

SHORT-TERM RENTAL REVIEW



Phase 2 Alternative Options

January 29 2019
Council Committee of the Whole



Workshop Outline

30 mins

- STR Project Plan
- STR Snapshot 2016-2019
- Phase 1 Engagement Results

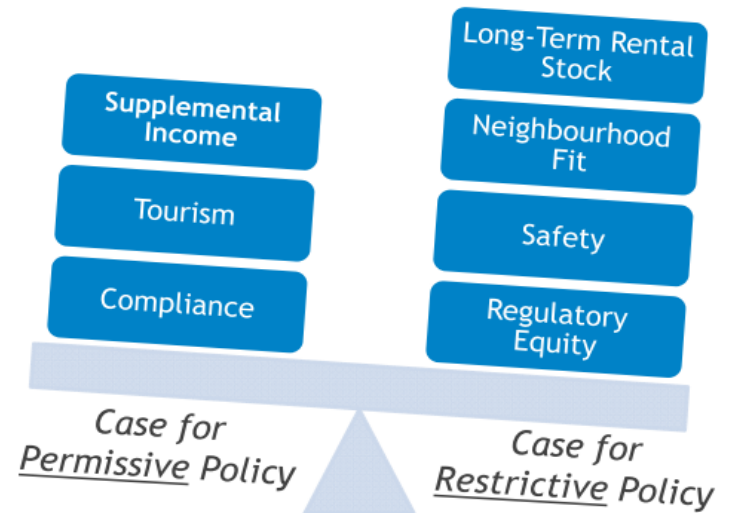
60 mins

- Phase 2 Alternative Options
- Evaluation Criteria
- Engagement Next Steps
- Council Discussion/Direction



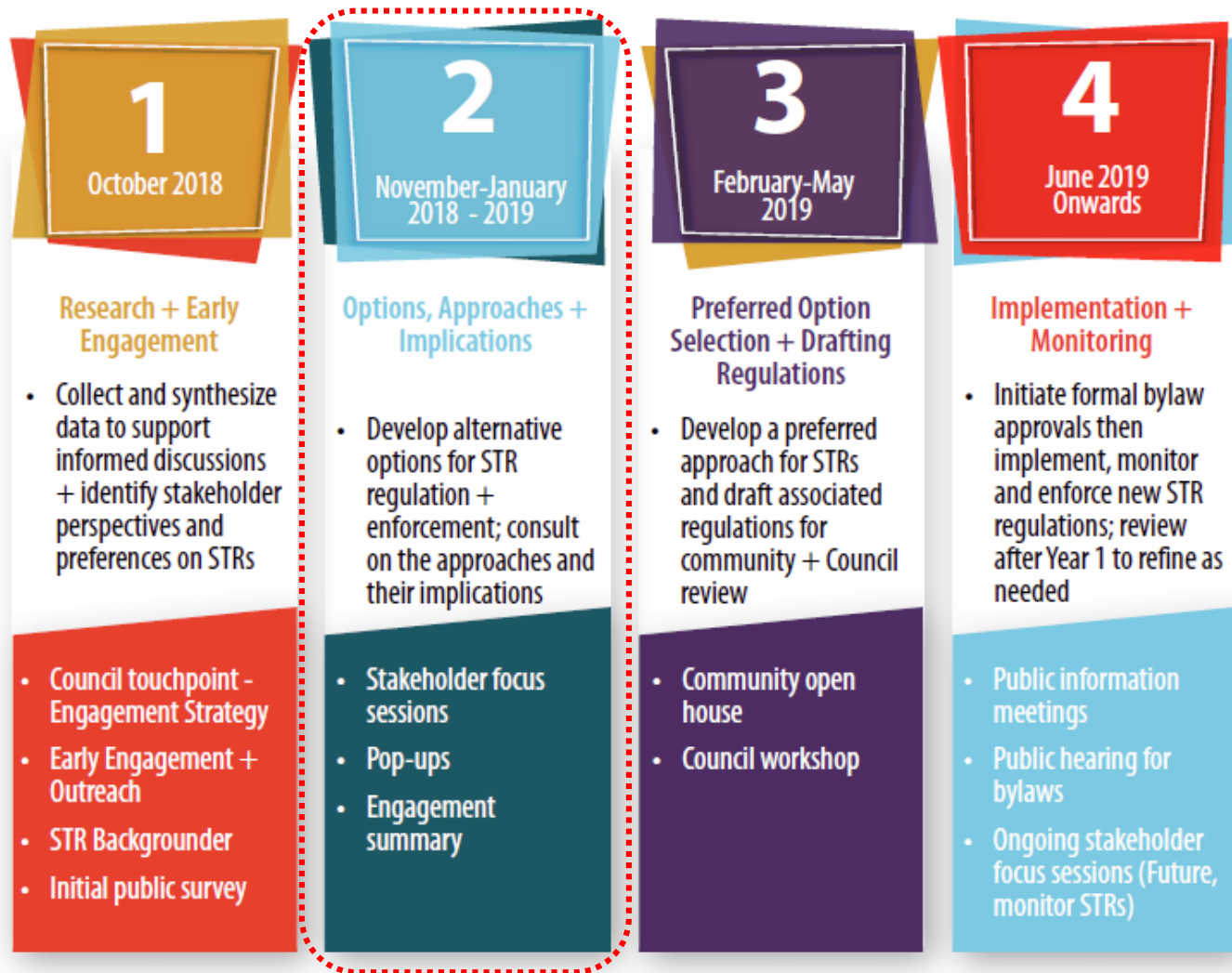
Introduction + Context

- OCP and Housing Policy into Action
- Community-based approach – what's the best fit for Squamish
- How do we get there?

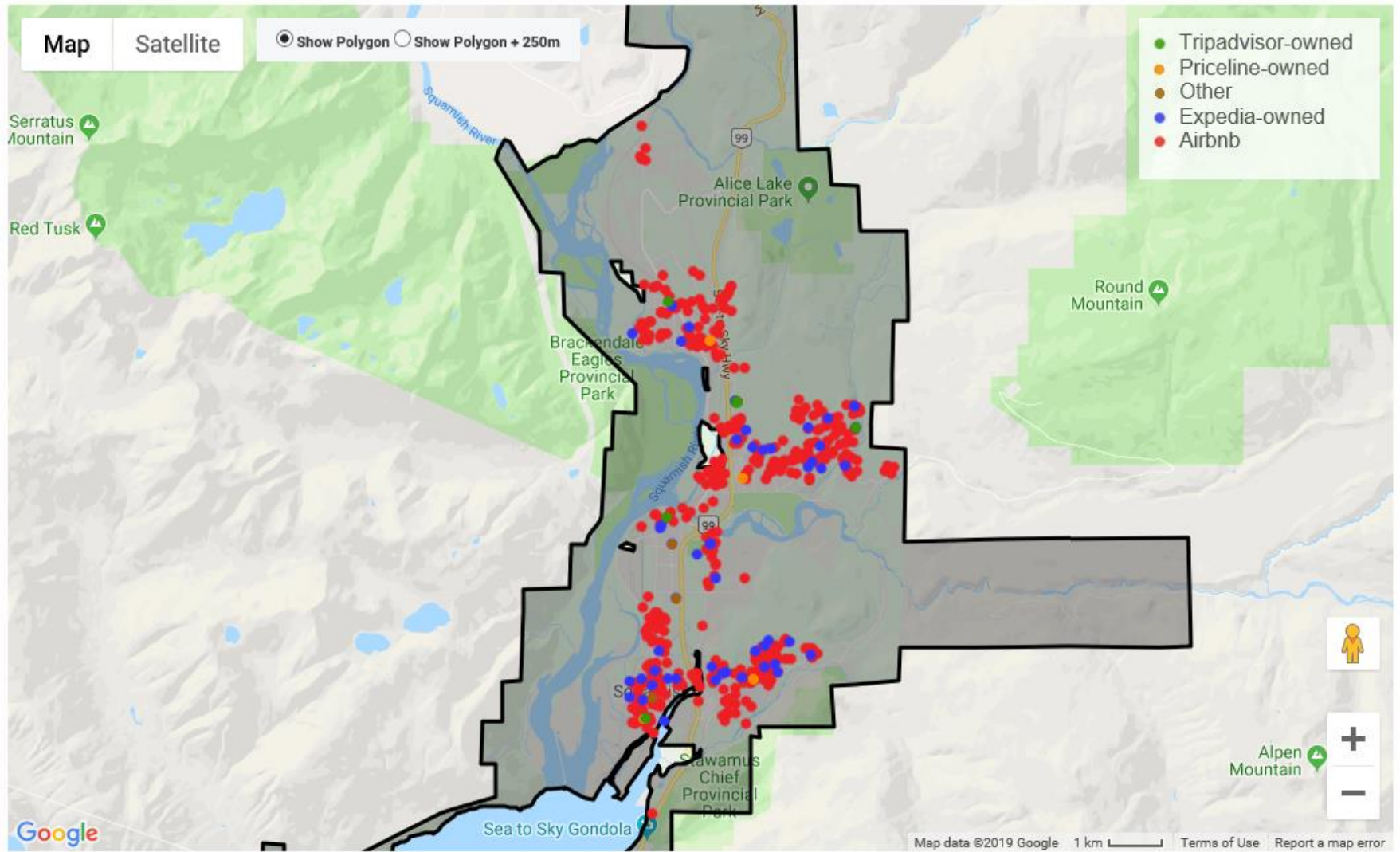


Project Work Plan – We Are Here

PROJECT STAGES + ONGOING ENGAGEMENT OPPORTUNITIES



STR Monitoring 2016-19



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



STR Snapshot January 2019



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%]

Listing Types



- Single Family Listing [85%]
- Multi Family Listing [15%]
- Unknown [1%]

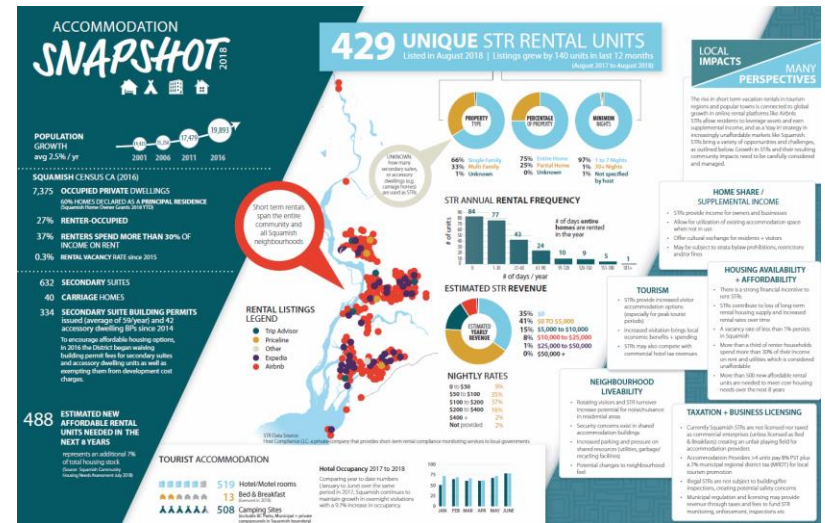


- Partial Home [23%]
- Entire Home [77%]
- Unknown [0%]



