

Short Term Rentals (STRs)

What we heard from Council and public

Monday June 20th 2022



What we heard



Some STR operators/local hosts were concerned about the 180 day per year cap within residential zones

Staff is proposing to permit 'partial unit' listings to be rented 365 days per year. Staff is proposing the following licensing structure;

Class A – Principal Dwelling Unit (partial home listing)

- Permitted in all low and high density residential zones (excluding R4)
- Permitted in all commercial zones that permit residential dwellings (C1, C2, C4, C5, C6, C6F, C6L & C7)
- Permitted in all rural zones that permit residential dwellings (A, RRE, RRL and RC). A valid permit of record is required for properties with septic systems
- 28 days max for single stay
- Can be rented 365 days per year
- Must be the STR operator's actual home

Class B – Principal Dwelling Unit (entire home listing)

- Permitted in all low and high density residential zones (excluding R4)
- Permitted in all commercial zones that permit residential dwellings (C1, C2, C4, C5, C6, C6F, C6L & C7)
- Permitted in all rural zones that permit residential dwellings (A, RRE, RRL and RC) . A valid permit of record is required for properties with septic systems
- 28 days max for single stay
- Can be rented 180 days per year total
- Must be the STR operator's actual home

Class C- Non-Principal Dwelling Unit

- Permitted in C1 and C7 zones only
- 28 days max for single stay
- 365 days per year total
- Is not the operator's principal dwelling

Some STR operators/local hosts were concerned about not having an adequate amount of time to come into compliance with the proposed regulations

Staff is proposing a transition period for which the proposed regulations would come into effect on January 1st 2023. STR operators without a valid licence after this date would be subject to the applicable enforcement.

Some were of the understanding that a professional property sketch would be required as part of the application

A professional property sketch is not a requirement for the application –they can be hand drawn. The City will also provide sample site and floor plans for references.

Thank you

