

SHORT-TERM RENTAL REVIEW



Project Overview

The District of Squamish is reviewing and developing options for short-term rentals (STRs) which include rentals listed on Airbnb, VRBO and other similar online platforms.

Early engagement began in October 2018 with a community survey to collect input on perspectives and preferences for short-term rentals.

Now in Phase 2, the District is developing and assessing alternative regulatory options and their implications for further consultation.

www.squamish.ca/shorttermrentals

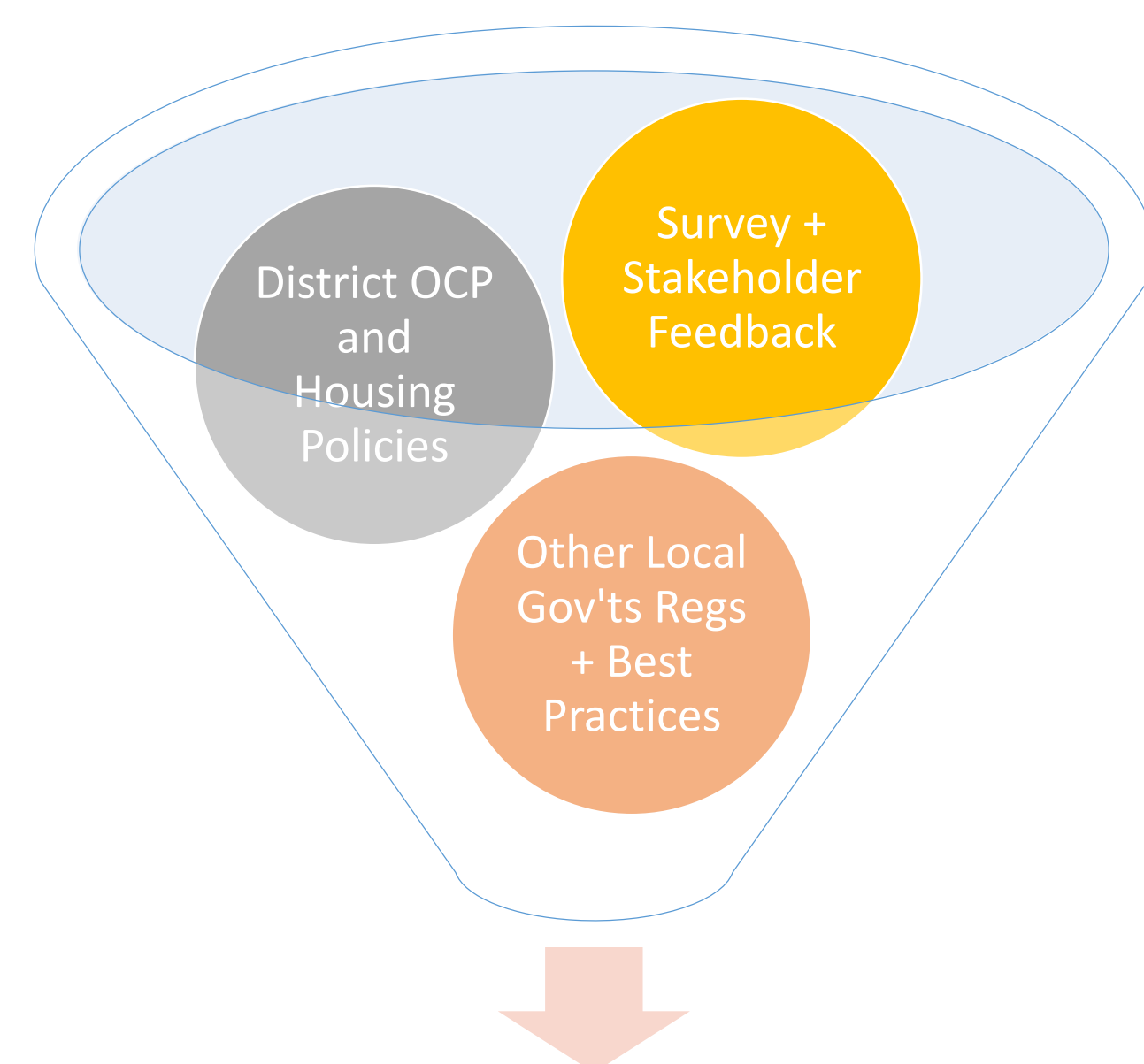
PROJECT STAGES + ONGOING ENGAGEMENT OPPORTUNITIES



Goals + Desired Outcomes

Moving forward based on community input and best practices in STR regulation, the District is developing a balanced regulatory approach aimed at advancing the following key goals and outcomes to:

- Protect the long-term rental housing supply
- Support locals' residential housing needs and options
- Manage STR impacts on neighbourhood livability (regulation + active enforcement)
- Support tourism
- Ensure visitor accommodations meet health and safety standards
- Actively monitor STR and re-evaluate/adjust regulations over time



Phase 2 Alternative Options

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Phase 1 : STR Snapshot

Continued Short-Term Rentals Growth

- **# of Rental Units:** The local STR market continues to grow. The number of unique STR units have increased by roughly 100 rentals per year since 2016. There are currently 438 unique STR units (unregistered / unpermitted by municipal zoning).
- **Geographic Location:** STRs span the entire community and are located in every neighbourhood.
- **Home Type:** 77% of Squamish STRs involve rental of the entire home, while 23% of listings rent as a partial home/room(s).
- **Rental Type:** Single-unit dwellings make up 66% of rentals by type, and remaining 33% are multi-unit listings.
- **Rental Period/Frequency:** The vast majority of STRs (97%) are listed for a minimum of 7 nights or less, while only 1% specify a minimum stay of 30 nights or more.



WHAT ARE SHORT TERM RENTALS?

An STR is the use of a dwelling unit, or any portion of it, as a rental unit for a period of less than 30 days and includes vacation rentals and bed and breakfasts (District of Squamish Zoning Bylaw 2200, 2011).

A Bed and Breakfast is a dwelling used for temporary lodging of paying guests, limited to 2 bedrooms and common areas, including a dining room.

