



TA19-0011 Short-Term Rental Accommodation

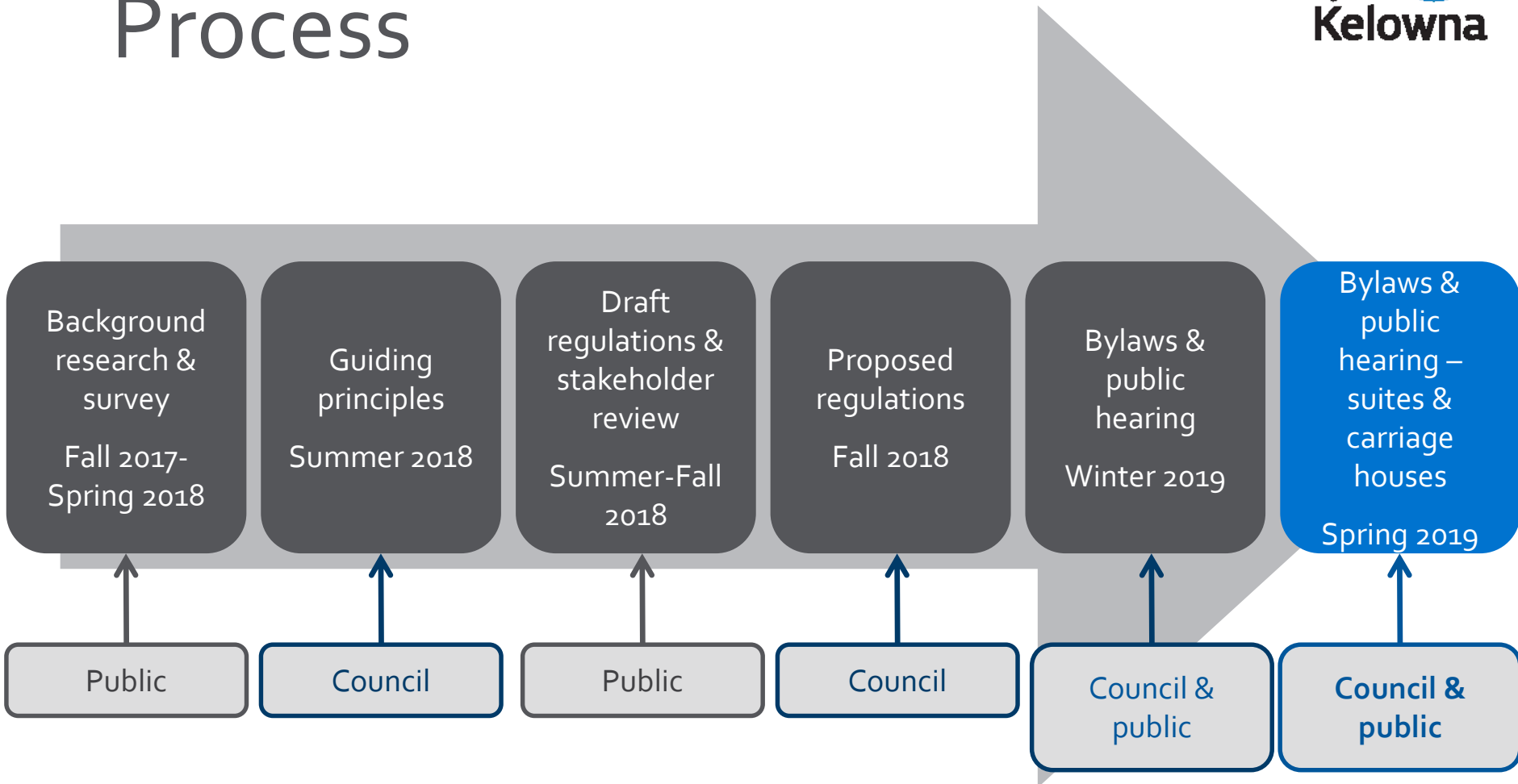
Zoning Bylaw Text Amendment



Proposal

- ▶ To consider adding short-term rental accommodation as a permitted use in secondary suites & carriage houses

Process



Public Survey

- ▶ Priority #4: Protect the supply of long-term rental housing
- ▶ 63% of respondents supported using secondary suites & carriage houses for short-term rentals
- ▶ 62% of respondents supported locating short-term rentals in suburban areas

