

SHORT-TERM RENTAL REVIEW



Phase 2 | Alternative Regulatory Options

January 2019



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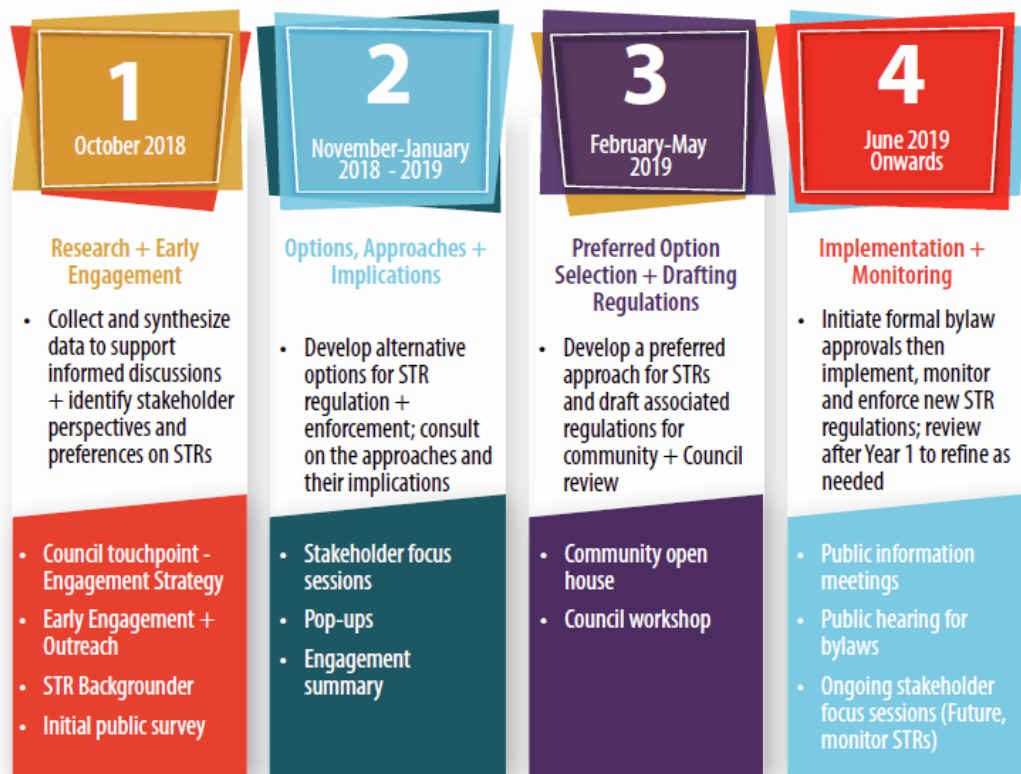
INTRODUCTION

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 platforms.

Following early engagement that solicited community input on perspectives and preferences for short-term rentals, in Phase 2 the District is now developing and assessing alternative regulatory options and their implications for further consultation.

PROJECT STAGES + ONGOING ENGAGEMENT OPPORTUNITIES



WHAT WE LEARNED IN PHASE 1

Short Term Rentals in Squamish

- The local STR market continues to show rapid growth. Since 2016 STRs have increased by roughly 100 rentals per year. The inventory of active, unique STRs (across all vacation rental platforms monitored by the District's third party service) reached 429 units as of August 2018. This compared to approximately 200 Airbnb units first observed in Squamish in August 2016 and 300 units in August 2017.
- There is a broad geographical distribution of STRs that span the entire community: STRs are located in every neighbourhood.

- Three-quarters (75%) of Squamish STRs involve entire home rental, while 25% of listings rent as a partial home. It is unknown how many STRs are resident-occupied.
- Single unit dwellings make up two thirds (66%) of rentals by type, with 33% multi-unit listings. Current data does not track whether these single unit dwellings are the principal dwelling, a secondary suite or an accessory dwelling (e.g. carriage or coach house; laneway home).
- Almost all STRs (97%) are listed for a minimum of 7 nights or less, while only 1% specify a minimum stay of 30 nights or more.
- A total of 13 licensed bed and breakfasts were licensed in Squamish in 2018, offering the only currently permitted nightly vacation rentals in residential areas.

Key Community Insights from 2018 STR Survey

- Perspectives on the regulation of STRs varied widely. Despite mixed opinions, there was common understanding respecting the need for STR regulation and management.
- General support was shown for the District to regulate STRs in some manner, preferably through a balanced approach with a moderate level of regulation. Regulatory areas that should be prioritized included tenure, residency and unit type. Respondents prioritized tools such as business licensing, parking regulations and inspections.
- A variety of STR benefits and challenges were cited. Parking impacts were frequently noted, as well as the growing concentration of STRs on some streets. Nuisance concerns and pressures/costs on shared resources, and safety/security were also raised. Lack of enforcement was also a noted concern.
- Along with a priority placed on neighbourhood livability, the need to address the community's housing issues was raised most frequently. That said, many respondents commented that affordable housing is a much larger issue that won't be solved through limiting or restricting STRs.
- A very high level of affordability concern was expressed. Respondents identified that short-term rentals were or had potential to impact the long-term rental supply if unmanaged. Tenant rights, and impacts on low-income residents were also noted.
- Many respondents expressed desire to maintain housing flexibility (ability to maintain suites/rooms for family/friends) and the benefit of renting short-term when not occupied for personal use to earn supplemental income to offset cost of living/housing. Many cited their personal preferences to rent short-term over long-term; a sub-theme emerged around long-term rental challenges (both perceived and direct negative experiences), and often included noted concerns with the provincial Residential Tenancy Act regulations. Some stated that with the current level of tenancy protections, offering long-term rentals was not desirable.
- STRs were noted as adding to the supply and diversity of visitor accommodations (as well as temporary workforce housing), providing benefit especially given perceived lack of or suitable visitor accommodations during peak periods. Values were expressed for supporting the local economy and recognition that tourism supports visitor spending.
- Regulatory fairness (taxation, licensing) was strongly desired. Some survey responses also highlighted concern about government over-regulation and perceived infringement on private property rights and freedoms.