STR Snapshot January 2019



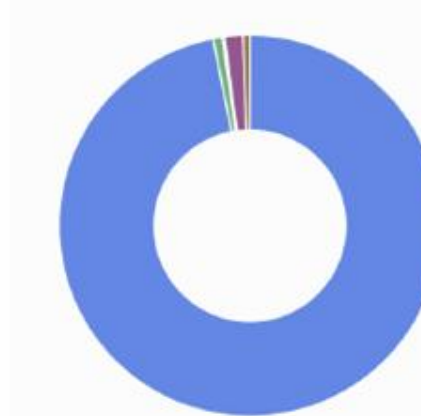
	Oct 2017	Aug 2018	Jan 2019
# STR Listings	350	460	502
# Unique Units	290	430	438
Entire Home Rental	73%	75%	77%
Partial Home Rental	27%	25%	23%

- Growth of ~80 STR units in 12 months
- 13 licensed + permitted Bed & Breakfasts (DOS)

Listings / Week

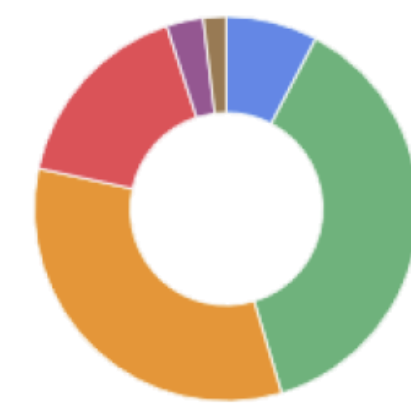


Minimum Nights



- 1-7 nights [97%]
- 8-14 nights [1%]
- 15-21 nights [0%]
- 22-29 nights [0%]
- 30+ nights [2%]
- Not specified by Host [1%]

Nightly Rate



- \$0-\$50 [8%]
- \$50-\$100 [38%]
- \$100-\$200 [33%]
- \$200-\$400 [17%]
- \$400+ [3%]
- not provided [2%]

Est. Revenue/Yr

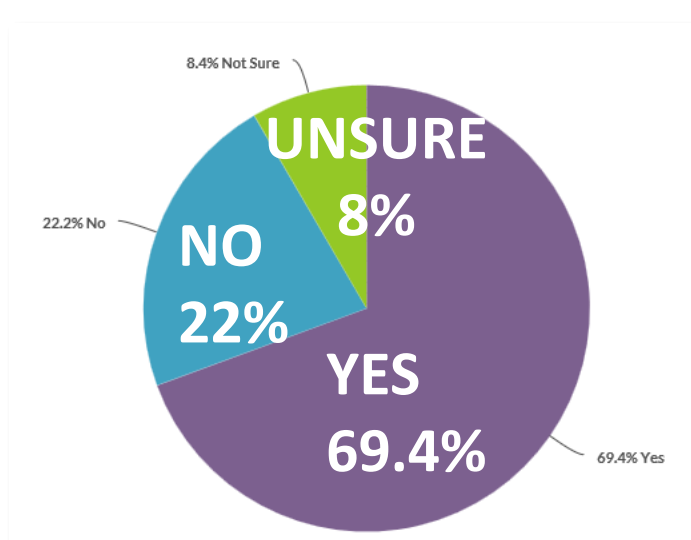


- \$0 [26%]
- \$0k-\$5k [22%]
- \$5k-\$10k [24%]
- \$10k-\$25k [24%]
- \$25k-\$50k [4%]
- \$50k+ [0%]

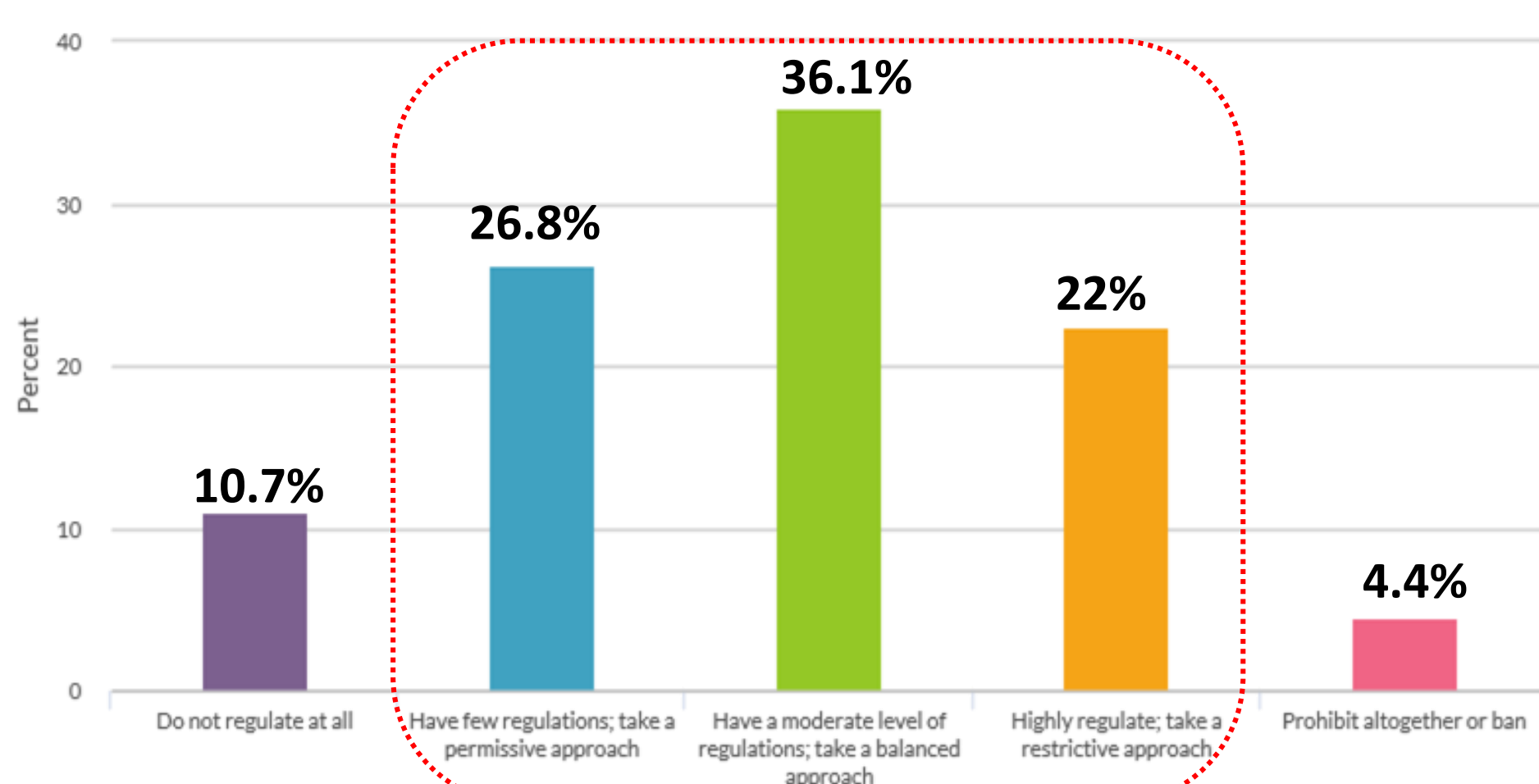
Community Perceptions + Preferences

A District of Squamish online survey (October 2018) highlighted the community's varied perceptions about STRs and their impacts, as well as preferences for different regulatory approaches. Over 550 responses were received; 94% from full-time residents. One hundred (100) self-identified local short-term rental hosts also participated.

