

Schedule A – Proposed Text Amendments*

No.	Section	Current Wording	Proposed Wording	Reason for Change																																				
1.	Section 5 – Definitions & Interpretations	SHORT-TERM RENTAL ACCOMMODATION means the use of a dwelling unit or one or more sleeping units within a dwelling unit for temporary overnight accommodation for a period of 29 days or less. This use excludes hotels and motels. Short-term rental accommodations shall not be permitted to operate within a boarding or lodging house, a carriage house, a group home, or within a secondary suite. If the short-term rental accommodation is a secondary use then the short-term rental accommodation must only occur within principal dwelling unit and must be operated by a resident who resides for more than 240 days of the year at that dwelling unit.	SHORT-TERM RENTAL ACCOMMODATION means the use of a dwelling unit or one or more sleeping units within a dwelling unit for temporary overnight accommodation for a period of 29 days or less. This use excludes hotels and motels. Short-term rental accommodations shall not be permitted to operate within a boarding or lodging house, a carriage house, a group home, or within a secondary suite. If the short term rental accommodation is a secondary use then the short-term rental accommodation must only occur within principal dwelling unit and must be operated by a resident who resides for more than 240 days of the year at that dwelling unit.	Short-term rental accommodation is proposed to be removed as a secondary use from all zones. The reference to short-term rental accommodation as a secondary use within the definition should be deleted as it is no longer required, and it helps for regulation clarity to emphasize that residents and owners cannot engage in any short-term rental activity unless the zone explicitly allows it as a principal use.																																				
2.	Section 8 – Parking and Loading Section 8.2 Off-Street Parking Regulations Size and Ratio Table 8.2.7.b Ratio of Parking Space Sizes	<table border="1"> <thead> <tr> <th colspan="3">Table 8.2.7.b Ratio of Parking Space Sizes</th> </tr> <tr> <th>Uses:</th> <th>Min. Regular Size Vehicle parking spaces</th> <th>Max. Small Size Vehicle parking spaces</th> </tr> </thead> <tbody> <tr> <td>Short-term rental accommodation</td> <td>0%</td> <td>100%^{3, 4}</td> </tr> </tbody> </table>	Table 8.2.7.b Ratio of Parking Space Sizes			Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces	Short-term rental accommodation	0%	100% ^{3, 4}	<table border="1"> <thead> <tr> <th colspan="3">Table 8.2.7.b Ratio of Parking Space Sizes</th> </tr> <tr> <th>Uses:</th> <th>Min. Regular Size Vehicle parking spaces</th> <th>Max. Small Size Vehicle parking spaces</th> </tr> </thead> <tbody> <tr> <td>Short-term rental accommodation</td> <td>0%</td> <td>100%^{3, 4}</td> </tr> </tbody> </table>	Table 8.2.7.b Ratio of Parking Space Sizes			Uses:	Min. Regular Size Vehicle parking spaces	Max. Small Size Vehicle parking spaces	Short-term rental accommodation	0%	100%^{3, 4}	Removal of the size and ratio requirement for short-term rental accommodation is consistent with the proposed regulations. Only principal use short-term rental accommodations would be permitted which means the parking stalls associated with those dwelling units would need to meet the parking stall size ratio for the dwelling use (For example: Townhouse, Stacked Townhouses, Apartments, etc.).																		
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<p>4. Section 9 – Specific Use Regulations</p> <p>Section 9.10 Short Term Rental Accommodation</p>	<p>Section 9.10 Short Term Rental Accommodation Section 9.10.3</p> <p>The maximum number of sleeping units that may be used for short-term rental accommodation within dwelling units in the agriculture & rural zones and the single & two dwelling zones is three (3) sleeping units. The maximum number of sleeping units that may be used for short-term rental accommodation within dwelling units in the multi-dwelling zones and the core area & other zones is two (2) sleeping units.</p>	<p>Section 9.10 Short Term Rental Accommodation Section 9.10.3</p> <p>The maximum number of sleeping units that may be used for short-term rental accommodation within dwelling units in the agriculture & rural zones and the single & two dwelling zones is three (3) sleeping units. The maximum number of sleeping units that may be used for short-term rental accommodation within dwelling units in the multi-dwelling zones and the core area & other zones is two (2) sleeping units.</p>	<p>Removal of reference for maximum number of sleeping units for Agriculture & Rural Zones and Single & Two Dwelling Zones, as no permitted short-term rental accommodation uses would remain in any Agriculture & Rural Zones or Single & Two Dwelling Zones.</p>																																														
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<p>8. Section 14 - Core Area and Other Zones</p> <p>Section 14.9 – Principal and Secondary Land Uses</p>	<p>See Chart A</p>	<p>See Chart B</p>	<p>Removal of short-term rental accommodation as a permitted secondary use from the C1, C2, CA1, VC1, UC1, UC2, UC3, UC4 and UC5 zones. This change is proposed to address concerns regarding the short-term rental accommodation use contradicting guiding principle #1 and being a contributing factor to the current housing crisis, as well as contradicting guiding principle #2, as Staff capacity to deal with compliance and enforcement is currently challenged.</p>																																														
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10.	Section 15 – Comprehensive Development Zones Section 15.4.3 – CD18 Permitted Land Uses	See Chart C	See Chart D	Remove short-term rental accommodations as a permitted secondary use from the CD18 – McKinley Beach Resort Comprehensive Development zone in Area II, III and IV. Short-term rental accommodation is proposed to remain as a permitted principal use in CD18 – McKinley Beach Resort Comprehensive Development zone Area I only. This is consistent with the original vision of McKinley Beach where the single family would be treated similar to the rest of the City in terms of short-term rental accommodation regulations and Area I was intended to be the resort accommodation area.																																																						
11.	Section 15 – Comprehensive Development Zones Section 15.5.3 – CD20 Permitted Land Uses	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th colspan="2">Section 15.3.3 – CD20 Permitted Land Uses</th></tr> <tr><th>Uses</th><th>('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)</th></tr> <tr><td>Short-Term Rental Accommodations</td><td style="text-align: center;">S</td></tr> </table>	Section 15.3.3 – CD20 Permitted Land Uses		Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)	Short-Term Rental Accommodations	S	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th colspan="2">Section 15.3.3 – CD17 Permitted Land Uses</th></tr> <tr><th>Uses</th><th>('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)</th></tr> <tr><td>Short-Term Rental Accommodations</td><td style="text-align: center;">S</td></tr> </table>	Section 15.3.3 – CD17 Permitted Land Uses		Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)	Short-Term Rental Accommodations	S	Removal of short-term rental accommodations as a permitted secondary use from the CD20 - University Comprehensive Development zone. The renting of student residences (dorm rooms) in summer months has been functioning as a hotel / motel, which remains a permitted secondary use in the CD20 zone, and removing the short-term rental accommodation use will not limit the ability of the University (North Campus only) to continue these summer rentals.																																										
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13.	Section 15 – Comprehensive Development Zones Section 15.7.3 – CD26 Permitted Land Uses	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th colspan="2">Section 15.7.3 – CD26 Permitted Land Uses</th></tr> <tr><th>Uses</th><th>('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)</th></tr> <tr><td>Short-Term Rental Accommodations</td><td style="text-align: center;">S</td></tr> </table>	Section 15.7.3 – CD26 Permitted Land Uses		Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)	Short-Term Rental Accommodations	S	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th colspan="2">Section 15.7.3 – CD26 Permitted Land Uses</th></tr> <tr><th>Uses</th><th>('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)</th></tr> <tr><td>Short-Term Rental Accommodations</td><td style="text-align: center;">S</td></tr> </table>	Section 15.7.3 – CD26 Permitted Land Uses		Uses	('P' Principal Use, 'S' Secondary Use, '-' Not Permitted)	Short-Term Rental Accommodations	S	Removal of short-term rental accommodations as a permitted secondary use from the CD26 - Capri Centre Comprehensive Development zone. This change is proposed to address concerns regarding the short-term rental accommodation use contradicting guiding principle #1 and being a contributing factor to the current housing crisis, as well as contradicting guiding principle #2, as Staff capacity to deal with compliance and enforcement is currently challenged.																																										
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**May be subject to further amendments based on the Province of British Columbia's Short-Term Rental Accommodations Act and any associated regulations.*