Phase 1 Engagement

- Council touchpoints
- Early outreach: Tourism Squamish, Chamber, Downtown BIA
- Online Public Survey + Promotions
- STR Backgrounder Publication
- STR Project Website
- Outreach with Airbnb public policy advisor



2018 STR Survey

- Launched Oct 6, open through Oct 31st
- Broad promotions (web, newspaper, e-news, project page, posters, press release, partner promotion)
- 20 Questions
 - Residency, Tenure + STR Hosts
 - STR Benefits + Challenges
 - STR policy priorities
 - Regulatory preferences + tools
- Strong public response
 - 556 total responses
 - 85% completion rate (475 complete surveys)

Share your
Perspective

VISIT
squamish.ca/short-term-rentals
to complete the survey



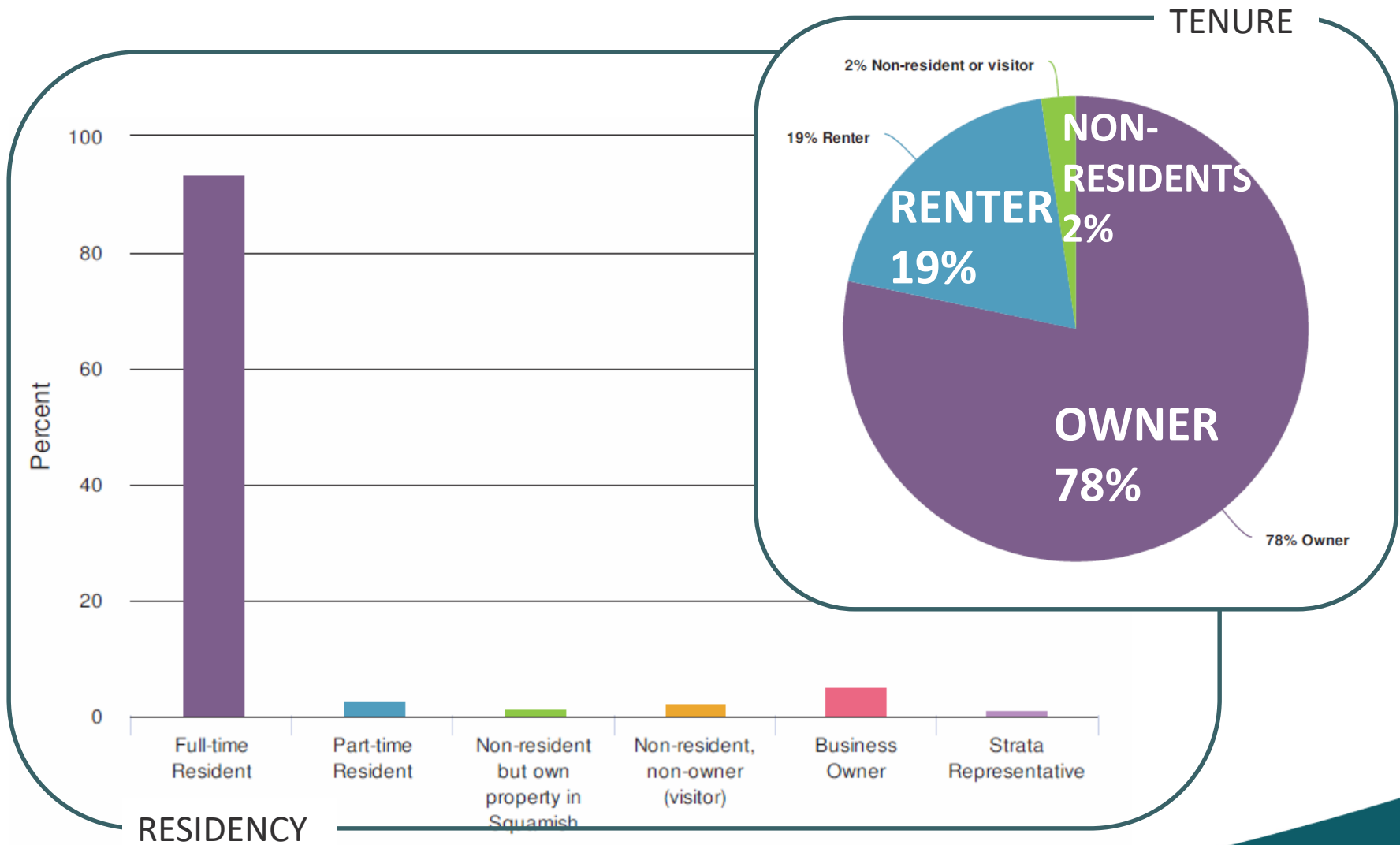
Individuals' needs and aspirations, as well as collective community needs such as affordable housing, are all part of the community conversation.

The STR survey aims to better understand the community's perceptions, concerns and preferences for short-term rental approaches and their implications. Survey results will be summarized and shared with the community and Council. They will inform next steps for community consultation on regulatory options to find a preferred approach for Squamish.