To view the full summary of STR Survey results, refer to the **Phase 1 STR Regulatory Review Engagement Summary (December 2018)** document at www.squamish.ca/short-term-rentals

Additional Local Intelligence

- **STRs in exempted Secondary Suites and Accessory Dwellings.** From third party monitoring, it is unknown to what extent existing secondary suites and accessory dwellings (coach houses, laneway homes) are being used for STRs. However, survey responses from self-identified STR hosts identified short-term rental of suites (almost 20% of 100 STR hosts). Preliminary staff review also indicates that some suites and laneway houses that received building permit and DCC exemptions from the District are being rented short term. This was determined by cross checking building permits that were issued for suites and accessory dwellings in 2017 against active STR listings through a desktop information review. Of the 48 suites and accessory dwellings that were cross checked, 3 were confirmed as being STRs and another 10 were potentials but unable to be confirmed with certainty. Staff recommend that this exemption loophole be closed to protect the integrity of the incentives program for affordable housing and ensure municipal exemptions are only given for suites that will be secured (statutory declaration; covenant restricting STR use) and available for long-term rental.
- **Existing area-specific STRs at the Oceanfront.** Short-term rentals are permitted outright as *Tourist Accommodation Use* for all future residential units on the Squamish Oceanfront within the CD-69 Zone. The zoning states “a dwelling unit in the CD-69 Zone may be used for seasonal or temporary tourist accommodation of not more than four guests during periods when such dwelling units are not occupied for residential use.” This was to ensure that units purchased as secondary/vacation homes are still in use when not occupied by their primary owner, avoiding the ‘dark windows’ phenomenon that is commonly found in other waterfront communities. With approximately 1,500 residential units possible under the CD-69 Zone (built out in phases over time), this will add substantially to the allowable tourist accommodation potential in the District and in particular Downtown. This short-term rental supply will be considered in Phase 2 as part of the overall regulatory context for Squamish.

Key Insights from other Jurisdictions

Through Phase 1, regulatory best practices and experiences from other jurisdictions have continued to provide key insights as the District frames alternative options and weighs their implications. Valuable learnings include:

- **STR bans have largely proven ineffective and are resource intensive to enforce.** Prohibiting STRs altogether would require major enforcement action by the District. Outright bans often drive rentals underground and do little to stem their growth,

which doesn't solve the rental issue and precludes the local municipality from using available tools to require compliance with building and fire codes by means of inspection. Further, opportunity for collecting licensing revenue wouldn't exist nor help to offset management and enforcement costs.

- ***'Keeping it simple' results in greater levels of voluntary compliance.*** Overly complex regulatory, licensing and operating schemes can be challenging to administer, and result in lower compliance. Clear, straightforward regulations and licensing processes are more likely to inspire higher levels of compliance.
- ***STR compliance monitoring is most effective through business license verification.*** Because it is very difficult to prove whether room/home has been rented or not, many jurisdictions use business licensing as the point of compliance*. Further, Staff note that short-term rental platforms do not share information about listing usage with regulators, and third party monitoring services' 'data scraping' cannot access booked vs. available calendar data for listings. For this reason also, establishing night caps can be problematic regulation to effectively enforce.
 - *The City of Vancouver was successful in negotiating an MOU agreement with Airbnb that requires the online platform to include a mandatory field that prompts hosts to input their business license number and disclose required data (host name, license #, email, and STR address) as a prerequisite to listing their STR. In staff discussion with a public policy advisory with Airbnb, the online platform noted that the MOU with Vancouver was a unique agreement given the extent of STRs in the city and Vancouver's position as a destination, and further that Airbnb would not be amenable or consider similar agreements with other communities (telephone communication, November 2018).

Additional Information for Phase 2

To build greater understanding and support robust, informed discussion of regulatory options in Phase 2, additional information will be presented clarifying the following:

- ***Municipal Legislated Authority for STR Regulation.*** In response to the concern that the District is over-reaching its authority in regulating STRs, local governments have legislative authority in relation to land use regulation and zoning, business licensing and taxation. Further, municipalities have a statutory obligation to ensure building safety where lodging is provided.
- ***Provincial and Municipal Taxation of Short Term Rentals.*** Short-term accommodation providers in BC must be registered to collect the 8% provincial sales tax (PST) and, where applicable, up to 3% municipal and regional district tax (MRDT) that funds tourism marketing programs. As of October 2018, this applies to Online Accommodation Providers ((e.g. hosts using Airbnb, VRBO and others). The Province established an agreement with Airbnb to collect and remit the 8% provincial sales tax (PST) and, where applicable, the MRDT. As Squamish has opted in, a 3% MRDT is now being charged for sales of short-term accommodation through registered online accommodation platforms. For short-term accommodations listed by other methods (Craigslist etc) providers must register to collect and remit PST and MRDT under the *Provincial Sales Tax Act*.

