

## Schedule A – Short-Term Rental Accommodation Zoning Bylaw No. 8000 Text Amendments

### Part I – Text Amendment Table

No.	Section	Relevant Existing	Proposed	Explanation
1.	2 – Interpretation  2.3 General Definitions	<b>APARTMENT HOTELS</b> means <b>apartment housing</b> having a principal common entrance, cooking facilities and furnishings within each <b>dwelling</b> . This does not include any <b>commercial uses</b> except when specifically permitted in the <b>zone</b> .	<del><b>APARTMENT HOTELS</b> means <b>apartment housing</b> having a principal common entrance, cooking facilities and furnishings within each <b>dwelling</b>. This does not include any <b>commercial uses</b> except when specifically permitted in the <b>zone</b>.</del>	Remove definition of apartment hotels. To be replaced with new definition for short-term rental accommodation and all references revised accordingly.
2.	2 – Interpretation  2.3 General Definitions	<b>RESIDENTIAL ZONES</b> means any zones described in Sections 12 and 13 of this bylaw, or any CD zone in which the predominant use as determined by its general purpose and list of permitted uses is of a residential nature, and in which the minimum tenancy period is at least 1 month.	<b>RESIDENTIAL ZONES</b> means any zones described in Sections 12 and 13 of this bylaw, or any CD zone in which the predominant use as determined by its general purpose and list of permitted uses is of a residential nature, and in which the minimum tenancy period is at least 1 month, <u>except for <b>short-term rental accommodation</b> as a <b>secondary use</b>.</u>	Keep the minimum tenancy period of one month for residential zones and clarify that the new short-term rental accommodation use is an exception to that definition, provided it is carried out in accordance with the relevant regulations.
3.	2 – Interpretation  2.3 General Definitions	n/a	<b><u>SHORT-TERM RENTAL ACCOMMODATION</u></b> means the <u>use of a <b>dwelling</b> unit or one or more <b>sleeping units</b> within a <b>dwelling</b> unit for temporary overnight accommodation for a period of 29 days or less. This <b>use</b> does not include <b>bed and</b></u>	Define new use for short-term rental accommodation as distinct from residential use, which has a minimum tenancy period of 30 days.

No.	Section	Relevant Existing		Proposed	Explanation
				<u>breakfast homes, hotels or motels.</u>	
4.	6.5 – Accessory Development  6.5.2 Accessory Buildings in Non-Residential Zones	(c) Not withstanding Section 6.5.2(a), one half bathroom with a toilet and sink is permitted to a maximum area of 3 m <sup>2</sup> . Bedrooms and / or full bathrooms are not permitted within an <b>accessory building or structure</b> , except one full bathroom is permitted in an <b>accessory building or structure</b> used exclusively as a pool house.		(c) Not withstanding Section 6.5.2(a), one half bathroom with a toilet and sink is permitted to a maximum area of 3 m <sup>2</sup> . <b>Bedrooms, sleeping units</b> and / or full bathrooms are not permitted within an <b>accessory building or structure</b> , except one full bathroom is permitted in an <b>accessory building or structure</b> used exclusively as a pool house.	Clarify that no space for sleeping is permitted in accessory buildings. Sleeping units and bedrooms are defined separately in the Zoning Bylaw.
5.	6.5 – Accessory Development  6.5.3 Accessory Buildings in Residential Zones	(h) One half bathroom with a toilet and sink is permitted to a maximum area of 3 m <sup>2</sup> . Bedrooms and / or full bathrooms are not permitted, except one full bathroom is permitted in an <b>accessory building or structure</b> used exclusively as a pool house.		(h) One half bathroom with a toilet and sink is permitted to a maximum area of 3 m <sup>2</sup> . <b>Bedrooms, sleeping units</b> and / or full bathrooms are not permitted, except one full bathroom is permitted in an <b>accessory building or structure</b> used exclusively as a pool house.	Clarify that no space for sleeping is permitted in accessory buildings. Sleeping units and bedrooms are defined separately in the Zoning Bylaw.
6.	8 – Parking and Loading  Table 8.1 – Parking Schedule, Residential and Residential Related	<b>Apartment Hotels</b>	1.0 spaces per <b>sleeping unit</b> ; 1.0 spaces per 7 <b>dwelling</b> units which shall be	<i>See Part II</i>	Replace parking requirements for apartment hotels with short-term rental accommodation. Where short-term rentals are a secondary use, one medium parking space would need to be provided for every two sleeping units. Any operator in