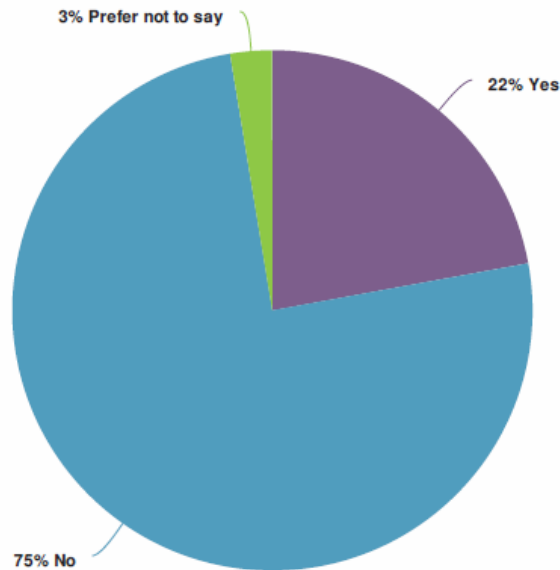


SQUAMISH
HARDWIRED for ADVENTURE

2018 STR Survey Participants



2018 STR Survey – STR Hosts

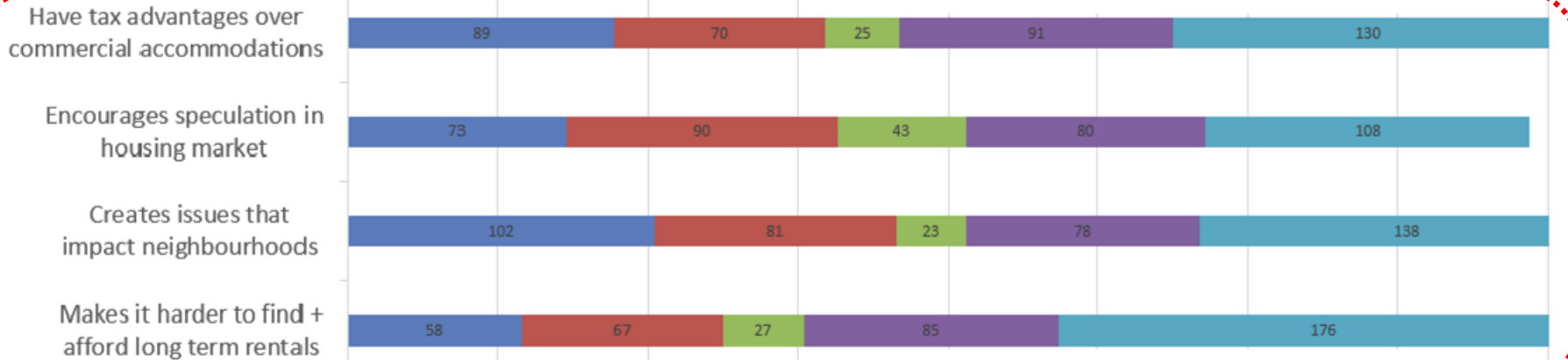


Value	Percent
Yes	22.1%
No	75.3%
Prefer not to say	2.6%

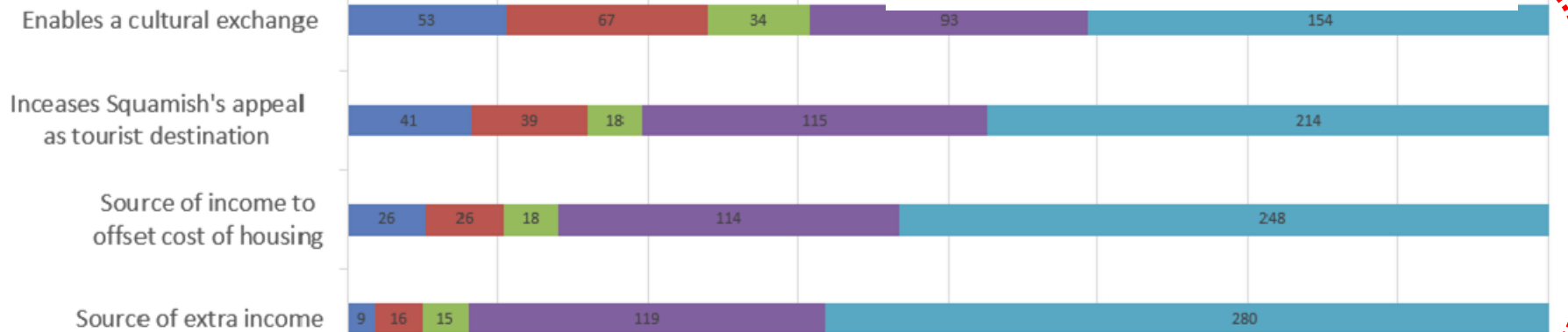
STR HOSTING LAST 12 MONTHS

Perceived STR Benefits + Challenges

LESSER PERCEIVED AGREEMENT

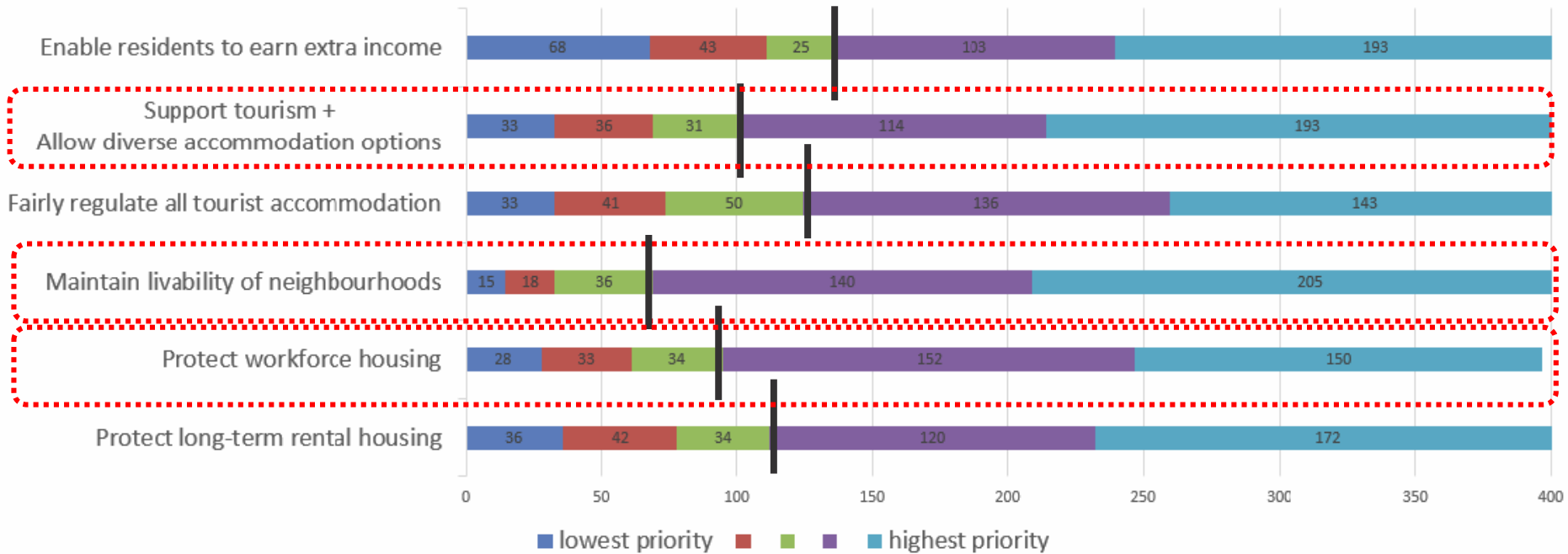


GREATER PERCEIVED AGREEMENT



■ strongly disagree
 ■ somewhat disagree
 ■ neutral
 ■ somewhat agree
 ■ strongly agree

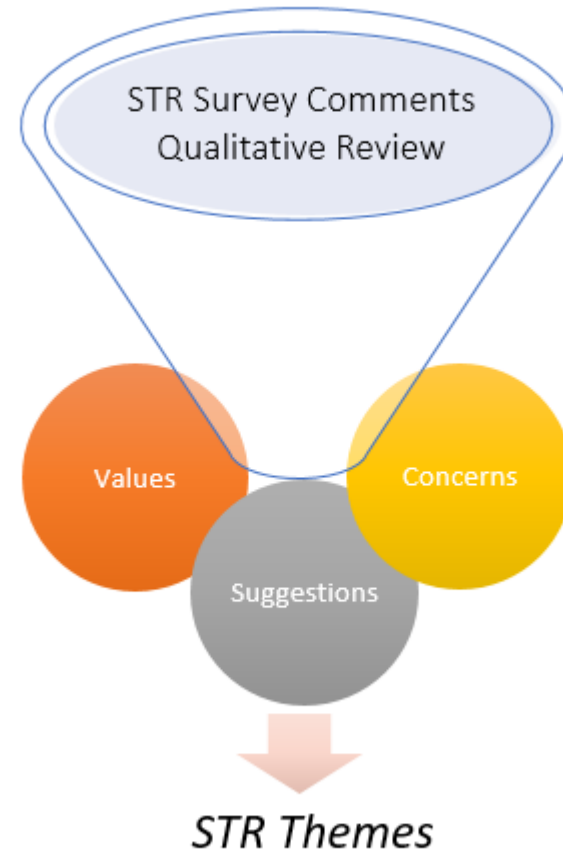
Priority Policy Objectives



1 LOWEST 2 3 4 5 HIGHEST
PRIORITY RANKING

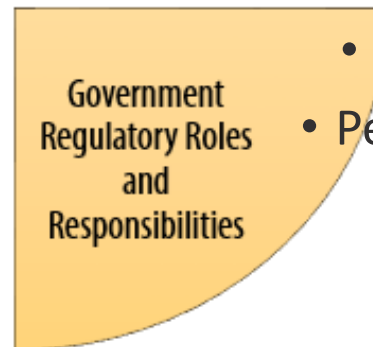
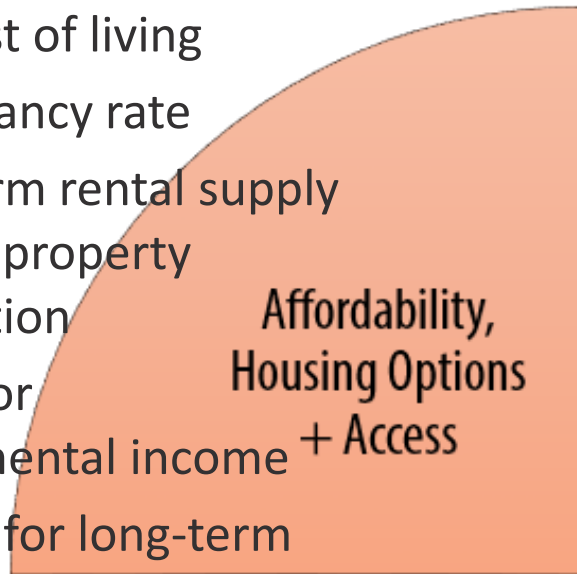
STR Survey Themes

- Coded verbatim responses – key word frequency
- Looked for expressed values, concerns, and suggestions
- Extensive public commentary revealed themes and sub-themes
- Continued divergent views but also shared values, concerns + new insights



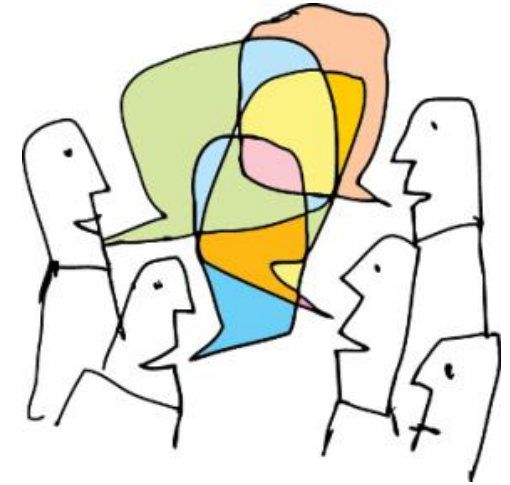
STR Survey Themes

- Major area of concern
- High cost of living
- Low vacancy rate
- Long-term rental supply issues + property speculation
- Desire for supplemental income
- Barriers for long-term rental
- Support tourism/local spending
- Need for diverse visitor accommodations
- Authentic Squamish experience for locals + guests

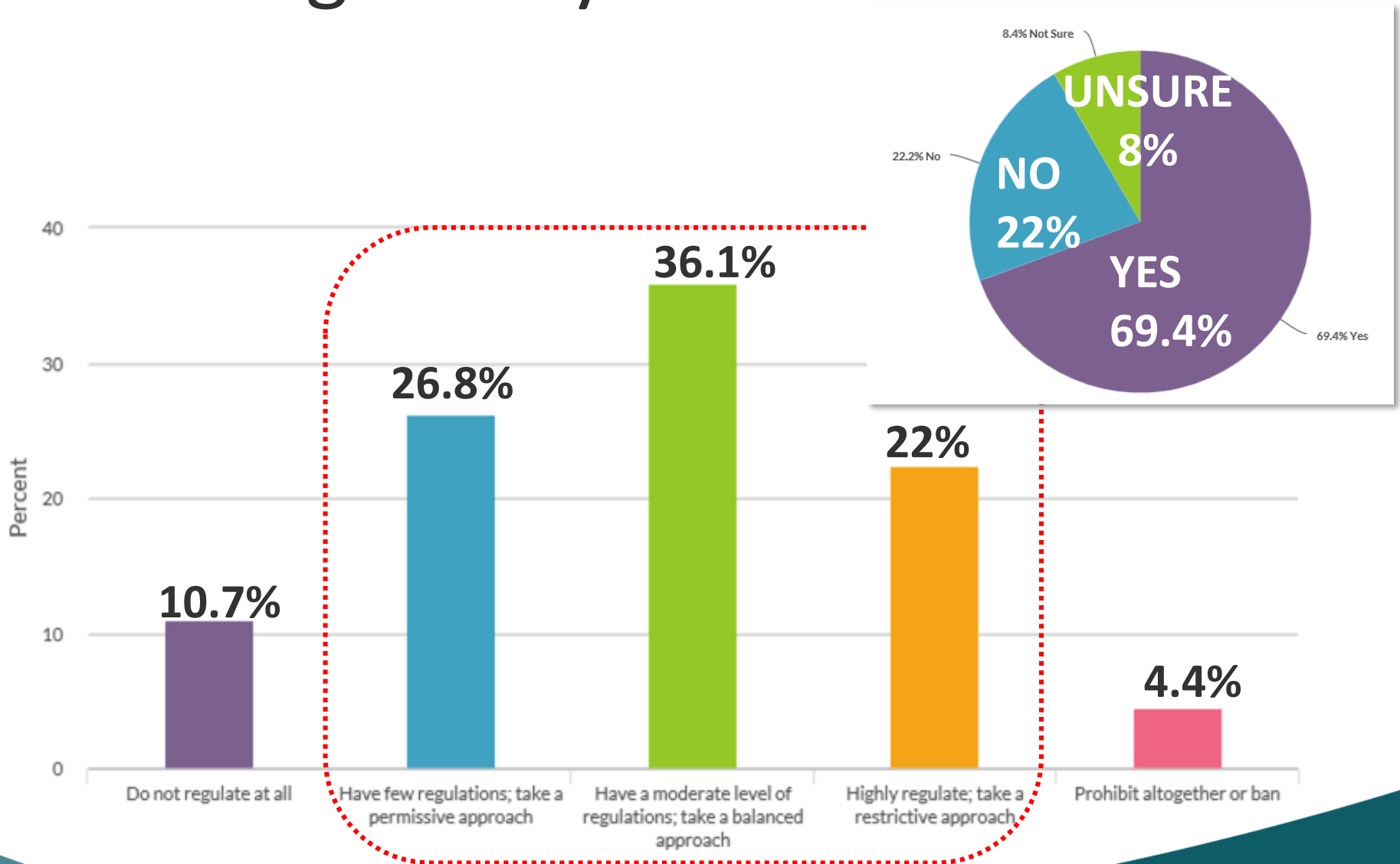


- Negative impacts (parking, nuisance, waste)
- Safety + security; strangers
 - Lack of enforcement (rentals, parking)
- Overregulation concerns
- Perceived infringement on private property rights
- Burden on residents to solve AH issues
 - Desire for fairness in taxation, licensing and fees

