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	APARTMENT HOTELS means	APARTMENT HOTELS means	Remove definition of
		apartment housing having a	apartment housing having a	apartment hotels. To be
	2.3 General Definitions	principal common entrance,	principal common entrance,	replaced with new definition
		cooking facilities and	cooking facilities and	for short-term rental
		furnishings within each	furnishings within each	accommodation and all
		dwelling . This does not include	dwelling. This does not include	references revised accordingly.
		any commercial uses except	any commercial uses except	
		when specifically permitted in	when specifically permitted in	
		the zone .	the zone.	
2.	2 – Interpretation	RESIDENTIAL ZONES means	RESIDENTIAL ZONES means	Keep the minimum tenancy
		any zones described in Sections	any zones described in Sections	period of one month for
	2.3 General Definitions	12 and 13 of this bylaw, or any	12 and 13 of this bylaw, or any	residential zones and clarify
		CD zone in which the	CD zone in which the	that the new short-term rental
		predominant use as determined	predominant use as determined	accommodation use is an
		by its general purpose and list	by its general purpose and list of	exception to that definition,
		of permitted uses is of a	permitted uses is of a residential	provided it is carried out in
		residential nature, and in which	nature, and in which the	accordance with the relevant
		the minimum tenancy period is	minimum tenancy period is at	regulations.
		at least 1 month.	least 1 month <u>, except for short-</u>	
			term rental accommodation as	
			a secondary use.	
3.	2 – Interpretation	n/a	SHORT-TERM RENTAL	Define new use for short-term
			ACCOMMODATION means the	rental accommodation as
	2.3 General Definitions		use of a dwelling unit or one or	distinct from residential use,
			more sleeping units within a	which has a minimum tenancy
			dwelling unit for temporary	period of 30 days.
			overnight accommodation for a	
			period of 29 days or less. This	
			use does not include bed and	

No.	Section	Relevant Existing	Proposed	Explanation
			breakfast homes, hotels or motels.	
4.	6.5 – Accessory Development	(c) Not withstanding Section 6.5.2(a), one half bathroom with a toilet and sink is	(c) Not withstanding Section 6.5.2(a), one half bathroom with a toilet and sink is permitted to	Clarify that no space for sleeping is permitted in accessory buildings. Sleeping
	6.5.2 Accessory Buildings in Non-Residential Zones	permitted to a maximum area of 3 m ² . Bedrooms and / or full bathrooms are not permitted within an accessory building or structure, except one full bathroom is permitted in an accessory building or structure used exclusively as a pool house.	a maximum area of 3 m ² . Bedrooms, sleeping units and / or full bathrooms are not permitted within an accessory building or structure, except one full bathroom is permitted in an accessory building or structure used exclusively as a pool house.	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 m². Bedrooms and / or full bathrooms are not permitted, except one full bathroom is permitted in an accessory building or structure used exclusively as a pool house.	(h) One half bathroom with a toilet and sink is permitted to a maximum area of 3 m². Bedrooms, sleeping units and / or full bathrooms are not permitted, except one full bathroom is permitted in an accessory building or structure 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	Apartment 1.0 spaces Hotels per sleeping unit; 1.0 spaces per 7 dwelling units which shall be	See Part II	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		multiple dwelling housing (lot
		as visitor		with three units or more) must
		parking		have at least two parking
		spaces		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
_	0.65 15 16		6 5 1 11 16 11	zone. See Part II for details.
7.	9.6 Bed and Breakfast	9.6.1 Bed and breakfast homes	9.6.1 Bed and breakfast homes	Clarify requirements that the
	Homes	shall comply with the following	shall comply with the following	operator must be present
		regulations:	regulations:	when guests are staying at a
		(c) The licensed operator or a	(c) The licensed operator <u>of</u> a	bed and breakfast home.
		bed and breakfast home must	bed and breakfast home must	
		reside in the dwelling in which the bed and breakfast	reside in the dwelling in which the bed and breakfast	
		operation is located.	operation is located and be on-	
		operation is located.	site when the bed and	
			breakfast home is operating.	
8.	9.6 Bed and Breakfast	9.6.3 All bed and breakfast	9.6.3 All bed and breakfast	Update reference to relevant
0.	Homes	homes shall comply with the	homes shall comply with the	ALC regulations for bed and
	Homes	other provisions of this Bylaw,	other provisions of this Bylaw,	breakfast homes.
		the BC Building Code, the	the BC Building Code, the	breaklast homes.
		Agricultural Land Commission	Agricultural Land Reserve Use,	
		General Order No. 1157/93	Subdivision and Procedure	
		where	Regulation where	
		applicable, and other fire and	applicable, and other fire and	
		health regulations.	health regulations.	
9.	9 – Specific Use	n/a	9.17 Short-Term Rental	Add new use-specific
	Regulations		Accommodation	regulations that outline
			See Part III	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	n/a	Add in appropriate location:	Add short-term rental
	Zones		short-term rental	accommodation as a
			accommodation, subject to	secondary use in all rural
	12.1.3 RR1 Secondary Uses		section 9.17 of this Bylaw	residential zones. Renumber
	12.2.3 RR2 Secondary Uses			accordingly.
	12.3.3 RR3 Secondary Uses			
11.	13 – Urban Residential	n/a	Add in appropriate location:	Add short-term rental
	Zones		short-term rental	accommodation as a
			accommodation, subject to	secondary use in all urban
	13.1.3 RU1 Secondary Uses		section 9.17 of this Bylaw	residential zones except RM6,
	13.2.3 RU2 Secondary Uses			which is addressed below, and
	13.3.3 RU3 Secondary Uses			RM7, which is for mobile home
	13.4.3 RU4 Secondary Uses			parks. Renumber accordingly.
	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			