No.	Section	Relevant Existing		Proposed	Explanation
			designated as visitor parking spaces		multiple dwelling housing (lot with three units or more) must have at least two parking spaces to operate short-term rental accommodation. Where short-term rentals are a principal use, the parking requirements would be the same as what is required for apartment housing in a given zone. See Part II for details.
7.	9.6 Bed and Breakfast Homes	9.6.1 Bed and breakfast homes shall comply with the following regulations: (c) The licensed operator or a <b>bed and breakfast home</b> must reside in the <b>dwelling</b> in which the bed and breakfast operation is located.		9.6.1 Bed and breakfast homes shall comply with the following regulations: (c) The licensed operator <u>of a <b>bed and breakfast home</b></u> must reside in the <b>dwelling</b> in which the bed and breakfast operation is located <u>and be on-site when the <b>bed and breakfast home</b> is operating.</u>	Clarify requirements that the operator must be present when guests are staying at a bed and breakfast home.
8.	9.6 Bed and Breakfast Homes	9.6.3 All <b>bed and breakfast homes</b> shall comply with the other provisions of this Bylaw, the BC <b>Building Code</b> , the <b>Agricultural Land Commission</b> General Order No. 1157/93 where applicable, and other fire and health regulations.		9.6.3 All <b>bed and breakfast homes</b> shall comply with the other provisions of this Bylaw, the BC Building Code, the <u>Agricultural Land Reserve Use, Subdivision and Procedure Regulation</u> where applicable, and other fire and health regulations.	Update reference to relevant ALC regulations for bed and breakfast homes.
9.	9 – Specific Use Regulations	n/a		<u>9.17 Short-Term Rental Accommodation</u> <i>See Part III</i>	Add new use-specific regulations that outline principal residency, restriction

No.	Section	Relevant Existing	Proposed	Explanation
				for secondary suites and carriage houses, limits on number of adults and number of rooms used, maximum booking per unit, and requirement for a business license. See Part III for details.
10.	12 – Rural Residential Zones  12.1.3 RR1 Secondary Uses 12.2.3 RR2 Secondary Uses 12.3.3 RR3 Secondary Uses	n/a	Add in appropriate location: <b><u>short-term rental accommodation, subject to section 9.17 of this Bylaw</u></b>	Add short-term rental accommodation as a secondary use in all rural residential zones. Renumber accordingly.
11.	13 – Urban Residential Zones  13.1.3 RU1 Secondary Uses 13.2.3 RU2 Secondary Uses 13.3.3 RU3 Secondary Uses 13.4.3 RU4 Secondary Uses 13.5.3 RU5 Secondary Uses 13.6.3 RU6 Secondary Uses 13.7.3 RM1 Secondary Uses 13.8.3 RM2 Secondary Uses 13.9.3 RM3 Secondary Uses 13.10.3 RM4 Secondary Uses 13.11.3 RM5 Secondary Uses 13.14.4 RH1 Secondary Uses 13.15.4 RH2 Secondary Uses	n/a	Add in appropriate location: <b><u>short-term rental accommodation, subject to section 9.17 of this Bylaw</u></b>	Add short-term rental accommodation as a secondary use in all urban residential zones except RM6, which is addressed below, and RM7, which is for mobile home parks. Renumber accordingly.

No.	Section	Relevant Existing	Proposed	Explanation
	13.16.4 RH3 Secondary Uses 13.17.3 RU7 Secondary Uses			
12.	13.12 RM6 – High Rise Apartment Housing 13.12.3 Secondary Uses	(e) <b>hotel/motel accommodation within a multiple residential unit</b>	<del>(e) hotel/motel accommodation within a multiple residential unit</del> (j) <b>short-term rental accommodation, subject to section 9.17 of this Bylaw</b>	Replace hotel/motel accommodation within a multiple residential unit use with short-term rental accommodation as a secondary use.
13.	13.12 RM6 – High Rise Apartment Housing	n/a	<b>13.12.8 Site Specific Uses and Regulations</b> <i>See Part IV</i>	Add new site-specific regulations for RM6 properties on Sunset Drive to continue to allow for short-term rental accommodation as a secondary use that is not restricted to the operator's principal residence. This is in lieu of a new RM6 subzone for the area. See Part IV for details.
14.	14 – Commercial Zones 14.3.3 C3 Secondary Uses 14.5.3 C5 Secondary Uses	n/a	(h) <b>short-term rental accommodation, subject to section 9.17 of this Bylaw</b>	Add short-term rental accommodation as a secondary use in the Community Commercial and Transition Commercial zones.
15.	14.4 C4 – Urban Centre Commercial 14.4.2 Principal Uses	(c) <b>apartment hotels</b>	<del>(c) apartment hotels</del>	Remove apartment hotels as a principal use.
16.	14.4 C4 – Urban Centre Commercial	n/a	(f) <b>short-term rental accommodation, subject to section 9.17 of this Bylaw</b>	Add short-term rental accommodation as a secondary use.