STR Survey Themes/Group



STR Regulatory Preferences



Preferred Regulatory Areas



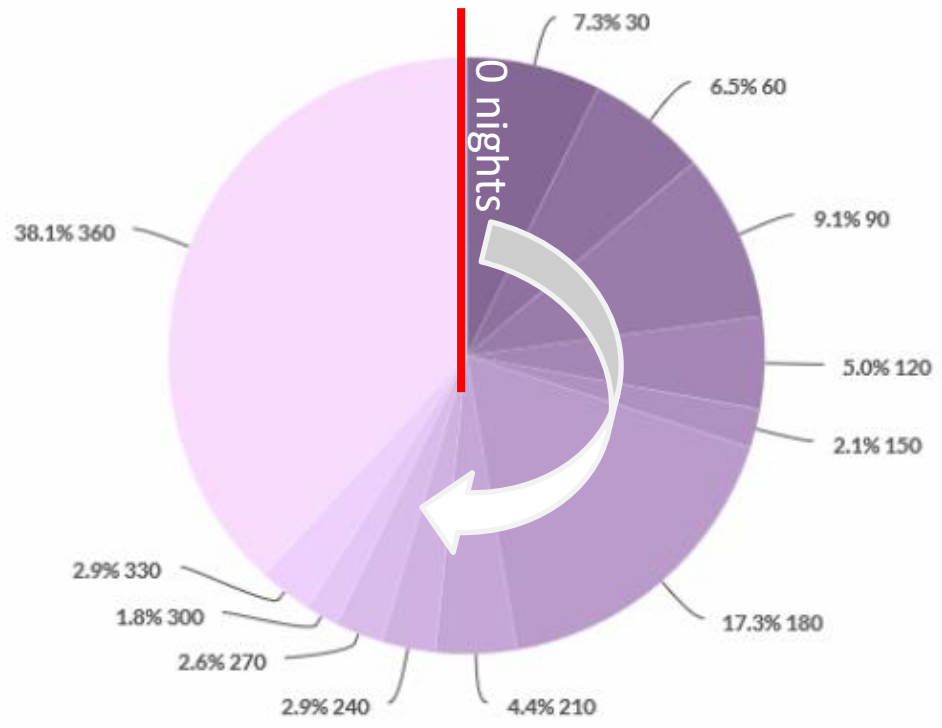
- **Who** should be able to rent? (tenure/residency)
 - Property owners most frequently selected (primary residence 82.6% or secondary/accessory dwelling 55%)
 - Non-resident Investment Properties (24.8%)
 - Long-term renters (24.6%)
 - Anyone (9.3%)
 - No One (10%)
- **What Preferred STR Unit Type?**
 - One or more spare rooms – most frequently selected (73%)
 - Secondary suites (68%) and Accessory Dwellings (Coach houses) 67%
 - Single Unit Dwellings (53%), Duplexes (45%); Townhouses (45%)
 - None (10%)
- **STR Permitted Where?**
 - Everywhere (76%); Commercial Areas (12%), Tourist Areas (9%), Downtown (8%)

• How many? (Number of STRs; Frequency of Use)

- Use of Night Caps or Total Unit Caps was less popular regulatory tool



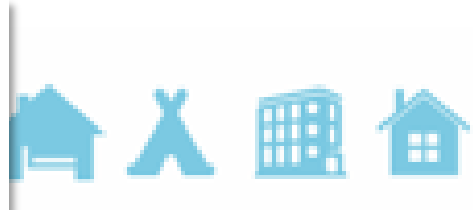
15. If the amount of nights were capped, what would be a fair limit?(amount of nights an individual could list their short-term rental unit in a year)



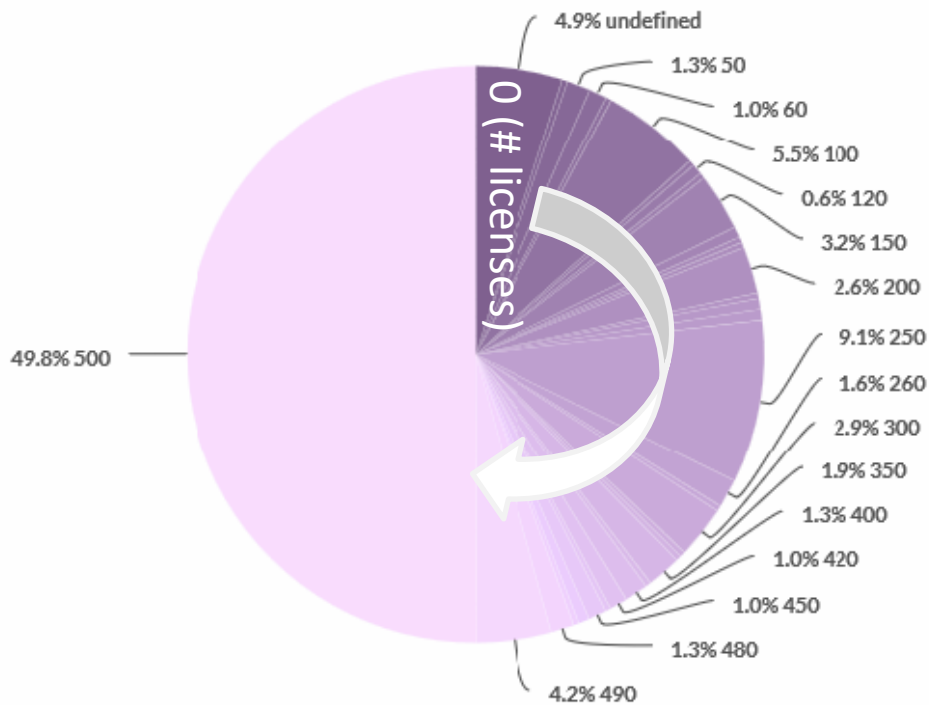
Value	Percent
No limit on the number of nights per year	68.2%
None of the above. Short Term Rentals should not be allowed	16.6%
Other - Write In (click to view)	15.2%

• How many? (Number of STRs; Frequency of Use)

- Use of Night Caps or Total Unit Caps was less popular regulatory tool














17. If the total number of units or licences issued were capped in the District of Squamish, what would be a fair limit? To find out the current number of tourist accommodation units or residential units in Squamish, check out the short-term rentals backgrounder. Click here to open.



Value	Percent
No limit on the number of units.	74.9%
None of the above. Short Term Rentals should not be allowed	15.5%
Other - Write In (click to view)	9.6%

Preferred Regulatory Tools

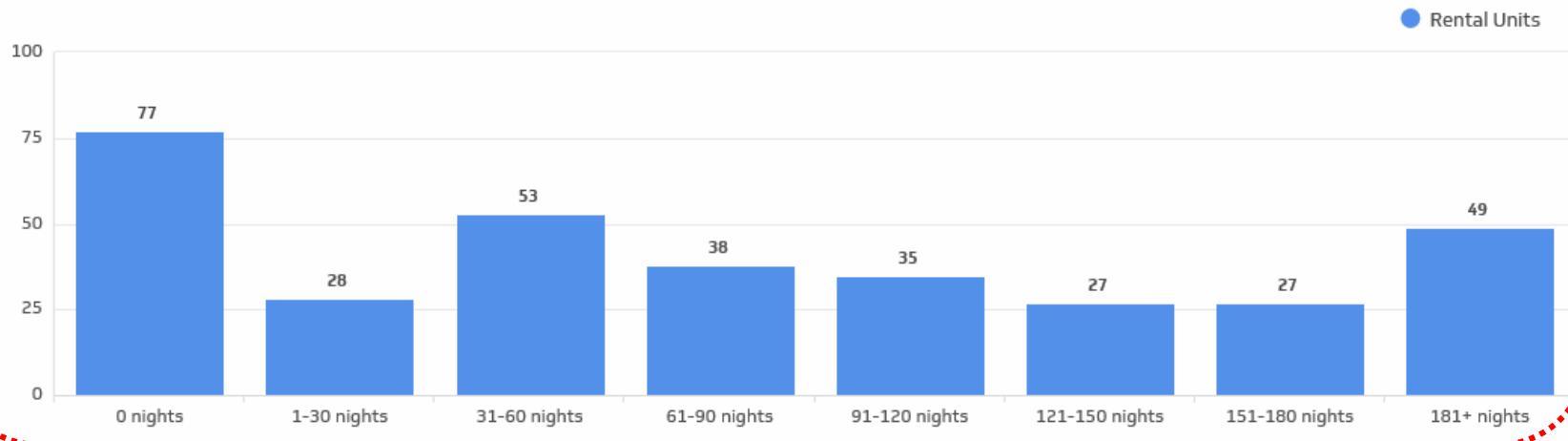
Value		Percent
Business Licences		64.7%
Residency requirements (example: restrict to principal residence)		56.5%
Parking space regulations (require a minimum amount of off-street parking spaces)		58.7%
Building or fire inspections		50.5%
Good Neighbour Agreements		48.6%
Bylaw infraction deposits		28.5%
Cap the number of guests per unit		46.9%
Cap the amount of Short Term Rentals (number of units or licences) permitted in the District of Squamish		27.4%
Cap the amount of Short Term Rentals permitted in each neighbourhood		28.9%
Cap the amount of nights an individual Short Term Rentals can be rented out per year		29.3%
Other - Write In		15.6%

STR Host Survey Results

- 100 STR Hosts in last 12 months (of 430 unique rental properties in Squamish)
- 94% Owned STR Unit; 6% Rentals
- Of owned units:
 - 76% were principal residence
 - 20% accessory residence
 - 4% investment/second home
- Unit Type – 37% basement or secondary suite; 9% laneway/coach house; 9% single detached; 15% spare room 21% entire multi-unit (TH or Apt)

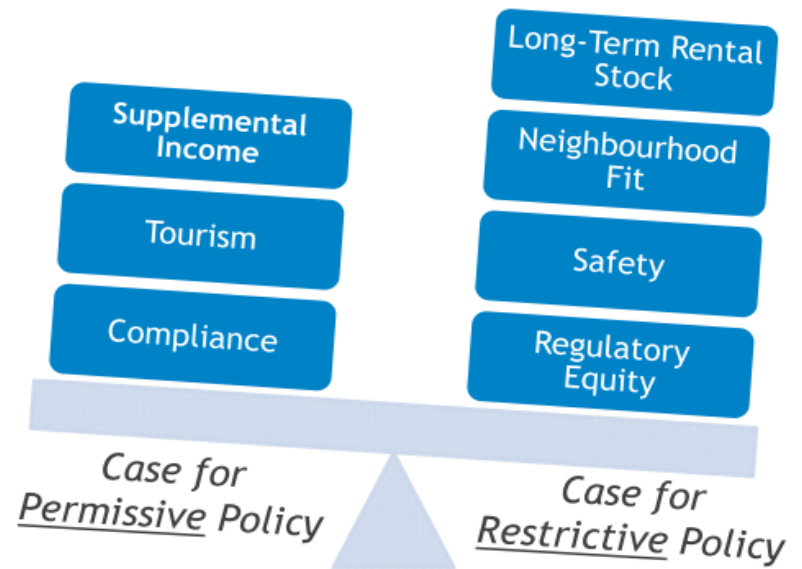
Value	Percent
1 to 30 nights	29.1%
31 to 60 nights	22.3%
61 to 90 nights	15.5%
More than 90 nights	25.2%
Don't know	1.9%
Prefer not to say	5.8%