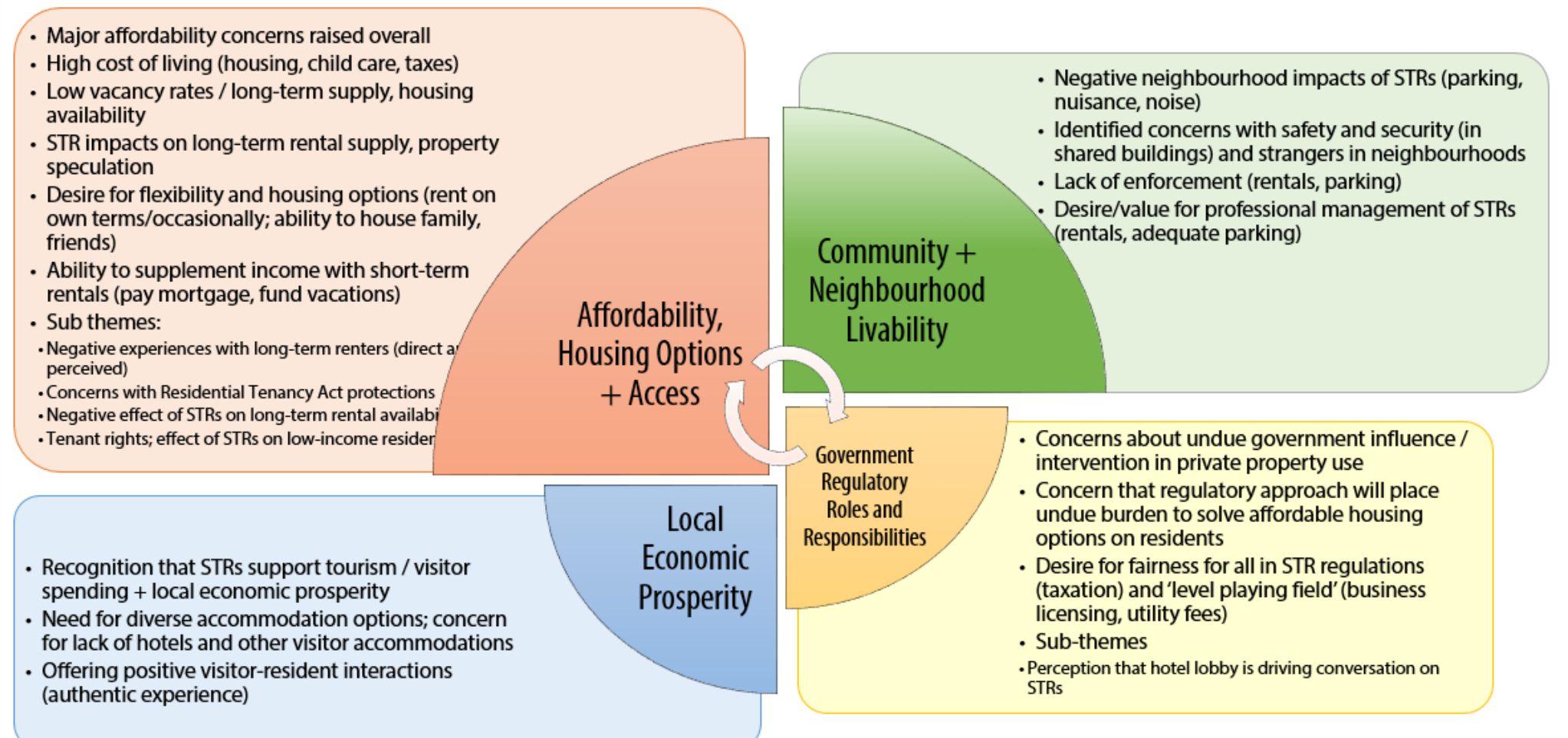
- **Should we regulate STRs? Despite respondents' mixed opinions on STRs, almost 70% agreed STRs should be regulated in some manner, while 22% said no to regulation.**



- **To what extent should STRs be regulated? A balanced approach with a moderate level of regulation was favoured by 36%, with an additional 22% wanting a more restrictive approach. A more permissive approach with few regulations was favoured by almost 27%; this was slightly higher than those preferring a highly restrictive approach. 10.7% said they don't want any regulation; another 4.3% wanted a total ban on STRs.**



STR Survey Results 2018 - Major Overall Themes + Emerging Sub-themes



Regulatory Areas

- **Where should STRs be permitted? A majority (76%) said STRs should be permitted everywhere in Squamish; 12% said near commercial areas; 9% near tourist areas, and 8% favoured Downtown.**
- **Who should be able to rent short-term? Highest preference was shown for property owners renting their primary residence (83%); property owners renting out an accessory dwelling or suite (55%); followed by long-term renters' primary residence (25%) and non-resident/investment property owners (25%).**