No.	Section	Relevant Existing	Proposed	Explanation
	14.4.3 Secondary Uses			
17.	14.4 C4 – Urban Centre Commercial  14.4.5 Development Regulations	(c) The maximum <b>height</b> is the lesser of 15.0 m or 4 <b>storeys</b> in the South Pandosy and Rutland Urban Centres. In the Springfield/Highway 97 Urban Centre, maximum <b>height</b> is the lesser of 15.0 m or 4 <b>storeys</b> , except that for <b>hotels</b> , <b>apartment hotels</b> and <b>apartment housing</b> it shall be the lesser of 37.0 m or 12 <b>storeys</b> . In all other areas, the maximum <b>height</b> shall be the lesser of 15.0 m or 4 <b>storeys</b> . For mixed-use developments located in Urban Centres, where parking is located entirely below natural grade and provides a co-op / car sharing program, and provides a <b>public courtyard</b> and <b>green roof</b> , the maximum building height shall be the lesser of 25.0 m or 7 <b>storeys</b> .	(c) The maximum <b>height</b> is the lesser of 15.0 m or 4 <b>storeys</b> in the South Pandosy and Rutland Urban Centres. In the <del>Springfield/Highway 97</del> <u>Midtown</u> Urban Centre, maximum <b>height</b> is the lesser of 15.0 m or 4 <b>storeys</b> , except that for <del>hotels, apartment hotels</del> and <b>apartment housing</b> it shall be the lesser of 37.0 m or 12 <b>storeys</b> . In all other areas, the maximum <b>height</b> shall be the lesser of 15.0 m or 4 <b>storeys</b> . For mixed-use developments located in Urban Centres, where parking is located entirely below natural grade and provides a co-op / car sharing program, and provides a <b>public courtyard</b> and <b>green roof</b> , the maximum building height shall be the lesser of 25.0 m or 7 <b>storeys</b> .	Remove reference to apartment hotels as a building type for height regulations.
18.	14.6 C6 – Regional Commercial  14.6.3 Secondary Uses	(c) <b>apartment hotels</b>	<del>(c) apartment hotels</del> (i) <u>short-term rental accommodation, subject to section 9.17 of this Bylaw</u>	Remove apartment hotels and add short-term rental accommodation as a secondary use.

No.	Section	Relevant Existing	Proposed	Explanation
19.	14.6 C6 – Regional Commercial  14.6.5 Development Regulations	(c) The maximum <b>height</b> is the lesser of 15.0 m or 4 <b>storeys</b> except for <b>hotels, apartment hotels and apartment housing</b> , shall be the lesser of 37.0 m or 12 <b>storeys</b> .	(c) The maximum <b>height</b> is the lesser of 15.0 m or 4 <b>storeys</b> , except for <del>hotels, apartment hotels and apartment housing</del> , <u>it shall be the lesser of 37.0 m or 12 storeys.</u>	Remove reference to apartment hotels as a building type for height regulations.
20.	14.6 C6 – Regional Commercial  14.6.6 Other Regulations	(a) Apartment housing, <b>apartment hotels</b> , and <b>hotels</b> shall be developed according to the provisions of the RM6 <b>zone</b> .	(a) <b>Apartment housing</b> , <del>apartment hotels</del> , and <b>hotels</b> shall be developed according to the provisions of the RM6 <b>zone</b> .	Remove reference to apartment hotels as a building type for other regulations.
21.	14.7 C7 – Central Business Commercial  14.7.2 Principal Uses	(c) <b>apartment hotels</b>	<del>(c) apartment hotels</del>	Remove apartment hotels as a principal use.
22.	14.7 C7 – Central Business Commercial  14.7.3 Secondary Uses	n/a	<u>(e) short-term rental accommodation, subject to section 9.17 of this Bylaw</u>	Add short-term rental accommodation as a secondary use.
23.	14.8 C8 – Convention Hotel Commercial  14.8.3 Secondary Uses	(c) <b>apartment hotel</b>	<del>(c) apartment hotels</del> <u>(n) short-term rental accommodation, subject to section 9.17 of this Bylaw</u>	Remove apartment hotels and add short-term rental accommodation as a secondary use. Renumber accordingly.
24.	14.9 C9 – Tourist Commercial  14.9.2 Principal Uses	(c) <b>apartment hotels</b>	<del>(c) apartment hotels</del> <u>(h) multiple dwelling housing</u> <u>(l) short-term rental accommodation, subject to section 9.17 of this Bylaw</u>	Remove apartment hotels and add multiple dwelling housing and short-term rental accommodation as principal uses, to ensure these continue to be permitted uses. Renumber accordingly.
25.	14.9 C9 – Tourist Commercial	(a) The maximum <b>floor area ratio</b> is 0.5 except it is 1.5 for <b>apartment hotels and hotels</b> .	(a) The maximum <b>floor area ratio</b> is 0.5 except it is 1.5 for <del>apartment hotels</del> <u>multiple</u>	Replace references to apartment hotels with multiple dwelling housing and