No.	Section	Relevant Existing	Proposed	Explanation
	13.16.4 RH3 Secondary			
	Uses			
	13.17.3 RU7 Secondary			
	Uses			
12.	13.12 RM6 – High Rise	(e) hotel/motel	(e) hotel/motel	Replace hotel/motel
	Apartment Housing	accommodation within a	accommodation within a	accommodation within a
		multiple residential unit	multiple residential unit	multiple residential unit use
	13.12.3 Secondary Uses		(j) short-term rental	with short-term rental
			accommodation, subject to	accommodation as a
			section 9.17 of this Bylaw	secondary use.
13.	13.12 RM6 – High Rise	n/a	13.12.8 Site Specific Uses and	Add new site-specific
	Apartment Housing		<u>Regulations</u>	regulations for RM6 properties
			See Part IV	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	n/a	(h) short-term rental	Add short-term rental
			accommodation, subject to	accommodation as a
	14.3.3 C3 Secondary Uses		section 9.17 of this Bylaw	secondary use in the
	14.5.3 C5 Secondary Uses			Community Commercial and
				Transition Commercial zones.
15.	14.4 C4 – Urban Centre	(c) apartment hotels	(c) apartment hotels	Remove apartment hotels as a
	Commercial			principal use.
	1/ / 2 Duin ai 1 1			
1.0	14.4.2 Principal Uses		(0 ab a d 1 a a a a a d d	Add the date of the control of
16.	14.4 C4 – Urban Centre	n/a	(f) short-term rental	Add short-term rental
	Commercial		accommodation, subject to	accommodation as a
			section 9.17 of this Bylaw	secondary use.

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

19. 14.6 C6 – Regional (c) The maximum height is the Commercial lesser of 15.0 m or 4 storeys except for hotels, apartment hotels and apartment housing, lesser of 15.0 m or 4 storey except for hotels, apartment hotels and apartment housing, hotels and apartment housing.	apartment hotels as a building type for height regulations.
except for hotels, apartment hotels, apartment hotels, apartment hotels and apartment housing, hotels and apartment housing.	type for height regulations.
14.6.5 Development hotels and apartment housing, hotels and apartment hou	,,
	sing,
Regulations shall be the lesser of 37.0 m or <u>it</u> shall be the lesser of 37.0	m or
12 storeys. 12 storeys.	
20. 14.6 C6 – Regional (a) Apartment housing, (a) Apartment housing ,	Remove reference to
Commercial apartment hotels, and hotels apartment hotels, and hot	
shall be developed according to shall be developed according	
14.6.6 Other Regulations the provisions of the RM6 zone. the provisions of the RM6 z	
21. 14.7 C7 – Central Business (c) apartment hotels (c) apartment hotels	Remove apartment hotels as a
Commercial	principal use.
14.7.2 Principal Uses	
22. 14.7 C7 – Central Business n/a (e) short-term rental	Add short-term rental
Commercial <u>accommodation, subject to</u>	
section 9.17 of this Bylaw	secondary use.
14.7.3 Secondary Uses	
23. 14.8 C8 – Convention Hotel (c) apartment hotel (c) apartment hotels	Remove apartment hotels and
Commercial (n) short-term rental	add short-term rental
accommodation, subject to	
14.8.3 Secondary Uses <u>section 9.17 of this Bylaw</u>	secondary use. Renumber
	accordingly.
24. 14.9 C9 – Tourist (c) apartment hotels (c) apartment hotels	Remove apartment hotels and
Commercial (h) multiple dwelling hous	
(l) short-term rental	and short-term rental
14.9.2 Principal Uses <u>accommodation, subject to</u>	·
section 9.17 of this Bylaw	uses, to ensure these continue
	to be permitted uses.
	Renumber accordingly.
25. 14.9 C9 – Tourist (a) The maximum floor area (a) The maximum floor are	
Commercial ratio is 0.5 except it is 1.5 for ratio is 0.5 except it is 1.5 for	
apartment hotels and hotels. apartment hotels <u>apartment hotels</u>	multiple dwelling housing and