Regulatory Tools + Considerations

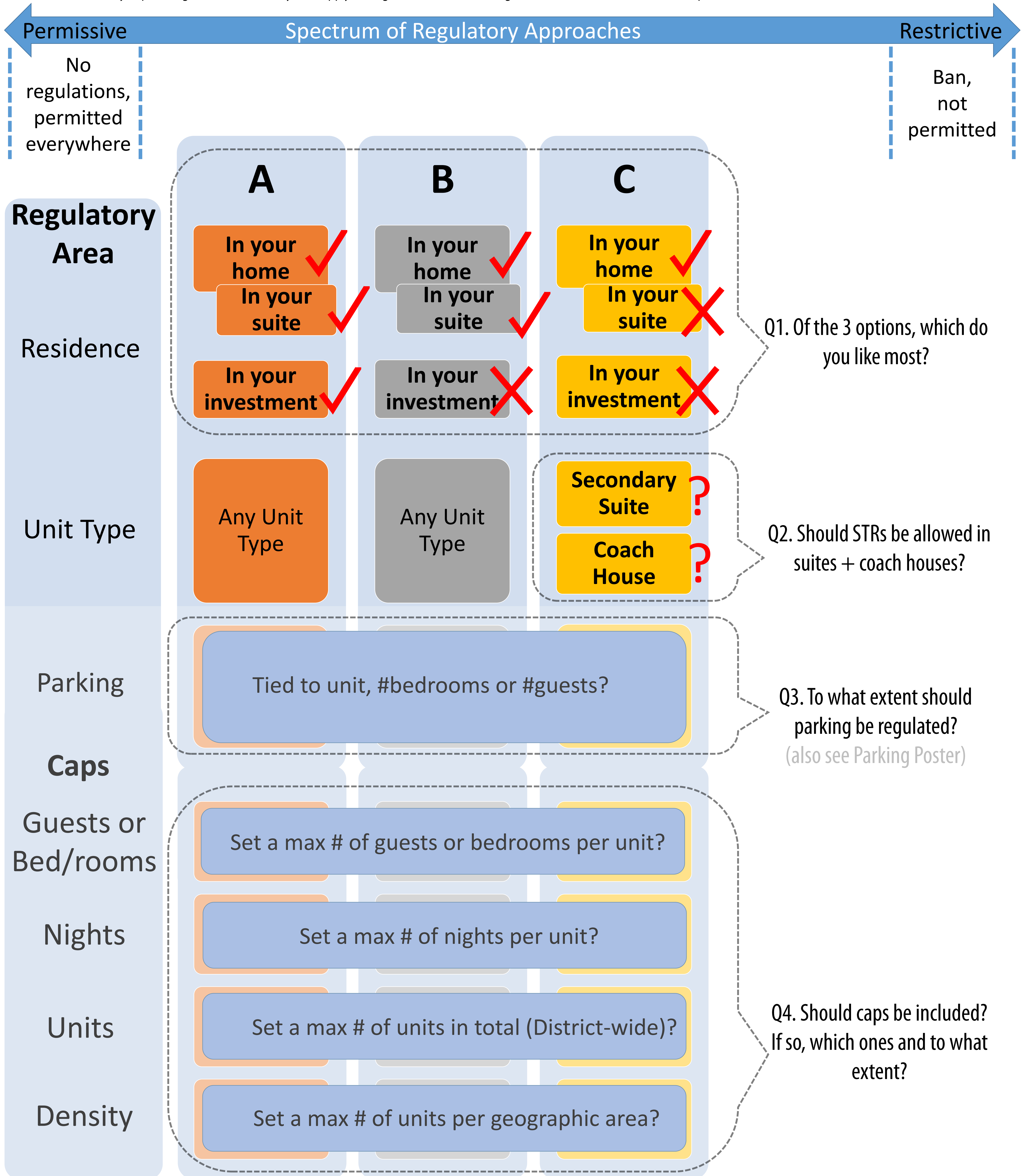
- **What regulatory tools should be used and how? Regulatory areas that should be prioritized included tenure, residency and unit type.** One or more spare rooms was most frequently selected (73%), followed by secondary suites and accessory dwellings (68% each), single-unit (53%), duplexes (45%) and townhouses and apartments (45%, 43%)
- Respondents prioritized tools such as business licensing, parking regulations and inspections (building and fire) and good neighbour agreements. Less support was shown for use of caps (e.g. capping total# of licenses, night caps, unit caps or area caps) to limit number of permitted STRs.
- Regulatory fairness (taxation, licensing) is strongly desired.

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Phase 2 – Alternative Options

Three alternative options are proposed for discussion. Informed by initial public input, the options are positioned in the middle of the STR regulatory spectrum, seeking a balanced, effective approach. Outright bans have proven ineffective in many communities, and a ban or highly restrictive approach would require a very high level of enforcement and resources. On the other end of the spectrum, permitting STRs everywhere with no regulation or lack of enforcement could unduly impact neighbourhood livability, the supply of long-term rentals, or existing commercial tourist accommodation providers.



Working Definitions:

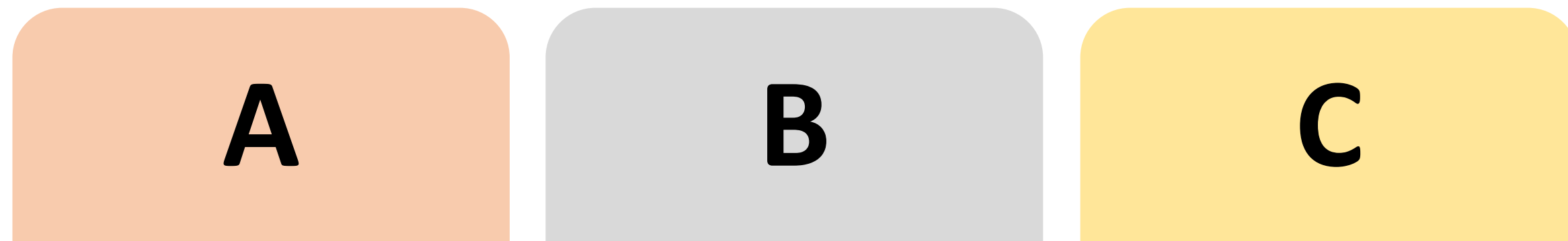
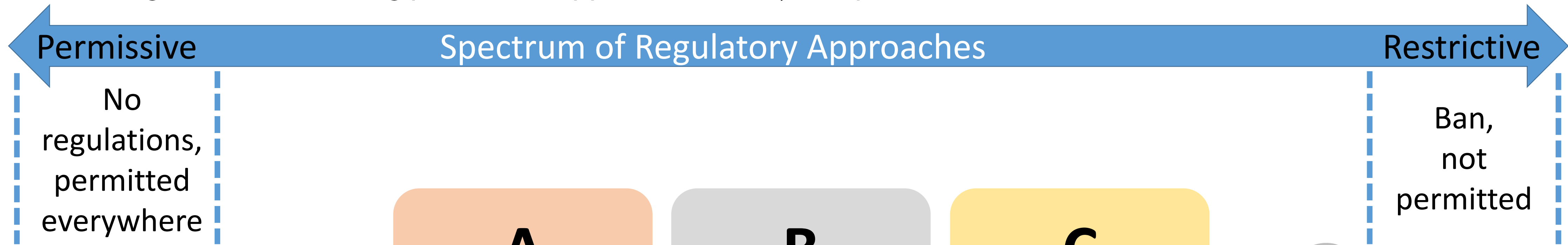
- 'In your home' = Primary Residence:** A residence where an operator lives for most of the year and that is the residential address they use for mail, bills, ID, insurance, etc. Often referred to as 'principal residence'.
- 'In your suite' = Accessory Residence:** A residence located on the same property as the operator's primary residence, but is not their primary residence that they live in. Often referred to as a 'secondary residence'.
- 'In your investment' = Investment Residence:** A residence that the operator owns but does not live in for most of the year (not their primary residence). Often referred to as a 'second home' or 'vacation home'.

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Phase 2 – Alternative Options

This poster presents proposed short-term regulation aspects that would be applied to the future selected preferred option (A, B, C or other). In Phase 3, these regulations will be further developed based on community and Council input. The District aims to keep regulations clear, simple and easy to administer and enforce using a straightforward licensing process to support community compliance.



Proposed Regulations to Apply to Future Preferred Option:

Q3? Are these STR Licensing Requirements Reasonable?