- Any residential short-term rentals being offered in Squamish (*not currently permitted within the District of Squamish*) are being taxed by the municipality as Residential (Class 1) under BC Assessment. Licensed Bed and Breakfasts¹ are also Class 1 Residential per BC Assessment so long as they offer less than 4 rooms, weekly or monthly rental periods or rentals of less than 6 months of the year. In comparison, commercial tourist accommodations (Hotels, Motels) are taxed based on Class 6 Business or Other.
- A comparison of municipal business licensing fees and utility rates for accommodation providers is presented for reference in Appendix I.

PHASE 2 – Framing + Reviewing STR Regulatory Options

Phase 2 entails developing regulatory options for further consultation with Council and community. The following section presents identified goals, key considerations and initial decision criteria for reviewing identified regulatory alternatives and their community implications.

Goals

The District's goals for short-term rental regulation are to:

- Protect long-term rental housing supply for Squamish residents and reduce any negative impacts of STRs on local housing affordability
- Support residents' diverse housing needs and options
- Mitigate/manage STRs impacts on neighbourhood livability (quality of life and safety)
- Establish a balanced and fair approach to regulation and enforcement
- Support tourism and ensure authorized visitor accommodations meet all required health and safety standards
- Actively monitor STR and re-evaluate regulations over time

These goals are informed by overarching community goals and objectives (Squamish2040 OCP), the District's Affordable Housing Program policy objectives, as well as public feedback solicited through Phase 1 engagement activities. While the District has reviewed STR efforts and best practices in other jurisdictions, it is understood that there is no 'one size fits all' regulatory approach. With this in mind, the District has set an intention to work with the community to determine the best fit / regulatory approach for Squamish – one that advances the identified goals and meets key criteria outlined below. Due to the dynamic nature of the community, anticipated growth, as well as external influences on the local housing market, the District will need to closely monitor and revisit STR regulations over time. Overall adaptability is therefore another important consideration in the selection of a preferred approach—e.g. the ability to easily refine or adapt the regulatory approach to

¹ The District's Zoning bylaw defines as follows: "**BED AND BREAKFAST** means the use of a dwelling unit for temporary lodging of paying guests, limited to a maximum of two (2) bedrooms and common areas, including a dining room. A bed and breakfast use is not considered a home occupation use for the purpose of this Bylaw."

address potential shifts in the STR and/or housing market, or to manage unintended or undesired consequences.

Key Considerations + Criteria

In developing and evaluating alternative regulatory options for Squamish, the following criteria is presented as an initial starting point for ongoing community discussion. The criteria identifies important considerations for a comparative review of options in Phase 2.

- **Effect on Long-term Rental Supply.** Is the approach anticipated to have meaningful/measurable impact on rental housing availability or the rental vacancy rate (in alignment with community housing goals and objectives)?
- **Neighbourhood Impacts.** Is the approach anticipated to result in or exacerbate negative impacts on the livability of residential neighbourhoods (nuisance, noise, traffic, parking issues, safety/security, transient activity, shifts in character/feel)?
- **Compliance + Enforcement.** Is the approach easy to understand and to what degree would it inspire voluntary compliance? Is the approach easily and effectively enforced; does it require a low/med/or high level of municipal resourcing for administrative oversight and ongoing management? Do the alternative approaches and regulatory tools represent best practices that have they proven effective in other jurisdictions/communities?
- **Regulatory Fairness.** Does the approach treat accommodation providers fairly to create a 'level playing field' (taxation, business licensing)?

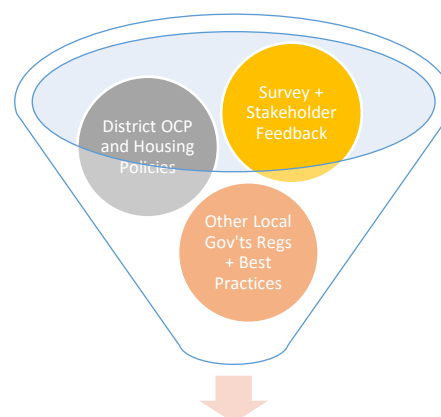
In Phase 2, Council and community will be asked to validate this initial criteria and provide specific feedback on the alternative options framed in the next section.

Outside the criteria noted here, there will be additional considerations to bring to the STR regulatory discussion along with an assessment of a variety of inherent trade-offs. For example, short-term rentals can displace rental housing in the community, yet many surveyed residents stated they rely on the opportunity to earn extra income from STRs to afford housing and child care costs. Also, what might be unintended consequences of different approaches that could arise and what risks should be managed for? For example, if short-term rental options fill an existing accommodation gap, will restricting the supply of short-term rentals heavily impact tourism or temporary housing for workers? Could restricting their supply drive up tourist accommodation prices?