No.	Section	Relevant Existing	Proposed	Explanation
	14.9.5 Development	(b) The maximum height is the	dwelling housing, short-term	short-term rental
	Regulations	lessor of 11.0 m or 2 storeys	rental accommodation and	accommodation to reflect the
		except 22.0 m or 6 storeys for	hotels.	change in terms. Clarify other
		apartment hotels and hotels.	(b) The maximum height is the	terms to be consistent with
			lessor <u>lesser</u> of 11.0 m or 2	other sections of the Zoning
			storeys except it is 22.0 m or 6	Bylaw.
			storeys for apartment hotels	
			multiple dwelling housing,	
			short-term rental	
			<u>accommodation</u> and hotels.	
26.	14.9 C9 – Tourist	(e) Apartment hotels, hotels,	(e) Apartment hotels Multiple	Replace references to
	Commercial	and motels are permitted only	dwelling housing, short-term	apartment hotels with
		when connected to urban	rental accommodation, hotels,	multiple dwelling housing and
	14.9.6 Other Regulations	services.	and motels are permitted only	short-term rental
			when connected to urban	accommodation to reflect the
			services.	change in terms.
27.	17.2 HD2 – Hospital and	n/a	(i) short-term rental	Add short-term rental
	Health Support Services		accommodation, subject to	accommodation as a principal
			section 9.17 of this Bylaw	use for the HD2 – Hospital and
	17.2.2.1 Principal Uses			Health Support Services area
				east of Kelowna General
				Hospital to support
				accommodation options for
20	1731153 11 11			families of hospital patients.
28.	17.2 HD2 – Hospital and	(c) apartment hotel	(c) apartment hotel	Remove apartment hotels as a
	Health Support Services			secondary use, being added as
	1772216			a principal use. Renumber
20	17.2.3.1 Secondary Uses		() All	accordingly.
29.	17.2 HD2 – Hospital and	(a) All residential, residential	(a) All residential, residential	Remove reference to
	Health Support Services	related uses, apartment hotel	related uses, apartment hotel	apartment hotels as a building
	17365 11 5 111	and hotel uses shall be	and hotel uses shall be	type for parking regulations.
	17.2.6 Parking Regulations	calculated as 1 parking space	calculated as 1 parking space	
	specific to the HD2 Zone	per dwelling unit.	per dwelling unit.	

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

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) apartment hotels	(d) apartment hotels	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) Apartment Housing is allowed only above the first storey and requires access to grade separate from the commercial uses. (f) Apartment Housing and apartment hotels shall provide a minimum area of 6 m² of private open space per bachelor dwelling, 10 m² of private open space per one bedroom dwelling, and 15 m²	(e) Apartment Housing is allowed only above the first storey and requires access to grade separate from the commercial uses. (f) Apartment Housing and apartment hotels shall provide a minimum area of 6 m² of private open space per bachelor dwelling, 10 m² of private open space per one bedroom dwelling, and 15 m²	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 private open space per dwelling with more than one bedroom .	of private open space per dwelling with more than one bedroom.	
35.	CD17 – Mixed Use Commercial – High Density 1.1 Principal Uses	(d) apartment hotels	(d) apartment hotels (k) multiple dwelling housing	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) apartment housing	(a) apartment housing (b) short-term rental accommodation, subject to section 9.17 of this Bylaw	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	Principal Uses: (a) apartment hotels	Principal Uses: (a) apartment hotels (n) multiple dwelling housing (aa) short-term rental accommodation, subject to section 9.17 of this Bylaw	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	Principal Uses: (a) apartment hotels	Principal Uses: (a) apartment hotels (e) multiple dwelling housing	Remove apartment hotels and add multiple dwelling housing as a principal use, to ensure