Tenure
Business Licence
units per property/title
STR Listing Type

<p>Owner or Renter</p> <p>For equity and fairness, both <u>owners or renters</u> (with owners' permission) would be able to apply for an STR license, subject to meeting the residency requirements of the preferred option.</p>
<p>STR Licence Requirements</p> <ul style="list-style-type: none"> • License application and fee to support administration, monitoring and enforcement • Building inspection to ensure a minimum level of safety for the STR unit • May also include keeping of a guest registry (guests + vehicles), good neighbour agreement, etc.
<p>1 unit per property/title</p> <p>To mitigate neighbourhood impacts, a maximum limit of 1 STR unit per property is proposed. For a property with multiple dwellings (e.g. a principal dwelling and a coach house), only 1 dwelling unit could be licensed for STR.</p>
<p>Shared/Partial Unit or Entire Unit Rentals</p> <p>To allow for flexibility and diversity of STRs, allowing either partial home/room rental or entire home rental is proposed.</p>

For discussion:
Individual Strata bylaws. Where STRs are prohibited in a specific Strata, no licence would be issued for STR.

For discussion:
Licensing fees + guest registry. What is a reasonable fee structure? Do you support the guest registry requirement?

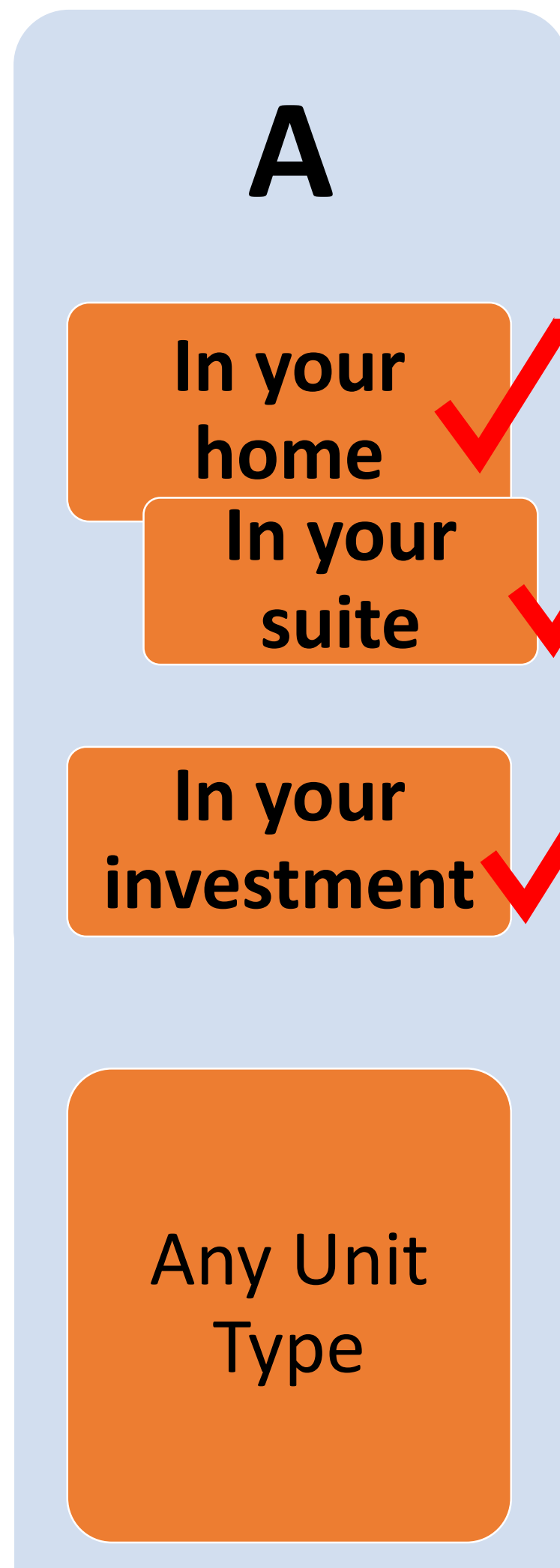
For discussion:
?

For discussion:
?

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Phase 2 – Alternative Option A



Option A More Permissive

Key Regulatory Aspects:

- Eligible for STR if it is in your home, your suite or your investment unit
- Allowed in any unit type
- One STR unit per property
- Need to meet parking requirement

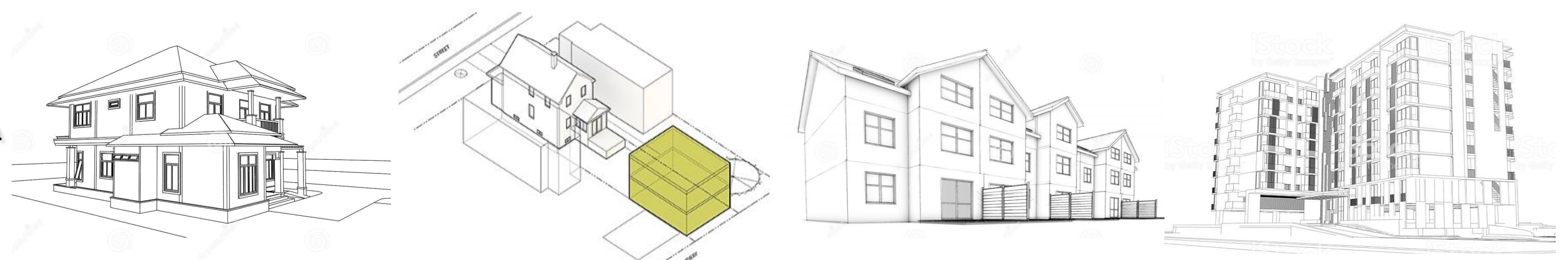
Possible Implications:

- Falls on the more permissive end of the spectrum, which could translate into a lower level of regulation and higher compliance/less need for enforcement. Allows the widest variety of STR operators to participate and earn supplemental income, including investors or non-residents, and would likely result in a larger supply of STRs compared to the other two options. Would likely have greatest impact on long-term rental supply.