Chart A

Section 14.9 – Principal and Secondary Land Uses																					
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)																				
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	W1	W2
Short-Term Rental Accommodations	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-

Chart B

Section 14.9 – Principal and Secondary Land Uses																					
Uses	Zones (‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)																				
	C1	C2	CA1	VC1	UC1	UC2	UC3	UC4	UC5	I1	I2	I3	I4	P1	P2	P3	P4	P5	HD1	W1	W2
Short-Term Rental Accommodations	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-

Chart C

Section 15.4.3 – CD18 Permitted Land Uses				
Uses	(‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)			
	AREA I Village Centre ⁴	AREA II Winery and Resort Accommodation ⁴	AREA III Hillside Resort Accommodation ⁴	AREA IV Waterfront Resort Accommodations ⁴
Short-Term Rental Accommodations	P	S	S	S

Chart D

Section 15.4.3 – CD18 Permitted Land Uses				
Uses	(‘P’ Principal Use, ‘S’ Secondary Use, ‘-’ Not Permitted)			
	AREA I Village Centre ⁴	AREA II Winery and Resort Accommodation ⁴	AREA III Hillside Resort Accommodation ⁴	AREA IV Waterfront Resort Accommodations ⁴
Short-Term Rental Accommodations	P	S ₋	S ₋	S ₋

**May be subject to further amendments based on the Province of British Columbia’s Short-Term Rental Accommodations Act and any associated regulations.*

Principal Use	Principal Use with 6-month restriction *	Principal Use, Permitted Non-Conforming
3699 Capozzi Rd	1088 Sunset Dr	1873 - 1875 Country Club Dr
3700 Capozzi Rd	1128 Sunset Dr	
3800 Capozzi Rd	1075 Sunset Dr	1350 St Paul St
<i>(Aqua Project - Permitted in Zoning Bylaw No, 12375, Section 14.15 Site Specific Regulations, Item #5)</i>	1083 Sunset Dr	1290 St Paul St
	1089 Sunset Dr	1215 St Paul St
	1093 Sunset Dr	1471 St Paul St
	1099 Sunset Dr	1585 Abbott St
	1123 Sunset Dr	3477 - 3499 Lakeshore Rd
CD18/ Area I Village Centre <i>(Permitted in Zoning Bylaw No. 12375 CD18 – McKinley Beach Comprehensive Development Zone, Section 15.4.3 – CD18 Permitted Land Uses)</i>	1129 Sunset Dr	925 Leon Ave
	1133 Sunset Dr	1083 KLO Rd
	1139 Sunset Dr	3880 Truswell Rd
		3398 McKinley Beach Lane
648-654 Cook Rd <i>(Permitted in Zoning Bylaw No, 12375, Section 14.15 Site Specific Regulations, Item #9)</i>		3475 Granite Close / 3434 McKinley Beach Dr
		3377 Lakeshore Rd

* The short-term rental accommodation must maintain at least 6 months a year of long-term residential use. For example, the 6 months long term residency could be owner occupied or monthly rentals.

Will be subject to change based on the Province of British Columbia's Short-Term Rental Accommodations Act and any associated regulations.