Est. Annual Nights Rented - Entire Unit



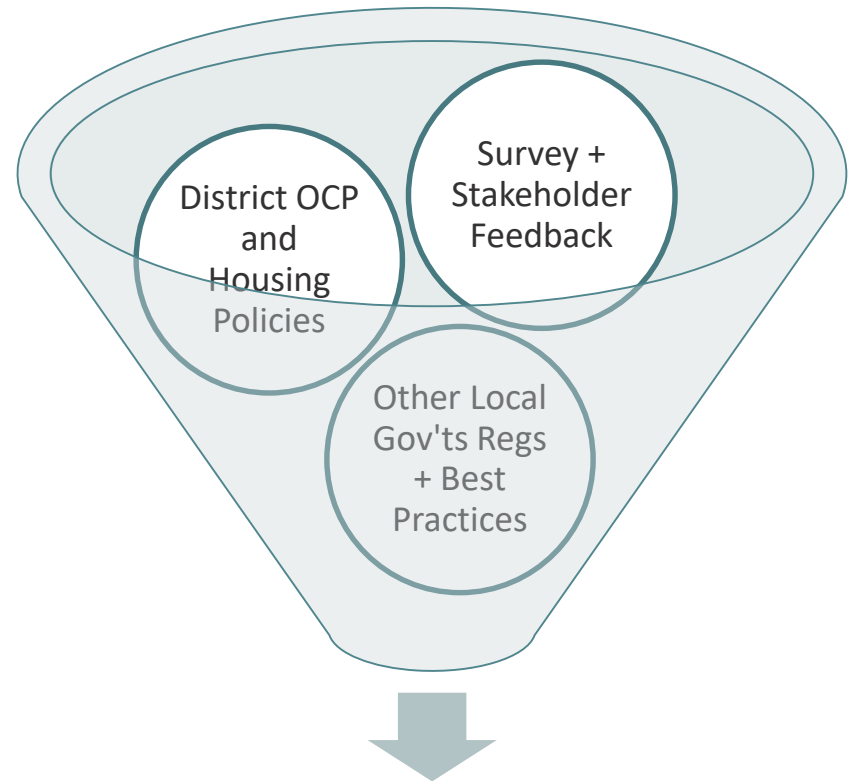
Phase 2 - Project Goals

1. Protect long-term rental housing supply + affordability
2. Support residents' diverse housing needs and options
3. Manage STRs impacts on neighbourhood livability
4. Establish a balanced and fair approach
5. Support tourism
6. Actively monitor and re-evaluate regulations



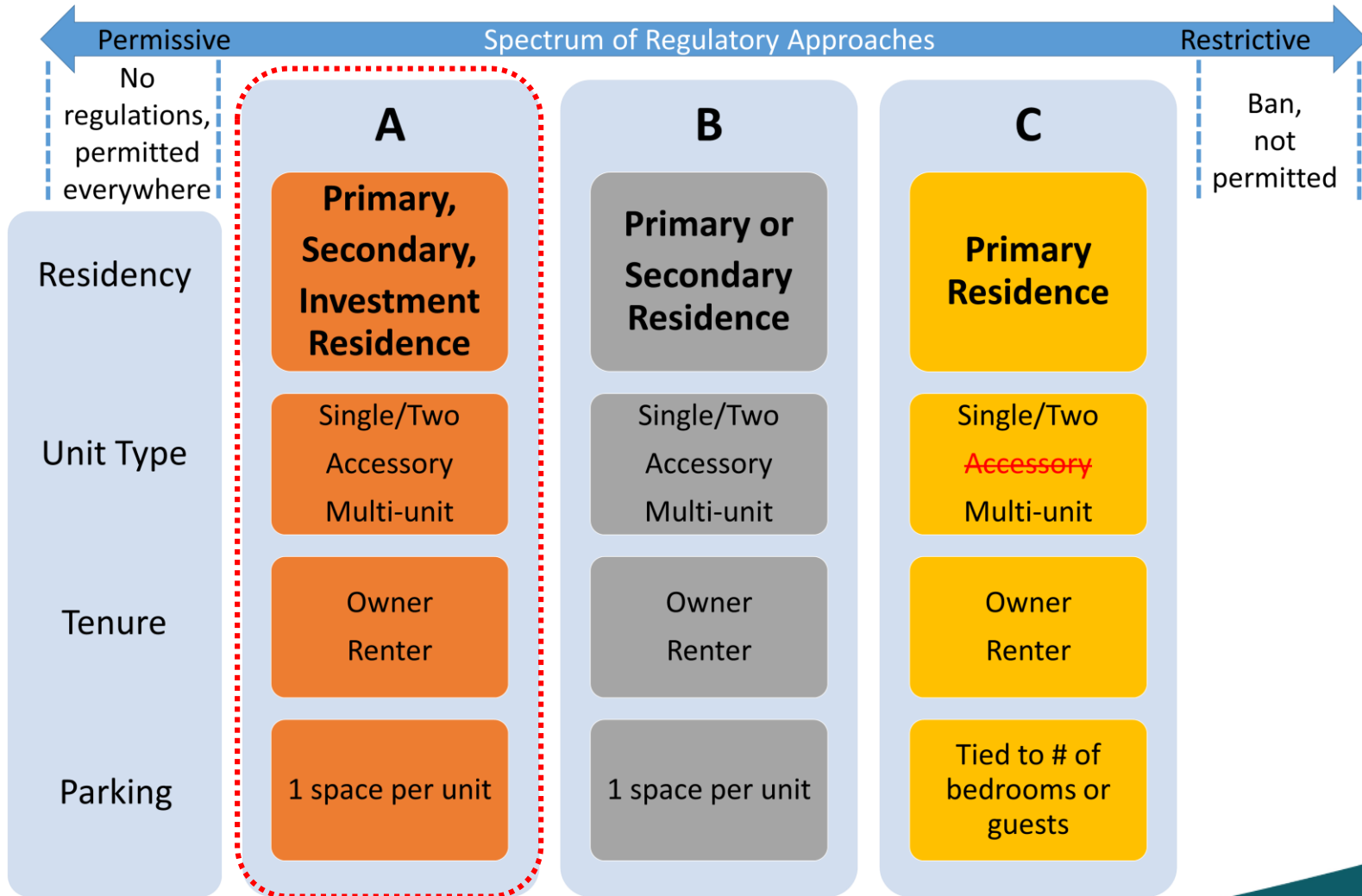
Phase 2 - Alternative Options

- What we learned in Phase 1
- Framing alternative options
- Balanced approach
- Moderate level of regulations