Alternative Options + Impacts

Multiple inputs were synthesized to develop the following alternative options for a STR regulatory framework, including community survey results, stakeholder feedback, research on other municipalities' STR regulatory frameworks and best practices, and District policy documents such as Affordable Housing reports (Needs Assessments, Strategies and Program Policy).

A key finding from the Phase 1 STR Survey was that the District should take a balanced approach with a moderate level of STR regulations. This finding was foundational in the development of the alternative options that follow. The aim was to position the options within the middle area of the STR regulatory spectrum (Figure 1) and to avoid both of the far ends of this spectrum. Highly restricting or banning STRs would require a very high level of enforcement which is unlikely to be feasible from multiple perspectives (staffing, cost of enforcement, effectiveness) and could negatively impact the tourism sector given the limited choice of tourist accommodation options. 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. Figure 1 (next page) presents an overview of the three alternative options, with detailed discussion following.



Alternative Options

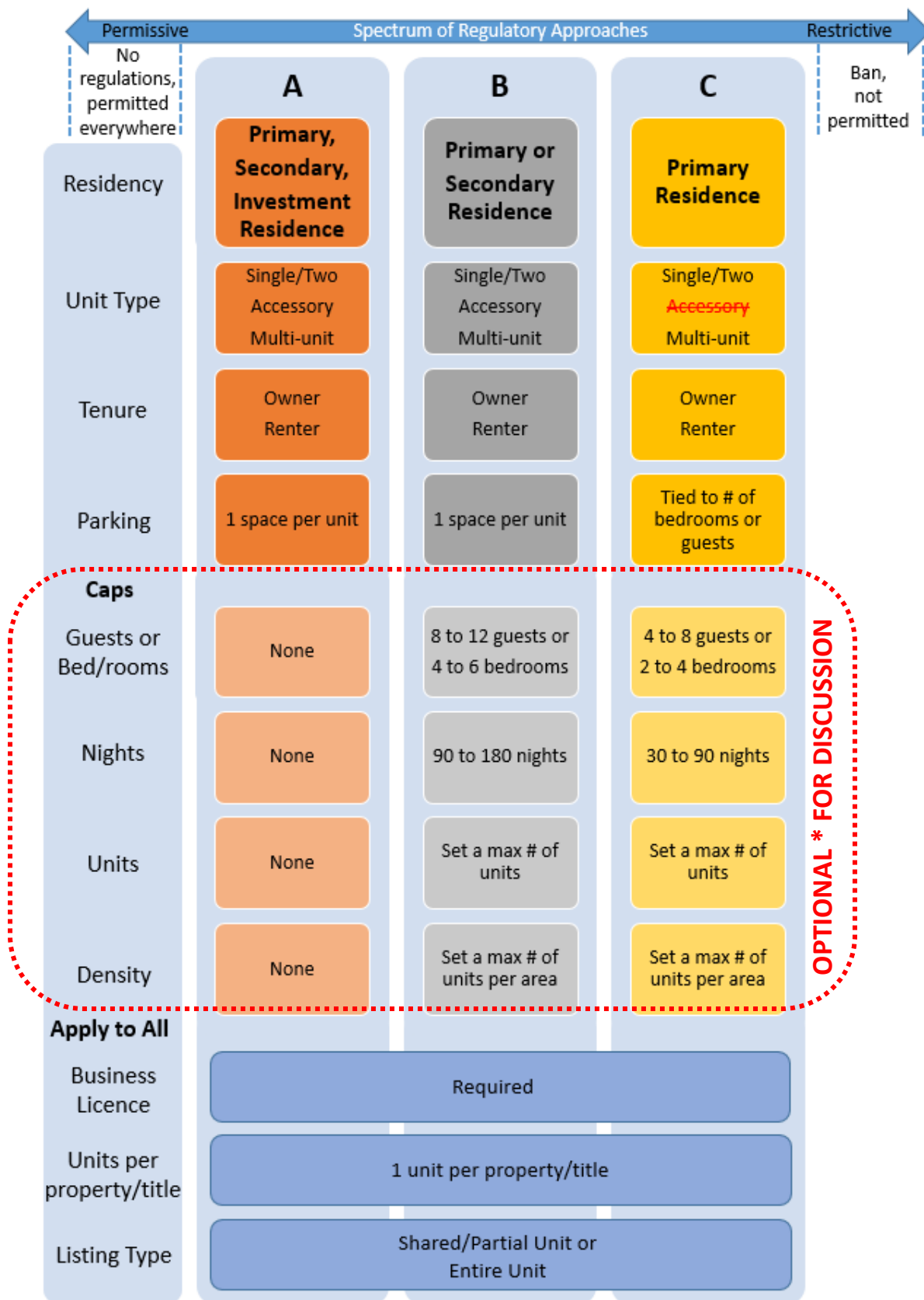


Figure 1: Spectrum of Regulatory Approaches, outlining the position and details of each option

Option A More Permissive

Key Distinguishing Regulatory Aspects:

- Operator is eligible if the unit is their primary residence, secondary residence, or an investment residence (i.e. operator does not have to live on the property or in the unit)
- Allowed in any residence or unit type
- Only 1 per property or title permitted
- A minimum of 1 on-site parking space per STR unit

Example scenarios:

- A person who owns an investment property containing a single unit dwelling with a secondary suite could rent out either the main house or the secondary suite, but not both at the same time. A business licence is required, and 1 dedicated parking space must be provided on site.
- A local family renting a 3-bedroom townhouse could (with unit owner and strata permission) rent out their unit while away on vacation. A business licence is required, and 1 dedicated parking space must be available on site.