No.	Section	Relevant Existing	Proposed	Explanation
	14.9.5 Development Regulations	(b) The maximum <b>height</b> is the lesser of 11.0 m or 2 <b>storeys</b> except 22.0 m or 6 <b>storeys</b> for <b>apartment hotels</b> and <b>hotels</b> .	<b><u>dwelling housing, short-term rental accommodation</u></b> and <b>hotels</b> . (b) The maximum <b>height</b> is the <del>lesser</del> <u>lesser</u> of 11.0 m or 2 <b>storeys</b> except <del>it is</del> 22.0 m or 6 <b>storeys</b> for <del>apartment hotels</del> <b><u>multiple dwelling housing, short-term rental accommodation</u></b> and <b>hotels</b> .	short-term rental accommodation to reflect the change in terms. Clarify other terms to be consistent with other sections of the Zoning Bylaw.
26.	14.9 C9 – Tourist Commercial  14.9.6 Other Regulations	(e) <b>Apartment hotels, hotels,</b> and <b>motels</b> are permitted only when connected to <b>urban services</b> .	(e) <del>Apartment hotels</del> <b><u>Multiple dwelling housing, short-term rental accommodation, hotels,</u></b> and <b>motels</b> are permitted only when connected to <b>urban services</b> .	Replace references to apartment hotels with multiple dwelling housing and short-term rental accommodation to reflect the change in terms.
27.	17.2 HD2 – Hospital and Health Support Services  17.2.2.1 Principal Uses	n/a	<b><u>(i) short-term rental accommodation, subject to section 9.17 of this Bylaw</u></b>	Add short-term rental accommodation as a principal use for the HD2 – Hospital and Health Support Services area east of Kelowna General Hospital to support accommodation options for families of hospital patients.
28.	17.2 HD2 – Hospital and Health Support Services  17.2.3.1 Secondary Uses	(c) <b>apartment hotel</b>	<del>(c) apartment hotel</del>	Remove apartment hotels as a secondary use, being added as a principal use. Renumber accordingly.
29.	17.2 HD2 – Hospital and Health Support Services  17.2.6 Parking Regulations specific to the HD2 Zone	(a) All residential, residential related uses, <b>apartment hotel</b> and <b>hotel</b> uses shall be calculated as 1 <b>parking space</b> per <b>dwelling</b> unit.	(a) All residential, residential related uses, <del>apartment hotel</del> and <b>hotel</b> uses shall be calculated as 1 <b>parking space</b> per <b>dwelling</b> unit.	Remove reference to apartment hotels as a building type for parking regulations.