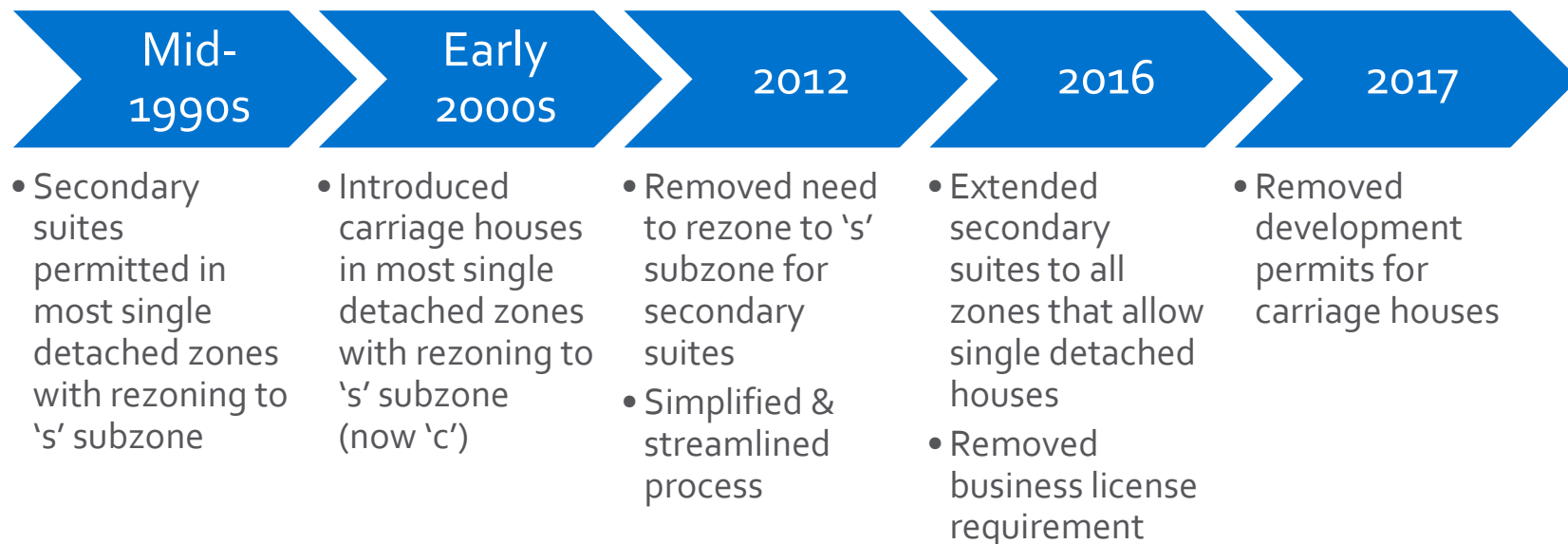
Guiding Principles

- ▶ Ensure short-term rental accommodations **do not impact long-term rental housing supply** in a negative way.
- ▶ Ensure short-term rental accommodations are **good neighbours**.
- ▶ Ensure **equity among short-term accommodation providers**.

Secondary Suites & Carriage Houses

- ▶ Policies to encourage suites & carriage houses
- ▶ Enables legal suites that offer more housing options for various long-term renters
 - ▶ Ground-oriented
 - ▶ More affordable than other options
- ▶ Approx. 2,247 legal suites & carriage houses in Kelowna

Secondary Suites & Carriage Houses



Proposed Regulations

- ▶ Allow short-term rentals in suites & carriage houses with conditions
- ▶ Meet the guiding principle of acting as a good neighbour

Regulation	Requirement	Note
Principal residency	Operator must live on the property	Principal resident of main house or suite / carriage house
Maximum # of short-term rental operations	1	Per property for single dwelling housing
Maximum # of bedrooms	2	
Minimum # of parking spaces	1	Can be the suite / carriage house space

Long-Term Rentals

- ▶ Removal of units from the secondary rental market
- ▶ Expect more pressure on purpose-built rentals
 - ▶ 73% of new households are renters
 - ▶ 550 new rental units needed annually
- ▶ Expect more challenges for those needing long-term rentals seasonally

Considerations

- ▶ Student rentals
 - ▶ 4-month restriction
 - ▶ Geographic restriction
- ▶ Vacancy rate cap
- ▶ Second kitchens
- ▶ Two-year review

Staff Recommendation

- ▶ Recommend **support** for the Zoning Bylaw text amendment for short-term rental accommodation
 - ▶ Allows residents to operate short-term rentals
 - ▶ Aligns with previously endorsed guiding principles
 - ▶ Establishes clear regulations so the public understands the rules that apply to them



Questions?

Proposed Regulations

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- ▶ Meet the guiding principle of acting as a good neighbour

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