How it aligns with survey feedback:

- Falls on the more permissive end of the spectrum, which would likely translate into a lower level of regulation. 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.

Where the regulatory approach is generally used:

- Cumberland, Sechelt, Nelson

Option B Moderate

Key Distinguishing Regulatory Aspects:

- Operator is eligible only if the unit is their primary residence or secondary residence (i.e. operator must live on the property)
- NOT allowed in investment residences
- Only 1 unit per property permitted (i.e. can be in either the single unit dwelling or the secondary suite, but not both)
- A minimum of 1 on-site parking space per STR unit

Example scenario:

- A resident who lives full-time in their single unit dwelling could either rent out their entire home when they are away or they could rent out their secondary suite, but both the main house and secondary suite could not be rented at the same time. A business licence is required, and 1 parking space must be provided on-site.

How it aligns with survey feedback:

- Falls in the middle of the spectrum, which was the most selected regulatory approach from the survey results. More flexible and permissive than Option C as it allows for STR of accessory dwellings/secondary residences, but this in turn may have a larger impact on long-term rental supply.

Where the regulatory approach is generally used:

- Pemberton (no multi-unit STRs however), Tofino

Option C More Restrictive

Key Distinguishing Regulatory Aspects:

- Operator is eligible only if the unit is their primary residence (i.e. operator must live in the unit)
- NOT allowed in investment residences
- Two different sub-option directions could further refine Option C - the consideration of whether or not STRs would be permitted in accessory units:
 1. Allowed in accessory units
 2. NOT allowed in accessory units
- The number of required on-site parking spaces would be tied to the number of guests or bedrooms. For example, if 1 space is required per bedroom, a unit that contained 3 bedrooms would be required to provide 3 parking spaces.

Example scenarios:

- A resident who lives full-time in their single unit dwelling could either rent out an extra bedroom or two, or occasionally rent out their entire home when they are away. They would not be permitted to rent out their secondary suite as it is not their primary residence.
- A person who owns an investment condo but does not live in it would not be permitted to rent it out as it is not their primary residence.

How it aligns with survey feedback:

- Falls on the more restrictive end of the spectrum, which would likely translate into a higher level of regulation and enforcement. Option C is the least flexible of the three options. May result in more restricted supply of STRs, but may also be most supportive approach in regards to long-term rental supply.

Where the regulatory approach is generally used:

- Allow accessory suites: City of Vancouver, City of Victoria, City of Powell River
- Do not allow accessory suites: Town of Golden, City of Rossland, City of Fernie, City of Kelowna

Working Definitions

Working definitions that staff are currently applying to the alternative option frameworks:

- Primary residence: A residence where an operator lives for most of the year and that is the residential address they use for mail, bills, identification (such as Driver's Licence, Medical Services Card), income taxes, home owner grant, voter registration, vehicle registration, insurance, etc. Often referred to as 'principal residence'.
- Secondary residence: A residence that is located on the same property as the operator's primary residence, such as a secondary suite, coach or carriage house.

- **Investment residence:** A residence that the operator owns but does not live in for most of the year (not their primary residence), such as a second home or vacation home.

Other Aspects to Consider in Framing + Reviewing STR Regulations

The following section highlights other aspects of STR regulation that will be considered by staff, further researched and/or incorporated into the Phase 2 public engagement with stakeholders and the community.

- **Squamish Visitor Accommodation Needs:** Through Phase 2 focus group sessions with the local accommodation sector and Tourism Squamish, further discussion is needed to understand projected visitor growth, and the capacity of the community to accommodate visitor demand now and into the future. Targeting visitor accommodation units and occupancies will help to inform the short-term rental supply needs (also during peak visitor times).
- **STR Location/Zones:** Location of permitted STRs would be restricted through the municipal zoning bylaw. STRs would be a permitted use in zones that contain a residential use (subject to meeting all other STR criteria).
- **Multi-family units and Stratas:** A strata corporation may have bylaws that are more restrictive than what the District's Zoning Bylaw allows. Stratas have the legislated ability to restrict or prohibit short-term rentals; in other words, Strata bylaws have the potential to prohibit STRs even if the District allows them in multi-family developments. These strata powers should be considered through the Phase 2 engagement. Staff will seek out insights and input from Strata representatives through this engagement.
- **Existing Bed and Breakfast accommodations:** Residential zones currently allow for bed and breakfasts to operate in a single-unit dwelling. B&Bs may have up to 2 rooms and have additional parking and licensing requirements. While this use is similar to short-term rental accommodation, they are differentiated in their business model as the operator must be on-site and shared/common dining facilities are provided (no separate kitchen), whereas STRs may be rented out entirely without a caretaker present. There may be merit to continue to consider B&Bs as a distinct use from other short-term rentals in residential areas. However, regulatory amendments are suggested to the zoning use definition of B&B accommodations vs other forms of nightly accommodation.
- **Unique or novel unit types:** Some operators have been getting creative by offering non-standards unit types, such as RVs, Campers or other unique unit types for short-term rental. Additional research may be needed to determine how best to address these novel units, although there could be significant life safety, servicing or other rationale that would preclude inclusion of these units in the STR options framework or discussion.