No.	Section	Relevant Existing	Proposed	Explanation
		(b) Leasable areas that are not used for residential, residential related, <b>apartment hotel</b> and <b>hotel</b> uses shall be calculated as requiring 1.75 stalls per 100 m <sup>2</sup> of <b>gross floor area</b> .	(b) Leasable areas that are not used for residential, residential related, <del>apartment hotel</del> and <b>hotel</b> uses shall be calculated as requiring 1.75 stalls per 100 m <sup>2</sup> of <b>gross floor area</b> .	
30.	17.2 HD2 – Hospital and Health Support Services  17.2.7 Other Regulations	(f) <b>Apartment hotel</b> and <b>hotel</b> use shall only be permitted when secondary to <b>multiple dwelling housing</b> or <b>congregate housing</b> .	<del>(f) <b>Apartment hotel</b> and <b>hotel</b> use shall only be permitted when secondary to <b>multiple dwelling housing</b> or <b>congregate housing</b>.</del>	Remove reference to apartment hotels being secondary to multiple dwelling housing because short-term rental accommodation is being added as a principal use.
31.	17.3 HD3 – Health Services Transitional	n/a	17.3.2 <b>Principal Uses</b> 17.3.2.2 The <b>secondary uses</b> in this zone are: <u>(e) <b>short-term rental accommodation</b>, subject to section 9.17 of this Bylaw</u>	Rename the section for clarity and add short-term rental accommodation as a secondary use.
32.	18 – Schedule B – Comprehensive Development Zones  CD1 – Comprehensive Development One 1.3 Secondary Uses CD2 – Kettle Valley Comprehensive Residential Development 1.3 Secondary Uses CD3 – Comprehensive Development Three 1.2 Permitted Uses, Area 1 Secondary Uses	n/a	Add in appropriate location: <u><b>short-term rental accommodation</b>, subject to section 9.17 of this Bylaw</u>	Add short-term rental accommodation as a secondary use in Comprehensive Development zones where residential uses are permitted as a principal use. Renumber accordingly.

No.	Section	Relevant Existing	Proposed	Explanation
	CD4 – Comprehensive Small Lot Residential 1.3 Secondary Uses CD5 – Multi-Purpose Facility 1.3 Secondary Uses CD10 – Heritage Cultural 1.3 Secondary Uses CD17 – Mixed Use Commercial – High Density 1.2 Secondary Uses CD27 – Valley Land Subdivision 1.3 Secondary Uses			
33.	CD14 – Comprehensive High Tech Business Campus  1.3 Secondary Uses	(d) <b>apartment hotels</b>	<del>(d) <b>apartment hotels</b></del>	Remove apartment hotels as a permitted use and do not add short-term rental accommodation. The purpose of the zone does not include residential or tourist commercial uses.
34.	CD14 – Comprehensive High Tech Business Campus  1.6 Other Regulations	(e) <b>Apartment Housing</b> is allowed only above the <b>first storey</b> and requires access to grade separate from the <b>commercial uses</b> . (f) <b>Apartment Housing</b> and <b>apartment hotels</b> shall provide a minimum area of 6 m <sup>2</sup> of <b>private open space</b> per <b>bachelor dwelling</b> , 10 m <sup>2</sup> of <b>private open space</b> per <b>one bedroom dwelling</b> , and 15 m <sup>2</sup>	<del>(e) <b>Apartment Housing</b> is allowed only above the <b>first storey</b> and requires access to grade separate from the <b>commercial uses</b>.</del> <del>(f) <b>Apartment Housing</b> and <b>apartment hotels</b> shall provide a minimum area of 6 m<sup>2</sup> of <b>private open space</b> per <b>bachelor dwelling</b>, 10 m<sup>2</sup> of <b>private open space</b> per <b>one bedroom dwelling</b>, and 15 m<sup>2</sup></del>	Remove regulations for apartment housing and apartment hotels as these will no longer be uses in the zone.