Where else is this approach generally used:

- Cumberland, Sechelt, Nelson (Nelson also uses a variety of caps to restrict)

Example scenarios



	Single Family House or Duplex	Secondary Suite or Coach House	Townhouse Unit*	Apartment Unit*
I live in the unit	✓	✓	✓	✓
I live on the property	✓	✓	N/A	N/A
I don't live in the unit or on the property, it's an investment	✓	✓	✓	✓

*with strata approval

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Phase 2 – Alternative Option B

B

In your home ✓

In your suite ✓

In your investment ✗

Any Unit Type

Option B Moderate

Key Regulatory Aspects:

- Eligible for STR if it is in your home or your suite (i.e. you must live on the property)
- NOT allowed in investment units / second homes / vacation homes
- One STR unit per property (i.e. can be in main house or secondary suite, but not both)
- Need to meet parking requirement

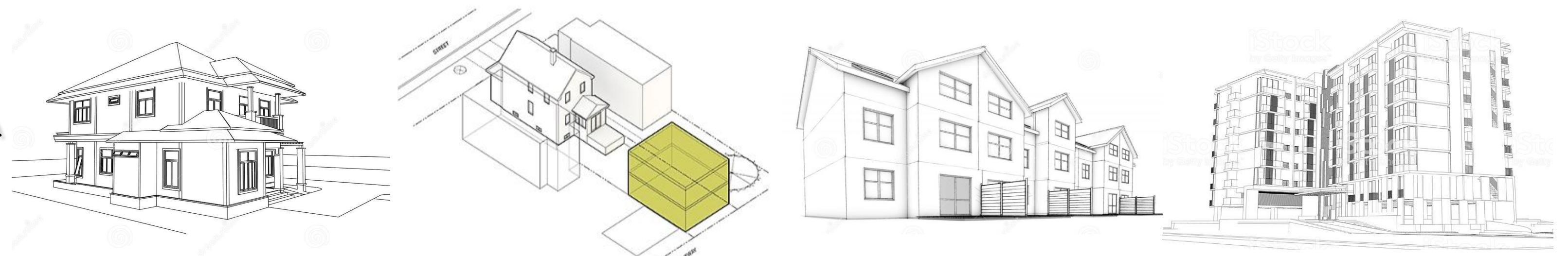
Possible Implications:

- Falls in the middle of the regulatory spectrum. More flexible than Option C as it allows for STR of suites and coach houses, which may in turn impact long-term rental supply. More restrictive than Option A as it prohibits investment units, which could support long-term rental supply, potentially countering the impacts of allowing suites and coach houses.

Where else is this approach generally used:

- Pemberton (no townhouse or apartment STRs allowed), Tofino

Example scenarios



	Single Family House or Duplex	Secondary Suite or Coach House	Townhouse Unit*	Apartment Unit*
I live in the unit	✓	✓	✓	✓
I live on the property	✓	✓	N/A	N/A
I don't live in the unit or on the property, it's an investment	✗	✗	✗	✗

*with strata approval

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Phase 2 – Alternative Option C

C

In your home ✓

In your suite ✗

In your investment ✗

Secondary Suite ?

Coach House ?

Option C More Restrictive

Key Regulatory Aspects:

- Eligible for STR only if is in your home (i.e. you must live in the unit)
- NOT allowed in investment residences
- Only allowed in your suite if you live in it
- Q2 asks ‘Should STRs be allowed in suites and coach houses?’ This would be regulating through unit type, not just through residency. Consider this question in relation to the role that these housing types play in the District’s supply of long-term rentals. Option C could be further refined to not allow suites and coach houses at all, even if the operator lives there.

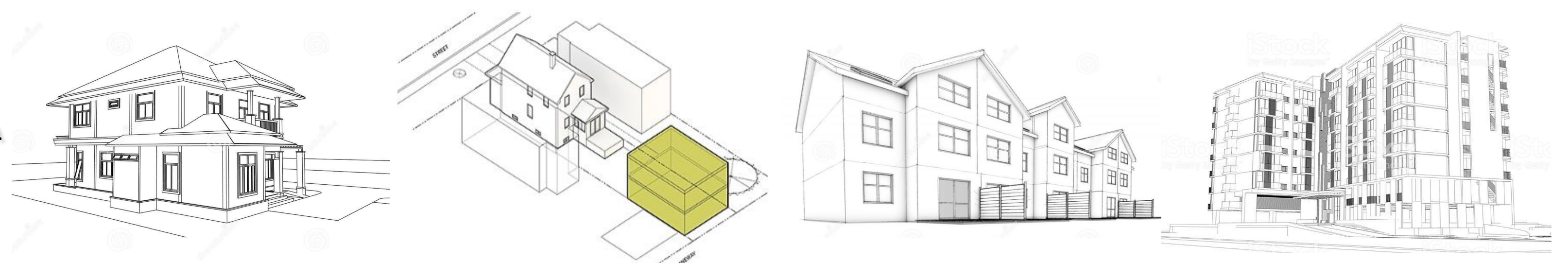
Possible Implications:

- Option C is the least flexible of the three options, and falls on the more restrictive end of the spectrum, which could translate into lower compliance and the need for higher enforcement. It restricts the type of STR operators who would qualify to those that live in their units and excludes investors which would likely result in a smaller supply of STRs, but may also be most supportive approach in regards to maintaining the District’s long-term rental supply.

Where else is this approach generally used:

- Suites allowed (if primary residence where operator lives): Vancouver, Victoria, Powell River
- Suites NOT allowed (even if operator lives in it): Golden, Rossland, Fernie, Kelowna

Example scenarios



	Single Family House or Duplex	Secondary Suite or Coach House	Townhouse Unit*	Apartment Unit*
I live in the unit	✓	?	✓	✓
I live on the property	✗	✗	N/A	N/A
I don't live in the unit or on the property, it's an investment	✗	✗	✗	✗

*with strata approval

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Phase 2 – STR Parking Regulations

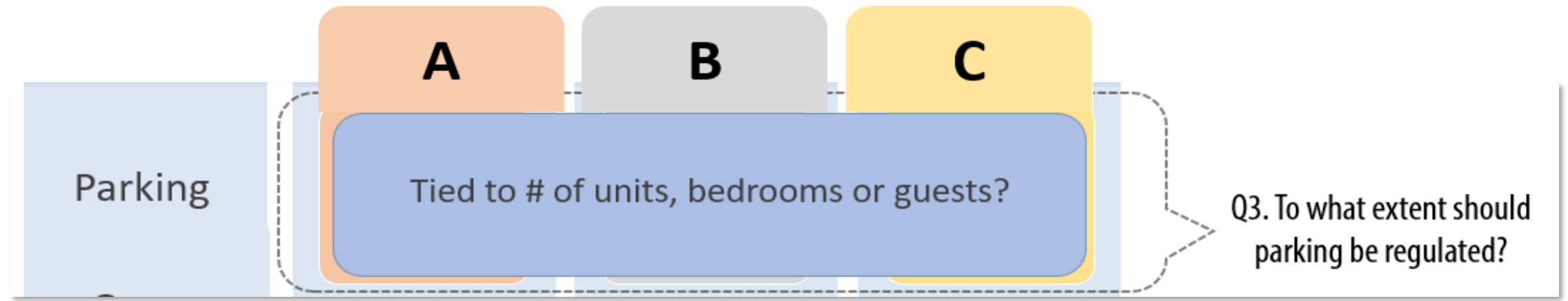
Accommodation Parking Requirements

Neighbourhood parking impacts were a frequently noted challenge in the Phase 1 Survey, along with the concentration of short-term rentals on some streets and associated nuisance concerns.