- **Commercial operators/professional property managers:** The District's third party monitoring services does not currently track the number of STR listings per individual, but other jurisdictions have found that a not-insignificant number of operators have multiple active STR units that they manage (17% of operators in the City of Vancouver research). Commercial operators would not be allowed in the proposed Options B and C. Commercial operator exclusion across all options should be a consideration in the Phase 1 engagement with stakeholders and the community, as they could fall within the same category as commercial tourist accommodation providers, and in some aspects, directly compete with these local businesses. Further, supporting commercial operations may act against the District's goal to support local residents' in their housing needs/affordability.
- **Implementation, Enforcement and Ongoing Monitoring:** Hand in hand with newly adopted regulations, there must be commitment to necessary resources to create an effective regulatory and enforcement system for STRs in Squamish. Public feedback in the STR Survey presented concerns with current level of existing enforcement activity for land use, parking and permit violations in the community. Resourcing needed for business licensing, inspections, audits and enforcement activity will be quantified for further discussion with Council. The District will draw on the experience of other communities, many of whom have had to retain dedicated bylaw staff to adequately deal with short-term rentals enforcement. Ongoing monitoring is recommended to provide continued snapshot and evidence on STR trends in Squamish. The current annual cost to the District for third party monitoring is \$500.
- **Parking Requirements.** As outlined in the three alternative options, parking requirements are being proposed in all scenarios, given parking issues continue to be one of the top concerns raised in residential neighbourhoods. STR parking regulations will need to consider specific scenarios and shared use configurations and the interplay with existing residential parking minimums by housing type/form. The District's current Zoning Bylaw Parking Requirements are noted in Appendix II for reference.
- **STR Operational Requirements:** (deposit, 24 hour contact/guest registry, etc.) Further discussion will be hosted in Phase 2 on specific operational requirements that can be established through business licensing for short-term rentals, including requirement for good neighbourhood agreements, use of deposits, and guest registries that can support ease of enforcement and tracking of associated impacts of short-term rental guests.
- **Taxation and use of MRDT Revenue.** Regulatory fairness and taxation was a topic raised in the STR Survey. Staff note recent changes to the *Provincial Sales Tax Act* that bring greater taxation equity among different types of short-term accommodation providers. As of October 1, 2018, online accommodation providers or 'OAPs' (e.g. hosts using Airbnb, VRBO and others) must register and collect the 3% OAP Municipal and Regional District Tax (MRDT). The tax act removed the previous exemption for fewer than 4 accommodation units, and the act now includes residential dwellings (or any part of a residential dwelling) used as lodging if the dwelling listed on an OAP. Another important change to the MRDT program was

introduced in *Budget 2018*: In addition to MRDT revenue purposes for tourism marketing, programs and projects, the program was expanded to include affordable housing initiatives. For clarity, MRDT revenues from online accommodation platforms (OAPs) can now be used for affordable housing(e.g. acquiring, constructing, maintaining or renovating housing, land acquisition, supporting housing, rental programs, or paying for expenses related to administration of housing or land paid by MRDT revenues). General MRDT revenues (collected from hotels and motels, bed and breakfasts etc) can also be used for affordable housing, but only where there is demonstrated support of tourism stakeholders and accommodation providers. In Kelowna, the City has applied to access OAP revenue to use towards affordable housing initiatives, with the full support of Kelowna’s tourism stakeholders. In Phase 2 of the STR project, OAP MRDT revenues is an area deserving further review and consultation with Tourism Squamish and accommodation stakeholders in an ongoing effort to balance the community’s affordable housing priority while supporting the tourism economy.

Alternative Options Evaluation:

Table 1 (next page) presents the alternative options against the initial identified criteria, and provides a preliminary comparative review and rankings (Low, Medium, High). This is a very high level scan or ‘first blush’ effort. Detailed option evaluation will be a focal point for focus group discussion in Phase 2. This is to ensure there is thoughtful consideration of competing priorities and that the anticipated implications and inherent tradeoffs of different approaches are well understood and collectively weighed.