No.	Section	Relevant Existing	Proposed	Explanation
		of <b>private open space</b> per dwelling with more than <b>one bedroom</b> .	<del>of private open space per dwelling with more than one bedroom.</del>	
35.	CD17 – Mixed Use Commercial – High Density  1.1 Principal Uses	(d) <b>apartment hotels</b>	<del>(d) apartment hotels</del> (k) <b>multiple dwelling housing</b>	Remove apartment hotels and add multiple dwelling housing, to ensure multiple dwelling housing (e.g. apartments) continues to be a permitted use. Renumber accordingly.
36.	CD17 – Mixed Use Commercial – High Density  1.2 Secondary Uses	(a) <b>apartment housing</b>	<del>(a) apartment housing</del> (b) <b>short-term rental accommodation, subject to section 9.17 of this Bylaw</b>	Remove apartment housing as a secondary use, which is captured under multiple dwelling housing that is being added as a principal use (see above). Add short-term rental accommodation as a secondary use and renumber accordingly.
37.	CD18 – McKinley Beach Comprehensive Resort Development  1.2(a) AREA I Village Centre	<b>Principal Uses:</b> (a) <b>apartment hotels</b>	<b>Principal Uses:</b> <del>(a) apartment hotels</del> (n) <b>multiple dwelling housing</b> (aa) <b>short-term rental accommodation, subject to section 9.17 of this Bylaw</b>	Remove apartment hotels and add multiple dwelling housing and short-term rental accommodation as principal uses. Renumber accordingly. In the McKinley Beach development, short-term rental accommodation would only be a principal use in the Village Centre (Hilltown) area of the McKinley Beach development.
38.	CD18 – McKinley Beach Comprehensive Resort Development	<b>Principal Uses:</b> (a) <b>apartment hotels</b>	<b>Principal Uses:</b> <del>(a) apartment hotels</del> (e) <b>multiple dwelling housing</b>	Remove apartment hotels and add multiple dwelling housing as a principal use, to ensure

No.	Section	Relevant Existing	Proposed	Explanation
	1.2(b) AREA 2 Winery and Resort Accommodation		<b>Secondary Uses:</b> <u>(i) short-term rental accommodation, subject to section 9.17 of this Bylaw</u>	multiple dwelling housing (e.g. apartments) continues to be a permitted use. Add short-term rental accommodation as a secondary use. Renumber all accordingly.
39.	CD18 – McKinley Beach Comprehensive Resort Development  1.2(c) AREA III Hillside Resort Accommodation	<b>Principal Uses:</b> (a) <b>apartment hotels</b>	<b>Principal Uses:</b> <del>(a) apartment hotels</del>  <b>Secondary Uses:</b> <u>(e) short-term rental accommodation, subject to section 9.17 of this Bylaw</u>	Remove apartment hotels as a principal use and add short-term rental accommodation as a secondary use. Renumber all accordingly.
40.	CD18 – McKinley Beach Comprehensive Resort Development  1.2(d) AREA IV Waterfront Resort Accommodation	<b>Principal Uses:</b> (a) <b>apartment hotels</b>	<b>Principal Uses:</b> <del>(a) apartment hotels</del> <b>(g) multiple dwelling housing</b>  <b>Secondary Uses:</b> <u>(i) short-term rental accommodation, subject to section 9.17 of this Bylaw</u>	Remove apartment hotels and add multiple dwelling housing as a principal use, to ensure multiple dwelling housing (e.g. apartments) continues to be a permitted use. Add short-term rental accommodation as a secondary use. Renumber all accordingly.
41.	CD18 – McKinley Beach Comprehensive Resort Development  1.3 Development Regulations	(g) Resort accommodation which allows for short-term stays is made up of two types:  Type A:  Attached apartment hotel, hotel, congregate housing, motel units or row housing units (units in buildings exceeding 4 units with common	(g) <u>Dwelling units</u> or resort accommodation which allows for short-term stays is made up of two types:  Type A:  Attached apartment <del>hotel</del> , hotel, congregate housing, motel units or row housing units (units in buildings exceeding 4	Remove requirement for developments of four units or less to have a common on-site or off-site reservation centre to operate short-term rental accommodations. This supports a consistent approach to short-term rental accommodation in residential units across Kelowna and better reflects the

No.	Section	Relevant Existing	Proposed	Explanation
		<p>amenities) – maximum area of 150m<sup>2</sup> per unit floor area net.</p> <p>Type B:</p> <p>Single detached housing with or without secondary suites, semi-detached housing, row housing with four units or less, with amenities that may be in separate buildings. The maximum gross floor area is 350m<sup>2</sup> per unit (excluding garages). The main floor footprint (excluding garage) may not exceed 175m<sup>2</sup> per unit (excluding garages). Type B units must be served by a common on-site or off-site reservation centre(s).</p>	<p>units with common amenities) – maximum area of 150m<sup>2</sup> per unit floor area net.</p> <p>Type B:</p> <p>Single detached housing with or without secondary suites, semi-detached housing, row housing with four units or less, with amenities that may be in separate buildings. The maximum gross floor area is 350m<sup>2</sup> per unit (excluding garages). The main floor footprint (excluding garage) may not exceed 175m<sup>2</sup> per unit (excluding garages). <del>Type B units must be served by a common on-site or off-site reservation centre(s).</del></p>	<p>development in the McKinley Beach area.</p>
42.	<p>CD22 – Central Green Comprehensive Development Zone</p> <p>1.4 Central Green General Regulations</p>	<p>(c) <b>Section 9 – Specific Use Regulations</b> of this bylaw does not apply with the exceptions for:</p> <p>Sub-Section <b>9.2 – Home Based Businesses, Minor</b>;  Sub-Section <b>9.3 – Home Based Businesses, Major</b>; and  Sub-Section <b>9.10 – Agriculture, Urban</b></p>	<p>(c) <b>Section 9 – Specific Use Regulations</b> of this bylaw does not apply with the exceptions for:</p> <p>Sub-Section <b>9.2 – Home Based Businesses, Minor</b>;  Sub-Section <b>9.3 – Home Based Businesses, Major</b>; and  Sub-Section <b>9.10 – Agriculture, Urban</b>; <u>and</u>  <u>Sub-Section 9.17 – Short-Term Rental Accommodation.</u></p>	<p>Add regulation that specific use provisions for short-term rental accommodation apply to the CD22 zone.</p>