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

No.	Section	Relevant Existing	Proposed	Explanation
		amenities) – maximum area of	units with common amenities) –	development in the McKinley
		150m² per unit floor area net.	maximum area of 150m² per	Beach area.
	unit floor area net.		unit floor area net.	
		Type B:		
			Type B:	
		Single detached housing with		
		or without secondary suites,	Single detached housing with or	
		semi-detached housing, row	without secondary suites, semi-	
		housing with four units or less,	detached housing, row housing	
		with amenities that may be in	with four units or less, with	
		separate buildings. The	amenities that may be in	
		maximum gross floor area is	separate buildings. The	
350m² per unit (excluding ma		maximum gross floor area is		
garages). The main floor 35		350m² per unit (excluding		
footprint (excluding garage) ga		garages). The main floor		
may not exceed 175m² per unit for		footprint (excluding garage)		
(excluding garages). Type B		may not exceed 175m ² per unit		
		(excluding garages). Type B		
			units must be served by a	
		reservation centre(s).	common on-site or off-site	
/2	6522 6 1 16	() 6 1 0 6 16 11	reservation centre(s).	A 1 1 1
42.	CD22 – Central Green	(c) Section 9 – Specific Use	(c) Section 9 – Specific Use	Add regulation that specific
	Comprehensive	Regulations of this bylaw does	Regulations of this bylaw does	use provisions for short-term
	Development Zone	not apply with the exceptions	not apply with the exceptions	rental accommodation apply
	1.4 Central Green General	for: Sub-Section 9.2 – Home Based	for: Sub-Section 9.2 – Home Based	to the CD22 zone.
			Businesses, Minor;	
	Regulations	Businesses, Minor; Sub-Section 9.3 – Home Based	Sub-Section 9.3 – Home Based	
		Businesses, Major; and	Businesses, Major; and	
		Sub-Section 9.10 – Agriculture ,	Sub-Section 9.10 – Agriculture,	
		Urban	Urban; and	
			Sub-Section 9.17 – Short-Term	
			Rental Accommodation.	

No.	Section	Relevant Existing	Proposed	Explanation
43.	CD22 – Central Green Comprehensive Development Zone 7.2 Principal Uses in Sub- Areas A & B	(e) apartment hotels	(e) apartment hotels	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: short-term rental accommodation, subject to section 9.17 of this Bylaw	Add short-term rental accommodation as a secondary use in all CD22 subareas and renumber accordingly.
45.	CD24 – Comprehensive Development Zone 1.4 General Regulations of the Comprehensive Site	(c) Section 9 – Specific Use Regulations of this bylaw does not apply with the exception of: Sub-Section 9.2 – Home Based Business, Minor; Sub-Section 9.3 – Home Based Business, Major.	(c) Section 9 – Specific Use Regulations of this bylaw does not apply with the exception of: Sub-Section 9.2 – Home Based Business, Minor; Sub-Section 9.3 – Home Based Business, Major-; and Sub-Section 9.17 – Short-Term Rental Accommodation.	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	a) apartment hotels	a) apartment hotels	Remove apartment hotels and
	Development Zone		h) short-term rental	add short-term rental
			accommodation, subject to	accommodation as a principal
	7.2.1 Principal Uses in Sub-		section 9.17 of this Bylaw	use. Renumber accordingly. In
	Area A			the Hiawatha development,
				short-term rental
				accommodation would only be
				a principal use in Area A.
47.	CD24 – Comprehensive	A minimum area of 7.5 m ² of	A minimum area of 7.5 m ² of	Replace reference to
	Development Zone	private open space shall be	private open space shall be	apartment hotels with short-
		provided per bachelor	provided per bachelor	term rental accommodation.
	7.6 Private Open Space	dwelling, apartment hotel	dwelling, apartment hotel	
		unit, or congregate housing	short-term rental	
		bedroom; 15 m ² of private	accommodation unit, or	
		open space shall be provided	congregate housing bedroom;	
		per 1 bedroom dwelling, and	15 m ² of private open space	
		25 m ² of private open space	shall be provided per 1	
		shall be provided per dwelling	bedroom dwelling, and 25 m ²	
		with more than 1 bedroom ,	of private open space shall be	
		except for hotel where no	provided per dwelling with	
		minimum private open space is	more than 1 bedroom , except	
		required.	for hotel where no minimum	
			private open space is required.	
48.	CD24 – Comprehensive	8.2.1 Secondary Uses	8.2. <u>12</u> Secondary Uses	Renumber section and add
	Development Zone		h) short-term rental	short-term rental
	_		accommodation, subject to	accommodation as a
	8.2.1 Secondary Uses in		section 9.17 of this Bylaw	secondary use.
	Sub-Area B			
49.	CD26 – Capri Centre	(c) apartment hotels	(c) apartment hotels	Remove apartment hotels as a
	Comprehensive			principal use.
	Development Zone			
	1.4 Principal Uses			

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

Part II – Table 8.1 – Parking Schedule

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

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	3
Two dwelling housing	
Multiple dwelling housing (including apartment housing) as a	
principal use	
Three dwelling housing	2
Four dwelling housing	
Multiple dwelling housing (including apartment housing) as a	
secondary use	

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:

	Legal Description	Civic Address	Regulation
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 short- term rental accommodation does not need to be a resident who resides for more than 240 days of the year at that dwelling unit.

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