DRAFT STR Regulatory Approaches	INITIAL IMPACT CRITERIA FOR COMMUNITY DISCUSSION			
	(-) Impact on Rental Supply	(-) Neighbourhood Liveability	(+) Compliance / Enforcement	Regulatory Fairness
	Potential to reduce rental housing availability/vacancy rate	Potential for increased impacts such as nuisance, noise, traffic, parking issues, safety/security etc	Ease of voluntary compliance + level of required municipal enforcement/resources	Creation of 'level playing field' for accommodation providers / STR Hosts
OPTION A More Permissive Primary, Secondary or Investment Residence	HIGH <ul style="list-style-type: none">With no residency restriction, potential exists for STR-only investment propertiesIncludes STRs of accessory dwellings that traditionally provide high % of local rental stock and are more affordable than other housing typesPaired with high STR financial incentive may cause STR growth + displace supply for LTR	MED-HIGH <ul style="list-style-type: none">STRs introduce commercial, more transient activity. No caps to mitigate intensity/frequency of use.Investment property STRs with offsite management, less presence/ accountability in residential areas; unoccupied/ "dark windows" when not in useGrowth in STR rentals may shift residential character, increase traffic, parking, noise*Impacts may be mitigated with Business regulations, good neighbour agreements/protocol etc	MED <ul style="list-style-type: none">Fewer regulations/ restrictions to administer; lower enforcement resourcingRisk: Non-resident/ investment properties may have limited oversight; District may experience more complaints/ calls given fewer regulations (parking, nuisance, waste mgmt)	MED <ul style="list-style-type: none">Business License required for all nightly rentals; would need to bring municipal fees and taxes in line for all providersNo caps*Municipal licenses, utilities to be required/aligned for all accommodation providers
OPTION B Moderate Primary or Secondary Residence with Accessory Dwellings	MED <ul style="list-style-type: none">Restricts STRs in investment properties, which may reduce speculation in the marketResidency requirement may or may not increase unit availability for long-term rentalAllows STRs in accessory residential dwellings (1 unit per property) which provide affordable housing supplyUnit and night caps would limit total number of licensed properties and frequency of STR use, creating max threshold for STRs in residential areas	MED <ul style="list-style-type: none">STRs introduce commercial use/ more transient activity / turnoverGrowth in STR rentals may shift residential character, increase traffic, parking, noise, but introduces caps to mitigate rental frequencyRestricts investment (non-resident) STRs; owners/renters more likely present as property is principal residence*Impacts may be mitigated with Business regulations, good neighbour agreements/protocol etc	MED-HIGH <ul style="list-style-type: none">Administrative oversight for principal residency requirement verificationOngoing monitoring and enforcement resources required for proposed caps (unit/guest/night or density) – more difficult to enforce	MED <ul style="list-style-type: none">Business License required for all nightly rentals; would need to bring municipal fees and taxes in line for all providersGuest, unit and night caps restrict*Municipal licenses, utilities to be required/aligned for all accommodation providers
OPTION C More Restrictive Primary Residence Only; No Accessory DUs	LOW <ul style="list-style-type: none">Where restricting STRs in accessory residential dwellings (suites, coach houses), protects this supply for potential for long-term rental (owners may or may not decide to rent LT however)Unit and night caps would limit total number of licensed properties and frequency of STR use, creating max threshold for STRs in residential areas	MED <ul style="list-style-type: none">STRs introduce commercial use/ more transient activity / turnoverIntroduces caps to mitigate rental frequency and higher parking requirements potentially*Impacts may be mitigated with Business regulations, good neighbour agreements/protocol etc	MED-HIGH <ul style="list-style-type: none">Administrative oversight for principal residency requirement verificationOngoing monitoring and enforcement resources required for proposed caps (unit/guest/night or density)May result in higher compliance challenges, higher enforcement resourcing	LOW-MED <ul style="list-style-type: none">Business License required for all nightly rentals; would need to bring municipal fees and taxes in line for all providersRestricted STRs in accessory dwelling units*Municipal licenses, utilities to be required/aligned for all accommodation providers

Table 1 – Preliminary STR Approaches - Comparative Evaluation

APPENDIX I

District of Squamish

Comparative Business License Fees and Utilities for Accommodation Providers

Accommodation Type	Business License Fee	Utilities		
		Water (\$)	Sewer (\$)	Solid Waste (\$) Curbside Collection
Residential Units				
Detached Dwelling	N/A	469	595	Small \$200 Med \$295 Large \$444 Per dwelling unit *avg 3 x med totes = 885/dwelling unit
Secondary Suite / Accessory Dwelling	N/A	376	475	Small \$200 Med \$295 Large \$444 Per dwelling unit
Multi-Unit Dwelling	N/A	469	595	Small \$200 Med \$295 Large \$444 Per dwelling unit
Multi-Unit Dwellings, metered ²	N/A	164/112m ³ + 1.46/cubic meter		Small \$200 Med \$295 Large \$444 Per dwelling unit
Commercial Accommodation				
Bed and Breakfast	50/room	230/room	238/room	-
Hotels, Motels, Lodging Houses (with and without kitchen facilities)	8/room	79/room no kitchen 230/room w kitchen	238/room no kitchen 297/room w kitchen	158 per tonne (landfill comm rate) *District does not collect fees for Commercial waste – directly through GFL

² As part of the water meter implementation program (District of Squamish Water Master Plan), all newly constructed multi-family buildings in Squamish are required to install water meters (one meter per building). Opportunistic installations will be undertaken in instances where water meter installation can be completed in conjunction with other construction activities.

**District of Squamish
Municipal Tax Rates 2018**

Classification	Municipal	SLRD	Regional Hospital	Municipal Finance Authority	BC Assessment Authority	School	TOTAL
01 Residential	3.1789	.2052	.0361	.0002	.0403	1.147	4.6077
02 Utilities	40	.7182	.1264	.0007	.5037	13.4	54.7490
04 Major Industry (Port)	26	.6977	.1227	.0007	.5037	4.2	31.5248
04 Major Industry (Port Improvement)	22.5	.6977	.1227	.0007	.5037	4.2	28.0248
04 Major Industry	32.3896	.6977	.1227	.0007	.5037	4.2	37.9144
05 Light Industry	12.1434	.6977	.1227	.0007	.1241	4.2	17.2886
06 Business & Other	8.6784	.5027	.0884	.0005	.1241	4.2	13.5941
07 Forests- Managed	8.6784	.6156	.1083	.0006	.256	1.9	11.5589
08 Recreation & Non Profit	3.1789	.2052	.0361	.0002	.0403	2.5	5.9607
09 Farm	3.1789	.2052	.0361	.0002	.0403	7	10.4607