No.	Section	Relevant Existing	Proposed	Explanation
43.	CD22 – Central Green Comprehensive Development Zone  7.2 Principal Uses in Sub-Areas A & B	(e) <b>apartment hotels</b>	<del>(e) <b>apartment hotels</b></del>	Remove apartment hotels as a principal use. Short-term rental accommodation would only be a secondary use in the CD22 zone (see below).
44.	CD22 – Central Green Comprehensive Development Zone  7.3 Secondary Uses in Sub-Areas A & B 8.1 Permitted Uses in Sub-Areas C & G, Secondary Uses 9.1 Permitted Uses in Sub-Area D, Secondary Uses 10.1 Permitted Uses in Sub-Areas E & F, Secondary Uses 11.1 Permitted Uses in Sub-Area H, Secondary Uses	n/a	Add in appropriate location: <b>short-term rental accommodation</b> , subject to section 9.17 of this Bylaw	Add short-term rental accommodation as a secondary use in all CD22 sub-areas and renumber accordingly.
45.	CD24 – Comprehensive Development Zone  1.4 General Regulations of the Comprehensive Site	(c) <b>Section 9 – Specific Use Regulations</b> of this bylaw does not apply with the exception of: Sub-Section <b>9.2 – Home Based Business, Minor</b> ; Sub-Section <b>9.3 – Home Based Business, Major</b> .	(c) <b>Section 9 – Specific Use Regulations</b> of this bylaw does not apply with the exception of: Sub-Section <b>9.2 – Home Based Business, Minor</b> ; Sub-Section <b>9.3 – Home Based Business, Major</b> ; <u>and Sub-Section 9.17 – Short-Term Rental Accommodation.</u>	Add regulation that specific use provisions for short-term rental accommodation apply to the CD24 zone.

No.	Section	Relevant Existing	Proposed	Explanation
46.	CD24 – Comprehensive Development Zone  7.2.1 Principal Uses in Sub-Area A	a) <b>apartment hotels</b>	<del>a) <b>apartment hotels</b></del> h) <b><u>short-term rental accommodation, subject to section 9.17 of this Bylaw</u></b>	Remove apartment hotels and add short-term rental accommodation as a principal use. Renumber accordingly. In the Hiawatha development, short-term rental accommodation would only be a principal use in Area A.
47.	CD24 – Comprehensive Development Zone  7.6 Private Open Space	A minimum area of 7.5 m <sup>2</sup> of private open space shall be provided per <b>bachelor dwelling, apartment hotel unit, or congregate housing bedroom</b> ; 15 m <sup>2</sup> of <b>private open space</b> shall be provided per <b>1 bedroom dwelling</b> , and 25 m <sup>2</sup> of <b>private open space</b> shall be provided per <b>dwelling</b> with more than <b>1 bedroom</b> , except for hotel where no minimum private open space is required.	A minimum area of 7.5 m <sup>2</sup> of private open space shall be provided per <b>bachelor dwelling, <del>apartment hotel</del> <u>short-term rental accommodation</u> unit, or congregate housing bedroom</b> ; 15 m <sup>2</sup> of <b>private open space</b> shall be provided per <b>1 bedroom dwelling</b> , and 25 m <sup>2</sup> of <b>private open space</b> shall be provided per <b>dwelling</b> with more than <b>1 bedroom</b> , except for hotel where no minimum private open space is required.	Replace reference to apartment hotels with short-term rental accommodation.
48.	CD24 – Comprehensive Development Zone  8.2.1 Secondary Uses in Sub-Area B	8.2.1 <b>Secondary Uses</b>	8.2.1 <del>2</del> <b>Secondary Uses</b> h) <b><u>short-term rental accommodation, subject to section 9.17 of this Bylaw</u></b>	Renumber section and add short-term rental accommodation as a secondary use.
49.	CD26 – Capri Centre Comprehensive Development Zone  1.4 Principal Uses	(c) <b>apartment hotels</b>	<del>(c) <b>apartment hotels</b></del>	Remove apartment hotels as a principal use.