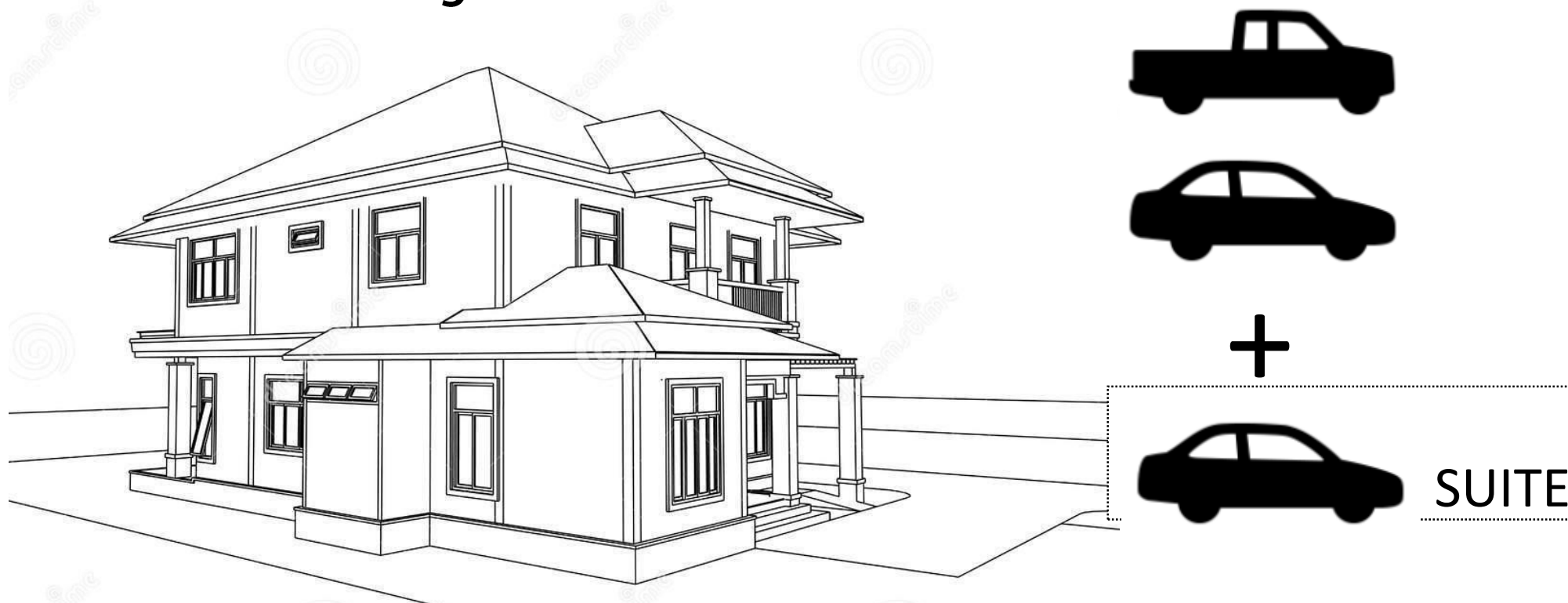
Specific parking requirements for STRs will be established as part of a preferred regulatory option to address impacts on neighbourhood livability and safety.

The District's existing parking requirements are noted below by accommodation type for comparison (per Zoning Bylaw 2200).

How should parking be regulated for STR units and how much should be required? Would STR parking take the place of residents' parking on-site, or be an additional requirement over and above the parking for the dwelling unit?



Residential Parking



Single Unit or Two Unit Dwelling

- 2 spaces per dwelling unit
- +1 additional space for Secondary Suite



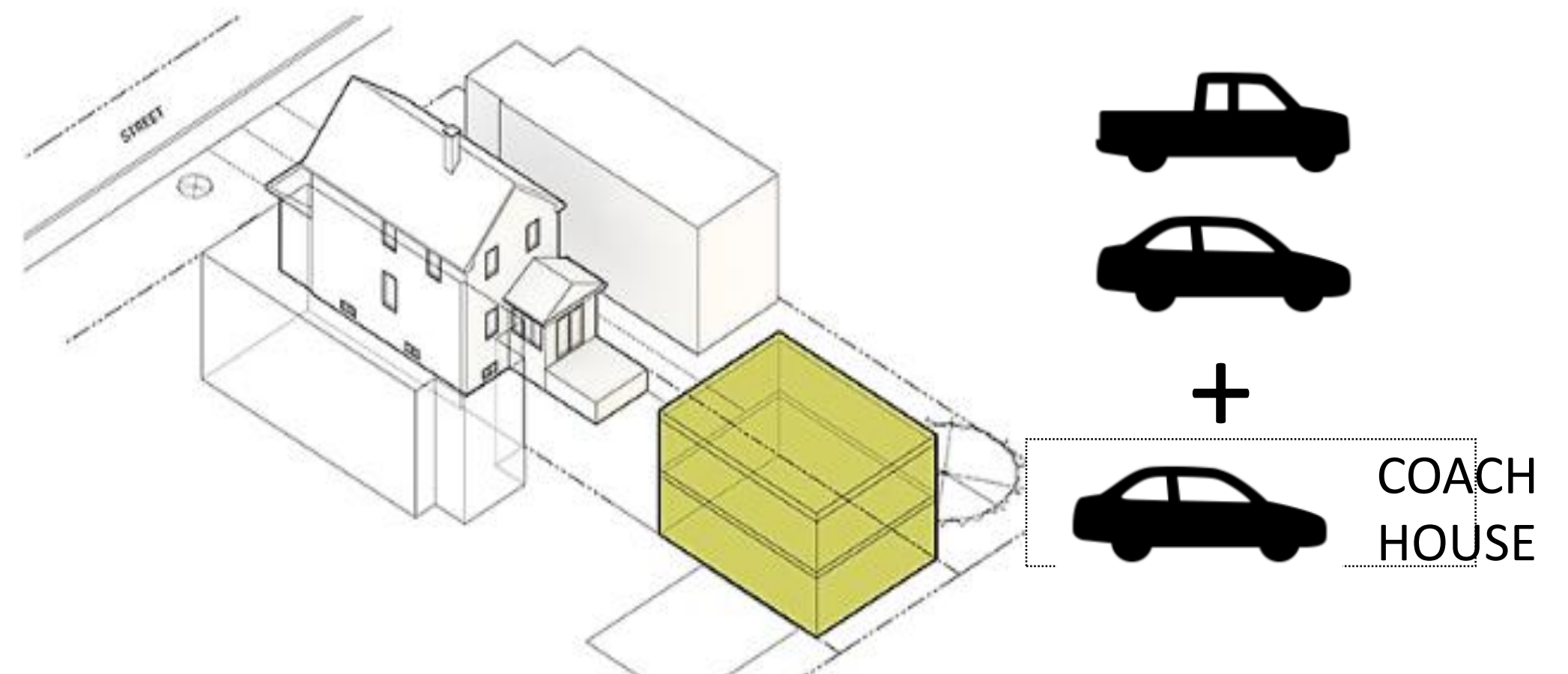
Townhouse

- 1 Bedroom – 1.25 space / unit + Visitor
- 2 Bedrooms – 1.75 spaces / unit + Visitor
- 3 Bedrooms – 2 spaces / unit + Visitor