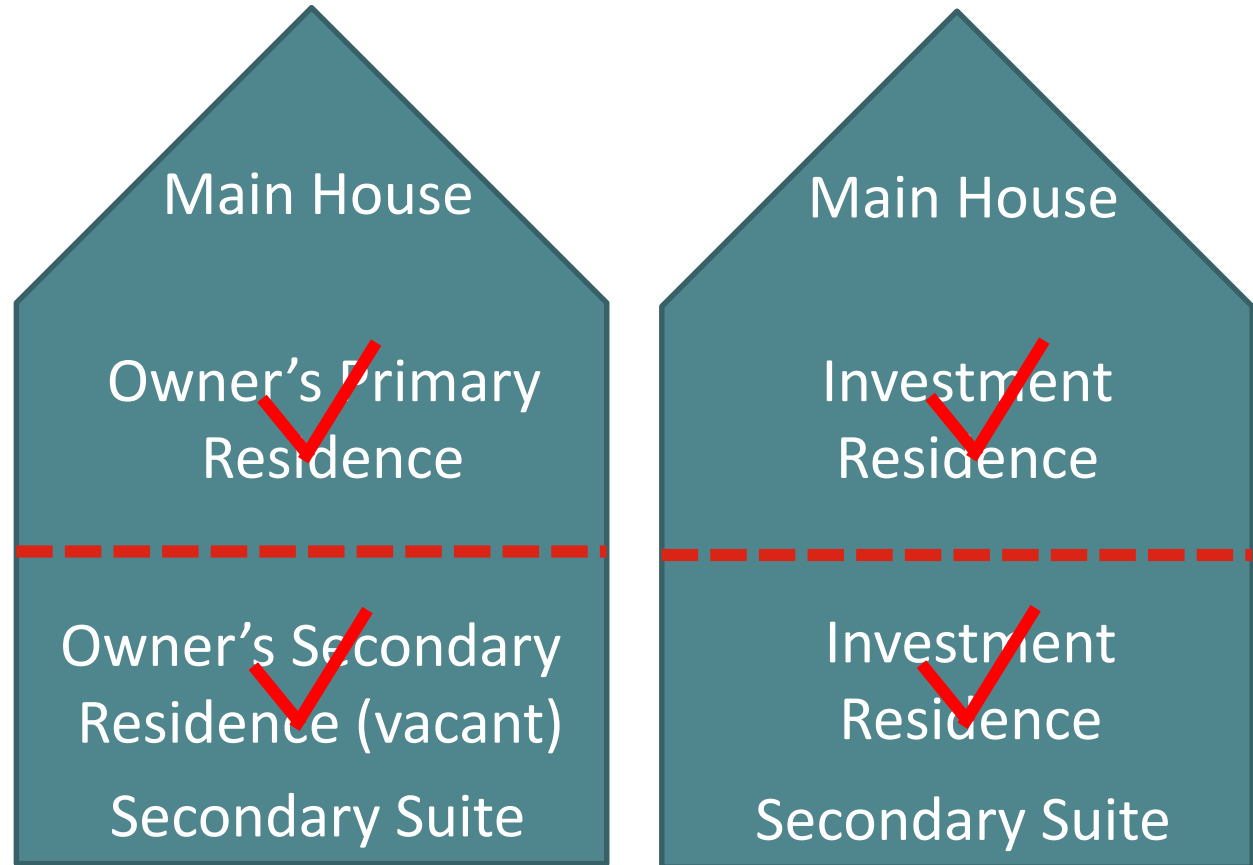
Alternative Options

Option A – more permissive



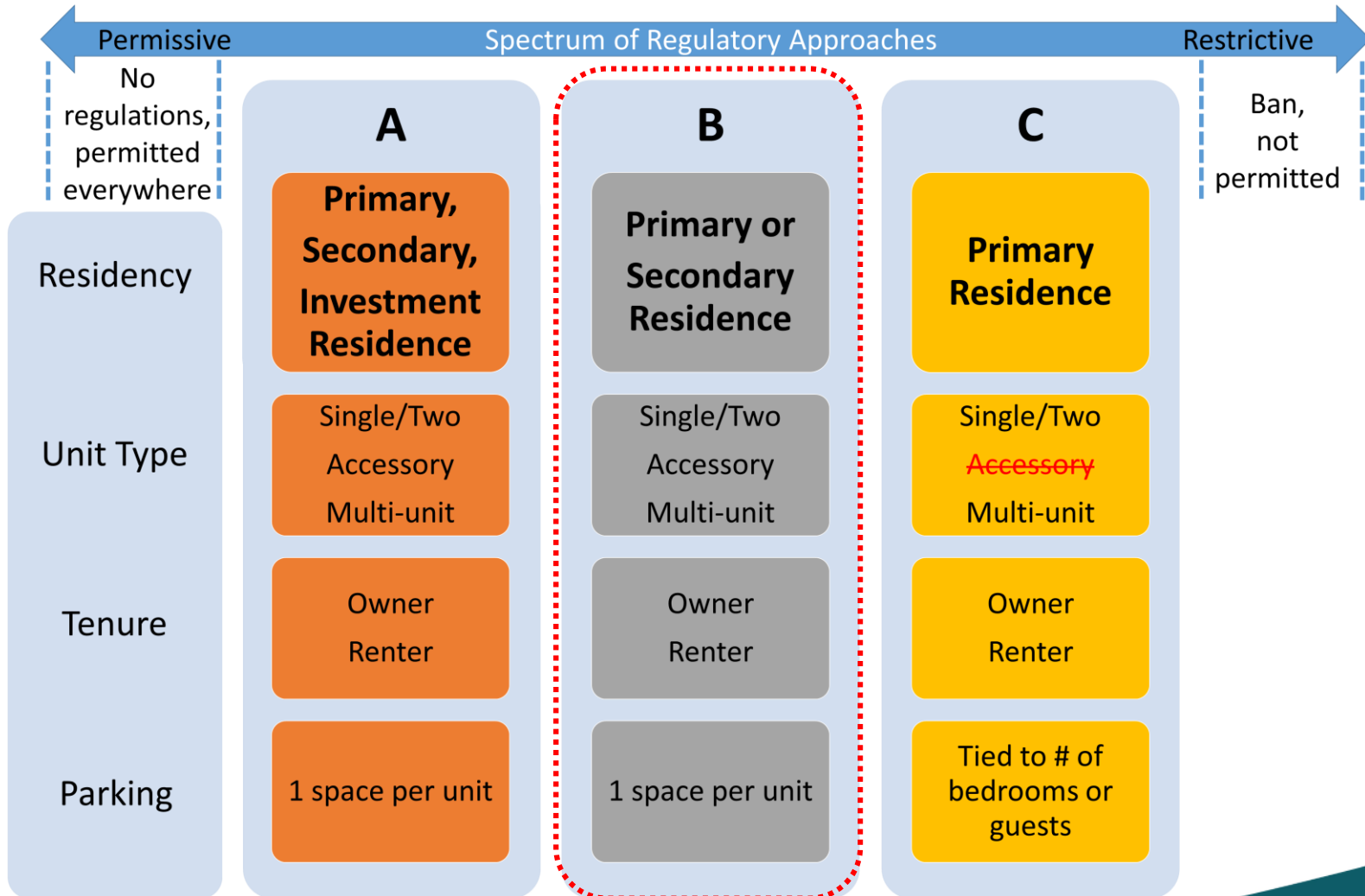
Option A – more permissive

- Scenarios
- Who else?
 - Cumberland
 - Sechelt
 - Nelson (caps)