No.	Section	Relevant Existing	Proposed	Explanation
50.	CD26 – Capri Centre Comprehensive Development Zone  1.5 Secondary Uses	n/a	(d) <b><u>short-term rental accommodation, subject to section 9.17 of this Bylaw</u></b>	Add short-term rental accommodation as a secondary use.



Part II – Table 8.1 – Parking Schedule

<p><b><u>Apartment Hotels</u></b>  <b><u>Short-Term Rental</u></b>  <b><u>Accommodation as a</u></b>  <b><u>Secondary Use</u></b></p>	<p>1.0 <u>medium</u> spaces per <u>two sleeping units</u>  Where <b>three dwelling housing, four dwelling housing, or multiple dwelling housing</b> is the <b>principal use</b>, the <b>dwelling</b> unit is exempt from the requirement in section 8.1.2 to have <b>parking spaces</b> for <b>secondary uses</b> in addition the required <b>parking spaces</b> for the <b>principal use</b>, provided the <b>dwelling</b> unit has a minimum of 2 <b>parking spaces</b>;  <del>1.0 spaces per 7 dwelling units which shall be designated as visitor</del></p>
<p><b><u>Short-Term Rental</u></b>  <b><u>Accommodation as a</u></b>  <b><u>Principal Use</u></b></p>	<p>Equivalent to <b>apartment housing</b> requirements for that <b>zone</b></p>

### Part III – Section 9.17: Short-Term Rental Accommodation

#### 9.17 Short-Term Rental Accommodation

- 9.17.1 Where **short-term rental accommodation** is a **secondary use**, it must be secondary to a **dwelling** unit as a **principal use** and must be operated by a resident who resides for more than 240 days of the year at that **dwelling** unit.
- 9.17.2 **Short-term rental accommodation** is not permitted in a **secondary suite** or **carriage house**.
- 9.17.3 **Short-term rental accommodation** is not permitted in combination with a **bed and breakfast home**.
- 9.17.4 No more than one booking or reservation for **short-term rental accommodation** is permitted in each **dwelling** unit at one time.
- 9.17.5 No more than two adults may occupy a **sleeping unit** used for **short-term rental accommodation**.
- 9.17.6 The maximum number of **sleeping units** that may be used for **short-term rental accommodation** in each **dwelling** unit is specified in **Table 9.17.1**.

**Table 9.17.1 Maximum Sleeping Units for Short-Term Rental Accommodation**

Use	Maximum number of sleeping units
Single dwelling housing Two dwelling housing Multiple dwelling housing (including apartment housing) as a principal use	3
Three dwelling housing Four dwelling housing Multiple dwelling housing (including apartment housing) as a secondary use	2

- 9.17.7 Parking must be provided in accordance with the parking and loading regulations of Section 8. **Short-term rental accommodation** may not use required visitor **parking spaces**.

## Part IV – Section 13.12.8: RM6 Site Specific Uses and Regulations

### 13.12.8 Site Specific Uses and Regulations

**Uses** and regulations apply to the RM6 – High Rise Apartment Housing **zone** on a site specific basis as follows:

	<i>Legal Description</i>	<i>Civic Address</i>	<i>Regulation</i>
1.	See Map A	1070-1130 Ellis Street 1075-1139 Sunset Drive 1088 Sunset Drive 1128 Sunset Drive 1142-1156 Sunset Drive 1151 Sunset Drive 1160 Sunset Drive	Notwithstanding section 9.17.1, the operator of <b>short-term rental accommodation</b> does not need to be a resident who resides for more than 240 days of the year at that <b>dwelling</b> unit.

Map A: Properties Zoned RM6 where Site Specific Use Regulation no. 1 Applies