APPENDIX II

District of Squamish

Zoning Bylaw 2200, 2011 Excerpt – Parking Requirements (Accommodation)

41.7 OFF-STREET PARKING REQUIREMENTS

Off-street parking spaces for buildings and uses shall be provided in accordance with Table 3. All requirements are stated in terms of spaces per 100 m², or portion thereof, of gross floor area, unless otherwise stated:

Table 3: Minimum Vehicle Parking Requirements

Residential	
Mobile Home	2 spaces per dwelling unit
Single Unit Dwelling, including Modular Home	2 spaces per dwelling unit
Two Unit Dwelling	2 spaces per dwelling unit
Secondary Suite	1 space per unit
Accessory Dwelling Unit (<i>Bylaw 2582, 2018</i>)	1 space per unit
Multi-Unit Flex Unit (<i>Bylaw 2582, 2018</i>)	1 space per unit
Cottage Cluster (<i>Bylaw 2620, 2018</i>)	1 space per dwelling unit
Triplex Dwelling (<i>Bylaw 2620, 2018</i>)	2 spaces per dwelling unit
Townhouse Dwelling	
1 Bedroom	1.25 spaces per dwelling unit, plus Visitor Parking
2 Bedrooms	1.75 spaces per dwelling unit, plus Visitor Parking
3+ Bedrooms	2 spaces per dwelling unit, plus Visitor Parking
Apartment Dwelling	
Bachelor	1 space per dwelling unit, plus Visitor Parking
1 Bedroom	1.25 spaces per dwelling unit, plus Visitor Parking
2 Bedrooms	1.75 spaces per dwelling unit, plus Visitor Parking
3 Bedrooms	2 spaces per dwelling unit, plus Visitor Parking
Visitor Parking	0.25 spaces per Townhouse or Apartment dwelling unit for Visitor Parking which shall be clearly marked "Visitor Parking Only" within the parking space
Mobile Home Park	2 spaces per dwelling unit
Bed and Breakfast	1 space for each bedroom used for bed and breakfast over and above the requirements for the dwelling unit
Accessory Dwelling Unit	1 space per dwelling unit
Accessory Boarding	1 space per boarder
Commercial	
Animal Hospital	2.9 spaces per 100 m ² of gross floor area
Arts Sales	2.7 spaces 100 m ² of gross floor area
Bank or Credit Union	3 spaces
Bowling Alley	3 spaces per lane
Building Supply	1.5spaces per 100 m ² retail floor area

Campgrounds	1 space per campsite plus 2 spaces for visitor parking
Car Wash	2 stacking spaces per wash bay
Child Care Facility, Residential	2 spaces. Dwelling units accommodating this use are exempt from the parking requirements of the Residential section of Table 3.
Funeral Parlour	1 space per 4 seats in Chapel
Golf Course	3 spaces per hole
Golf Driving Range	1 spaces per tee
Health Club, Spa, Games Court	3 spaces per 100 m ² of gross floor area
Heavy Equipment Sales	1.4 spaces per 100 m ² of gross floor area
Hotel/Motel	1 space per accommodation unit plus 1 space per 4 seats in restaurant or liquor primary establishment
Laboratory or Research Facility	2.9 spaces per 100 m ² of gross floor area
Laundromat	1 space per 4 washing machines
Laundry and Dry Cleaning	5 spaces per 100 m ² of gross floor area
Liquor primary establishments	1 space per 4 seats
Liquor Store	2 spaces per 100 m ² of gross floor area
Cannabis Retail	2 spaces per 100 m ² of gross floor area
Nursery and Garden Supply	5 spaces per 100 m ² of gross floor area
Office – Other	2.2 spaces per 100 m ² of gross floor area
Produce Stand	5 spaces per 100 m ² of gross floor area
Restaurant (including Food Primary Establishment)	1 space per 4seats
Restaurant (Industrial Park)	1 space per 5 seats plus 1 space for each employee
Retail Store	2 spaces per 100 m ² of gross floor area
Shopping Centre	3 spaces per 100 m ² of gross floor area
Theatre or Cinema	1 space per 4 seats
Tourist Accommodation	1 space per room plus 1 space per 4 seats in restaurant or liquor primary establishment
Vehicle Fueling Station	1.25 spaces per liquid fuel service bay; and/or 1 parking space for every electric vehicle charging station bay. (Bylaw 2303, 2013)
Industrial	
Manufacturing Plants	1.1 space per 100 m ² of gross floor area
Service or Repair Establishment	2 spaces per 100 m ² of gross floor area
Warehousing or Storage	0.9 spaces per 100 m ² of gross floor area
Cannabis Production (Bylaw 2618, 2018)	2 spaces per 100 m ² of gross floor area
Other	
Assembly Use (unless listed)	1 space per 5 seats or 11 spaces per 100 m ² of floor area used by the public, whichever is greater

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Downtown Squamish (as defined in Schedule D)	
Residential	1 space per dwelling unit
All other uses	2 spaces per 100 m ² (1,076 ft. ²) of gross floor area