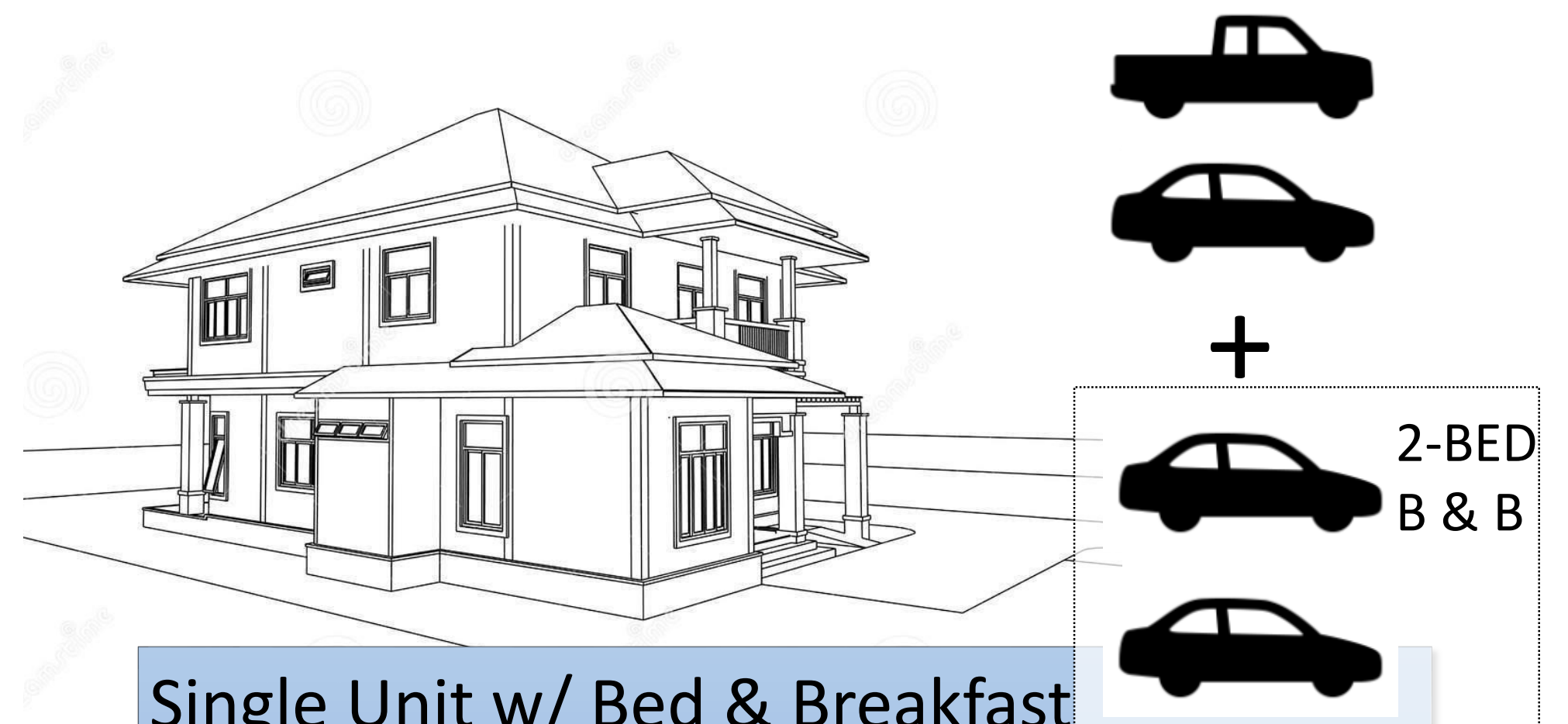
Apartment

- Bachelor / Studio – 1 space / unit + Visitor
- 1 Bedroom – 1.25 space / unit + Visitor
- 2 Bedrooms – 1.75 spaces / unit + Visitor
- 3 Bedrooms – 2 spaces / unit + Visitor



Single Unit + Accessory Unit (Coach House)

- 2 spaces per dwelling unit
- + 1 space for Accessory Dwelling Unit



Single Unit w/ Bed & Breakfast

- 2 spaces per dwelling unit
- +1 space for each bedroom used for bed and breakfast (2-bed max) over and above the requirements for the dwelling unit

Commercial Accommodation Parking



Hotel / Motel or Tourist Accommodation

- 1 space per accommodation unit

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Feedback Form Phase 2 – Alternative Options

Key Questions

What are your preferences and opinions on the following questions? Your input will help inform the selection of a preferred option in Phase 3.

1. Which option do you like the most? Circle one and describe in the box why you prefer this option or if there is anything about the option you would change.

- A
- B
- C

2. Should STRs be allowed in suites and coach houses? Circle one and describe why you chose it. Consider that these units contribute to Squamish's long-term rental supply.

- Yes
- No

3. How should parking be regulated for STRs and how much should be required? Consider how parking impacts your neighbourhood.

- ___ parking space(s) per STR unit
- ___ parking space(s) per ___ bedroom(s)
- ___ parking spaces(s) per ___ guest(s)
- Other:

4. Should caps be included? Circle your preferred cap option(s), if any, and describe your preferred approach to each. Consider how selected caps could be enforced.

- Guest / bedroom cap (ex: max 8 guests per unit)
- Night cap (ex: max 90 nights per unit per year)
- Unit cap (ex: limit number of licences issued)
- Density cap (ex: limit number of STRs per neighbourhood)

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Feedback Form Phase 2 – Alternative Options

Key Questions

What are your preferences and opinions on the following questions? Your input will help inform the selection of a preferred option in Phase 3.

5. In general, are proposed STR regulations + licensing requirements reasonable? Please expand.

- STR operators can be Owners or Renters
- Business licence requirement + safety inspection + parking requirement
- Limit of 1 STR per property
- STRs can be partial or whole homes

Additional Comments – Use the back of the feedback form if you need more space to write!

What other priorities or considerations do you think should be further discussed or researched? Taxation, utilities? Local accommodation needs?

Please submit completed form to Aja and Sarah or send to planning@squamish.ca