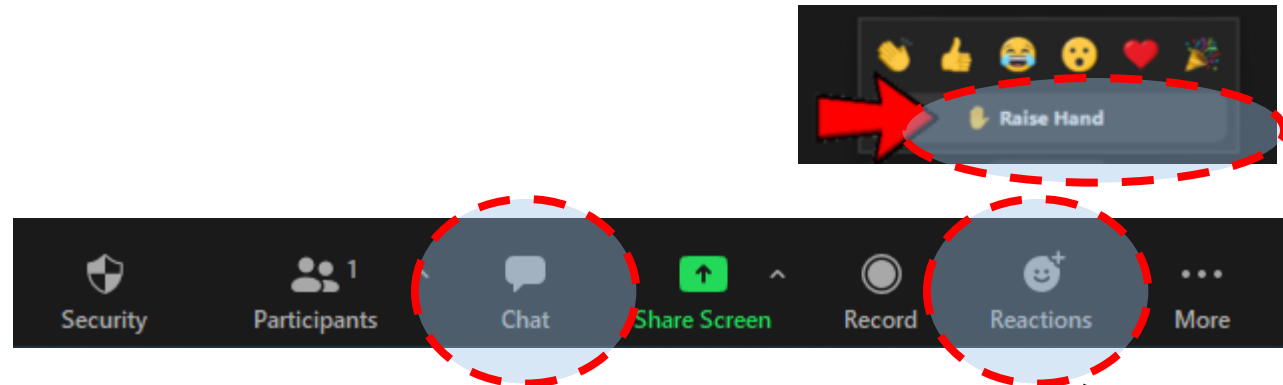
Neighbourhood Considerations

Approach	The Idea	Example Communities
Limiting total occupancy	Lower occupancy deters “party houses”, and reduces probability of behavioural issues with guests	Kelowna, Penticton*, Nelson, Revelstoke, Squamish**, North Vancouver, West Kelowna
Limiting guests per bedroom	Prevents overcrowding and allows higher occupancy in larger units	Oliver, RDOS, Kelowna
Additional parking	Additional parking required on-site to minimize impacts on street parking	Kelowna, Squamish**, Penticton*
Good neighbour agreements	Additional mechanism to shut down “party houses”/repeat offenders	Penticton, Kelowna



QUESTIONS?

Questions?



To write a question, use "Chat" function

To Speak, click "Raise Hand", under Reactions