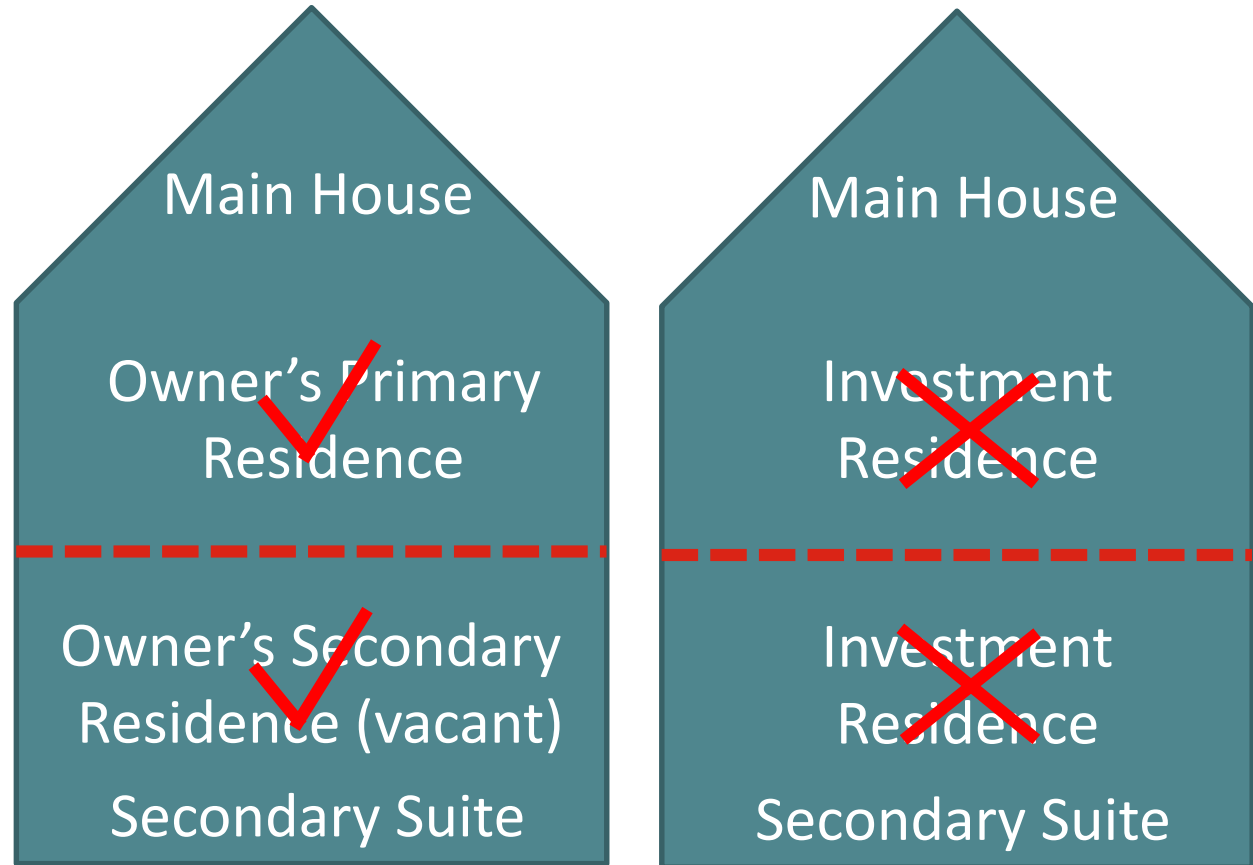
1 unit per property/title

Option B - moderate



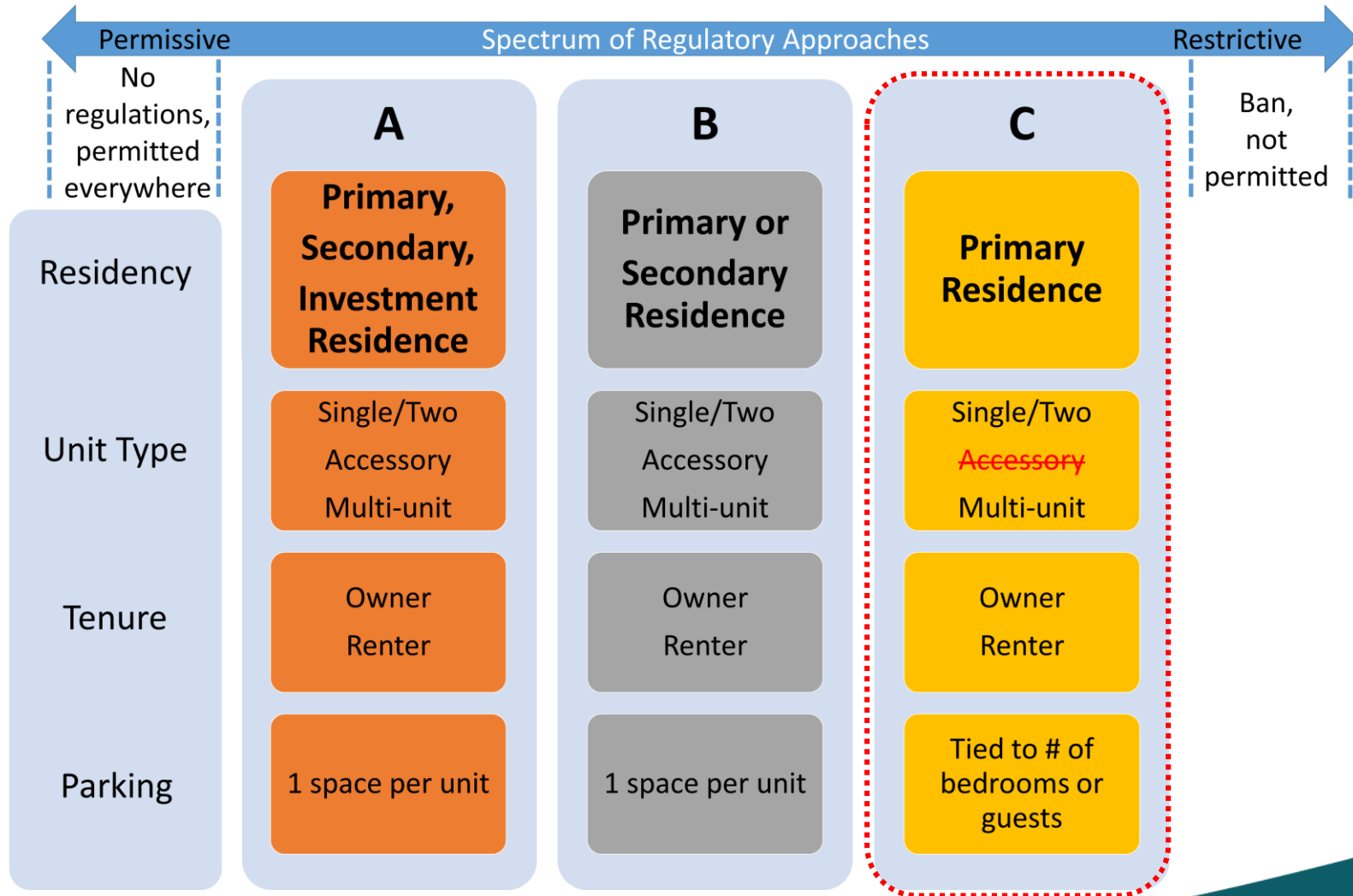
Option B - moderate

- Scenarios
- Who else?
 - Pemberton
 - Tofino



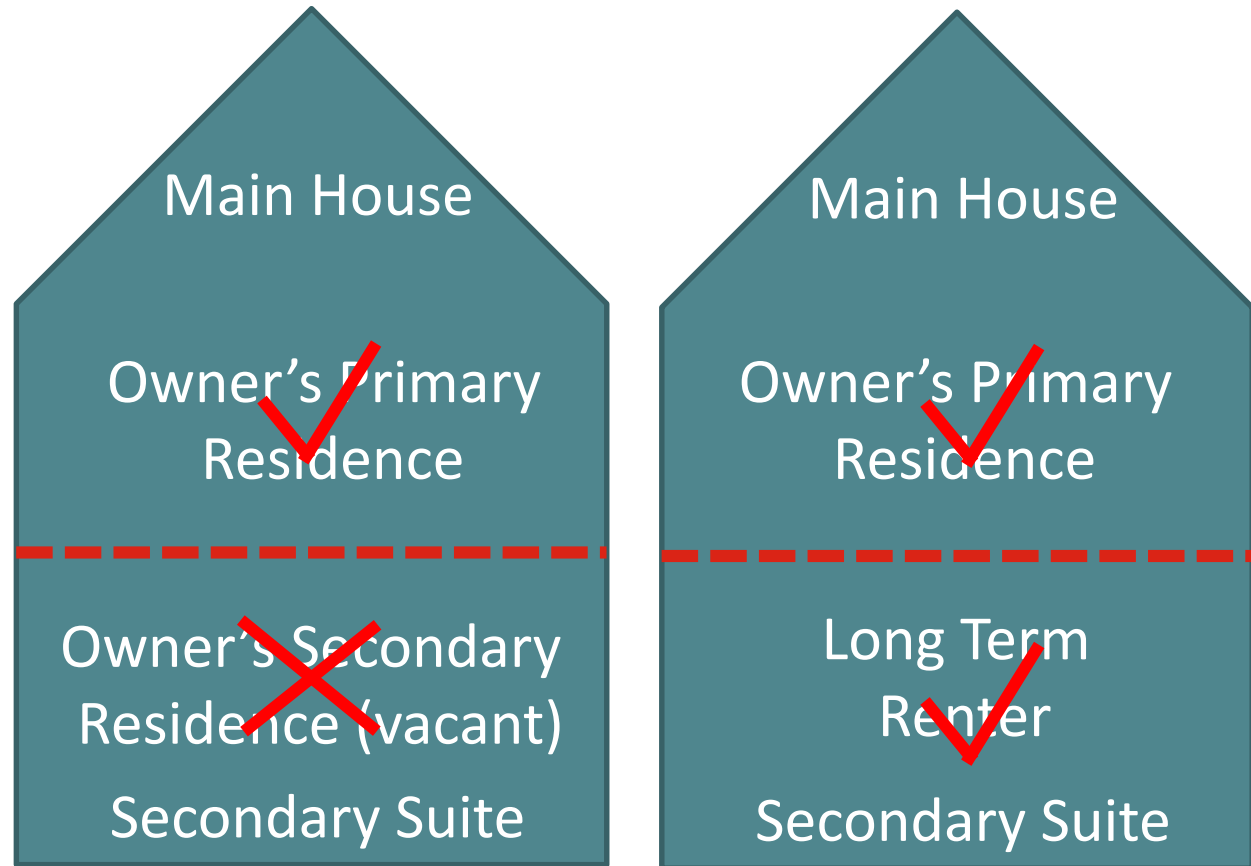
1 unit per property/title

Option C – more restrictive



Option C – more restrictive

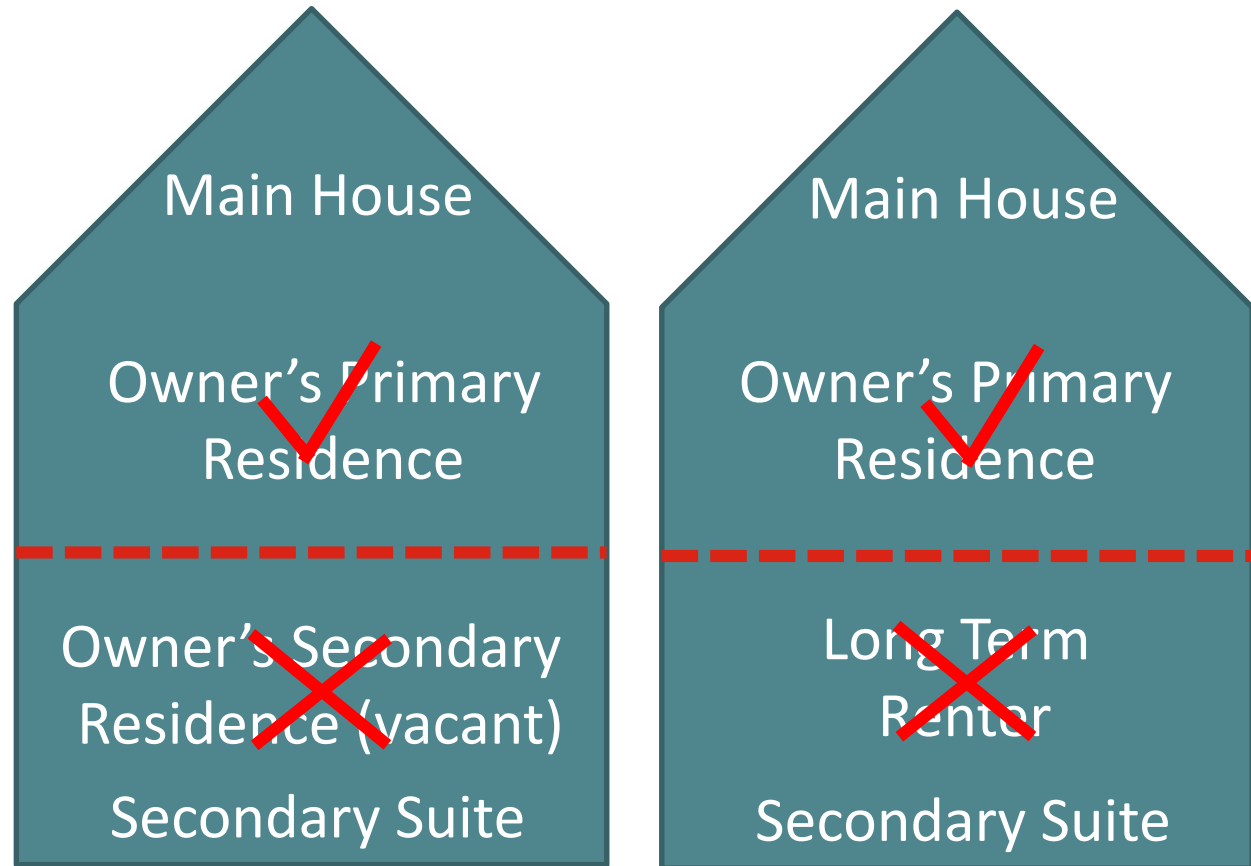
- Scenario if **accessory ok**
- Who else?
 - Vancouver
 - Victoria
 - Powell River



1 unit per property/title

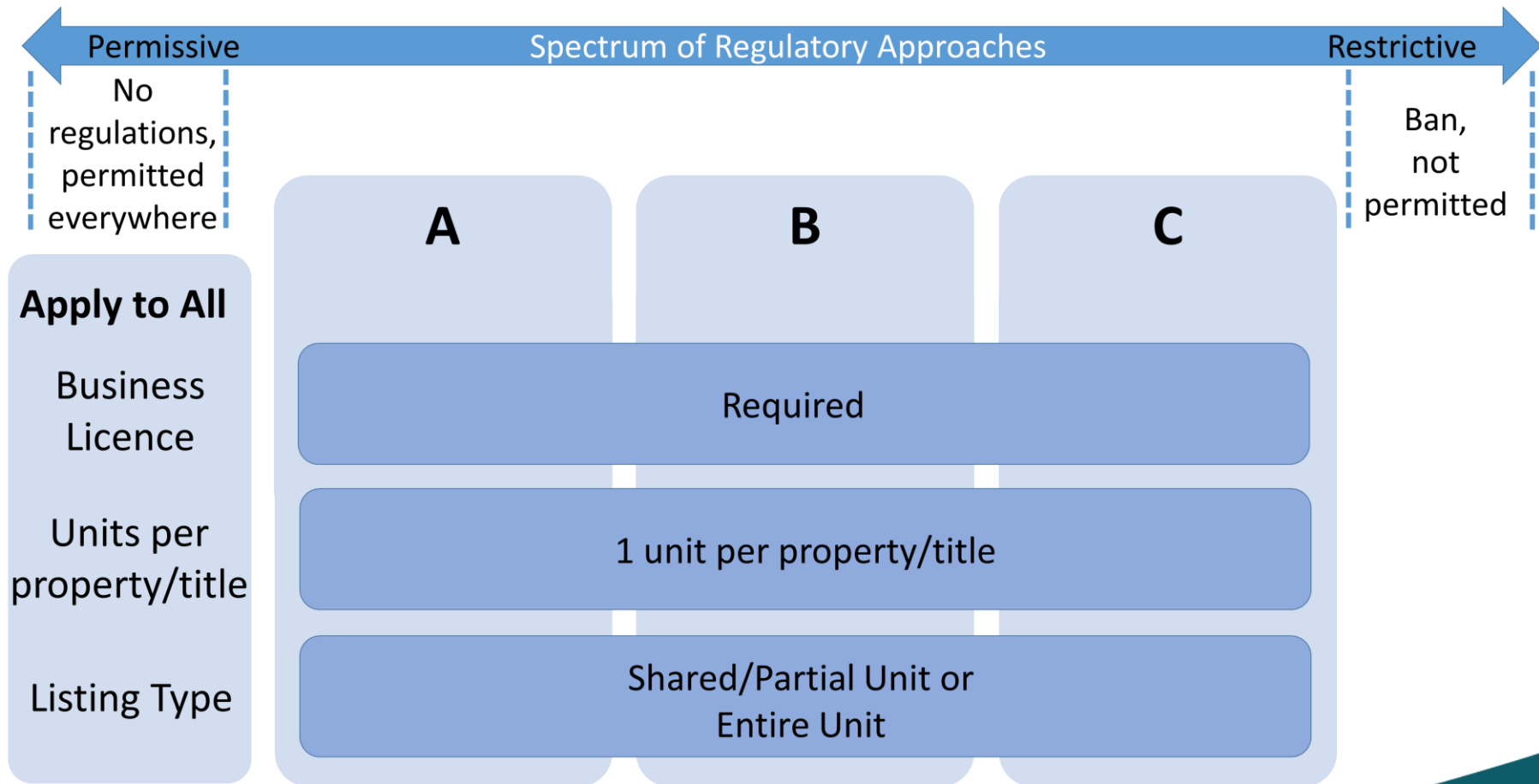
Option C – more restrictive

- Scenario if **no accessory**
- Who else
 - Golden
 - Rossland
 - Fernie
 - Kelowna

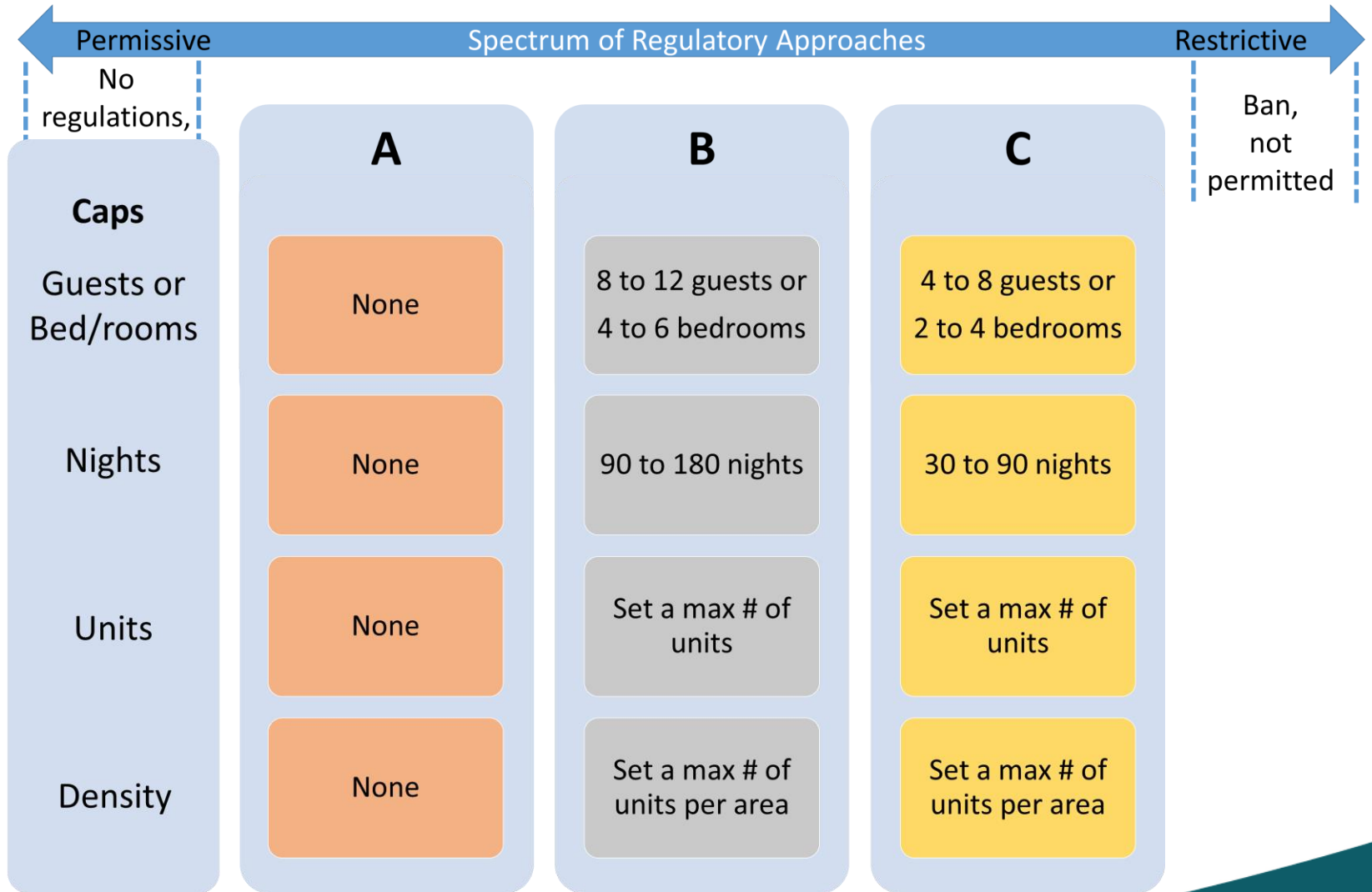


1 unit per property/title

Regulations - Apply to All

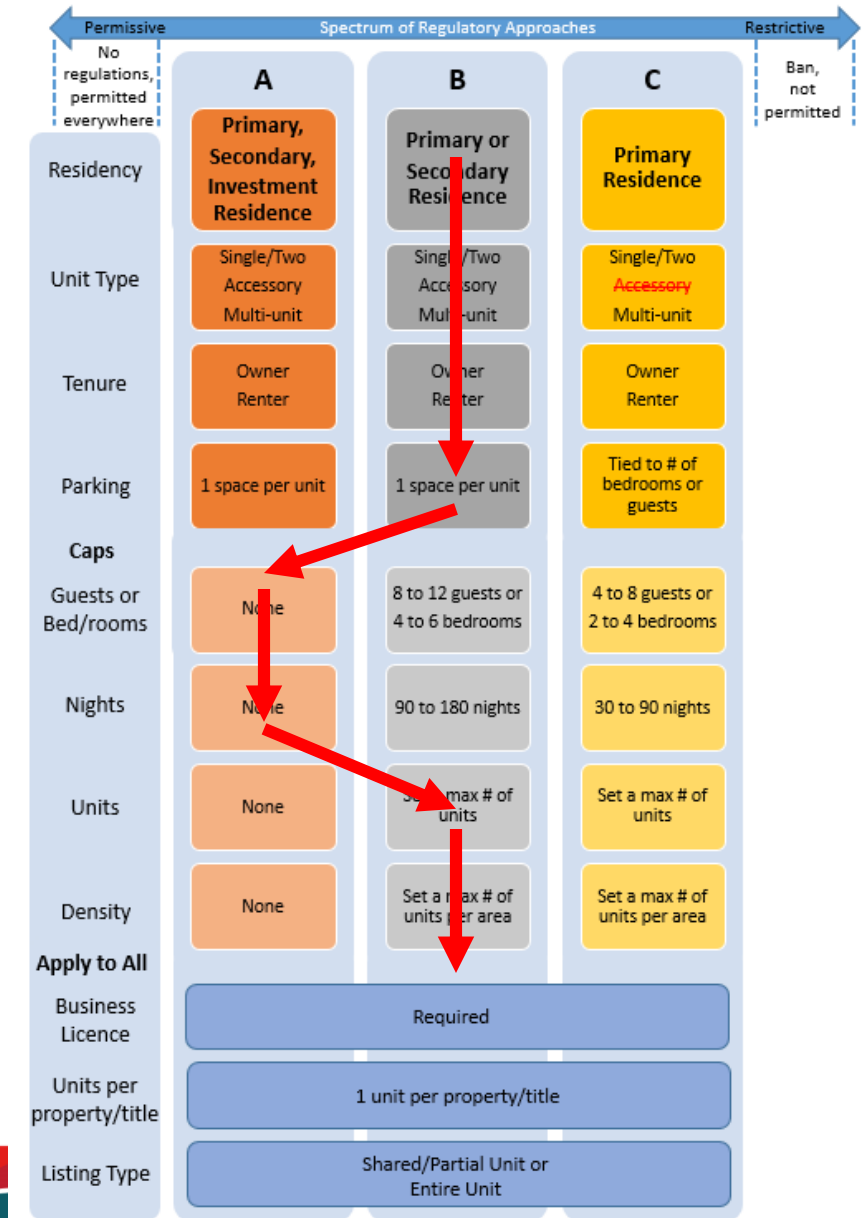


Caps



Comparison of Options

- Starting point!
- Flexibility
 - Slide along spectrums to tweak options
- Enforceability
 - Caps can be very challenging to monitor and enforce



Other Aspects

- Implementation, enforcement and monitoring
- Taxation
- Operational requirements
- Parking
- Existing B&Bs
- Stratas
- Commercial operators
- Novel unit types

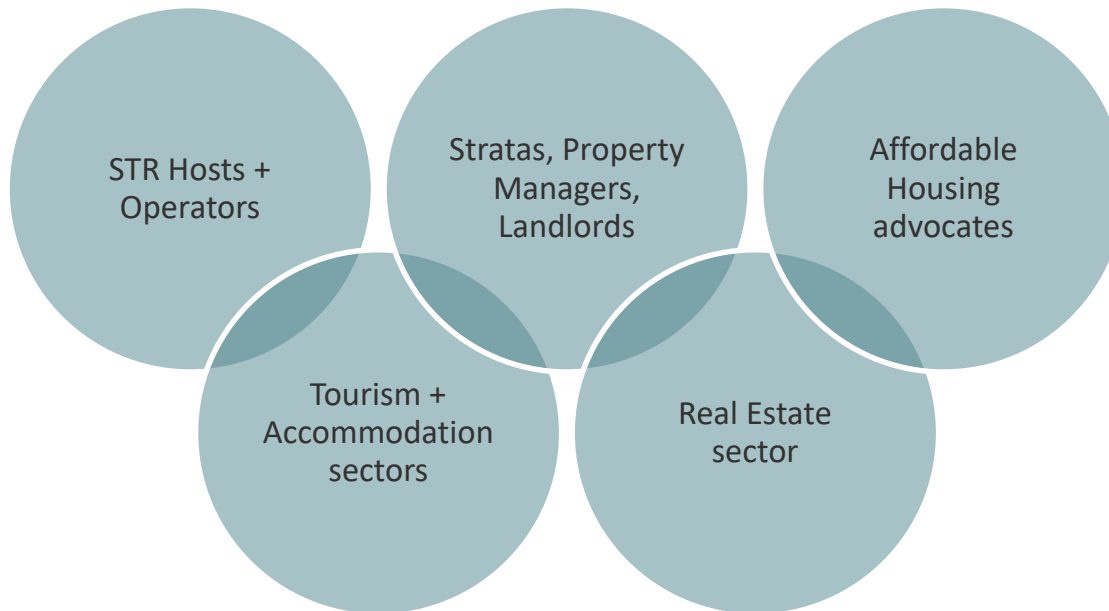


Evaluation Criteria

DRAFT STR Regulatory Approaches	(-) Impact on Rental Supply	(-) Neighbourhood Liveability	(+) Compliance / Enforcement	Regulatory Fairness
	Potential to reduce long term rental housing availability/vacancy rate	Potential for increased impacts (nuisance, noise, parking, safety)	Level of required municipal enforcement	'Level playing field' for accommodation providers/STR Hosts
OPTION A More Permissive Primary, Secondary or Investment Residence	HIGH	MED-HIGH	MED	MED
OPTION B Moderate Primary or Secondary Residence	MED	MED	MED-HIGH	MED
OPTION C More Restrictive Primary Residence	LOW	MED	MED-HIGH	LOW-MED

Phase 2 Options: Engagement

- Focus group sessions, February-March 2019
- Community-wide Open House, April 2019
- Potentially: 2nd short survey



2

November-January
2018 - 2019

Options, Approaches + Implications

- Develop alternative options for STR regulation + enforcement; consult on the approaches and their implications
- Stakeholder focus sessions
- Pop-ups
- Engagement summary



SQUAMISH

Council Discussion/Direction

THAT the District of Squamish Council receive the Phase 1 Short-Term Rental Engagement Summary and provide feedback;

AND THAT the District of Squamish initiate further community consultation on the identified alternative regulatory options as presented, as part of the ongoing short-term rental engagement program.



STR Workshop

Outcomes/Questions for Council:

- Overall framing of options – level of Council comfort for next phase consultation?
- Gaps/missing aspects, or things needing more research or follow up?



Discussion:

- Accessory units – include or exclude from Option C?
- Caps – include or exclude?