



COUNCIL REPORT

To: Mayor and Council

Date: April 9, 2024

From: Ron Mattiussi, Interim CAO

File No: P 23-14

Subject: **P 23-14 – Short Term Rental Regulations - Adoption**

Report Prepared by: Kandice Brzezynski – Senior Building and Licensing Official

RECOMMENDATION to Consider and Resolve:

THAT Council adopt the Short Term Rental Regulation Bylaw amendments for the following Bylaws:

- City of West Kelowna Zoning Amendment Bylaw No.0265.20, 2023;
- City of West Kelowna Business Licensing and Regulations Amendment Bylaw No.0087.17, 2023;
- City of West Kelowna Municipal Ticketing Utilization Amendment Bylaw No.095.52, 2023;
- City of West Kelowna Bylaw Enforcement Amendment Bylaw No.0093.54, 2023; and
- City of West Kelowna Fees and Charges Amendment Bylaw No.0028.79, 2023.

BACKGROUND

On February 27th, 2024 Council gave third reading for the following bylaw amendment bylaws:

- City of West Kelowna Business Licensing and Regulations Amendment Bylaw No.0087.17, 2023;
- City of West Kelowna Municipal Ticketing Utilization Amendment Bylaw No.0095.52, 2023;
- City of West Kelowna Bylaw Enforcement Amendment Bylaw No.0093.54, 2023; and
- City of West Kelowna Fees and Charges Amendment Bylaw No.0028.79, 2023.

On March 26th, 2024, Council gave third reading to the City of West Kelowna Zoning Amendment Bylaw No. 0265.20, 2023. Prior to adoption, approval from the Ministry of Transportation is required and was received March 27, 2024. All above bylaws are being brought forward for adoption.

A motion was also made at the March 26th meeting, which directed staff to provide a report to Council identifying the required scope for the addition of the RC3 Zone in the Short Term Rental program. This report will be provided at a later date.

Notice of the proposed Business Licensing and Regulations Bylaw No. 0087.17 was published in the April 5th edition of the WestK newspaper, in accordance with Section 59 of the *Community Charter*. Additionally, notice was posted on the City’s website and public bulletin board located at City Hall.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
Nov. 14/23	<p>THAT Council direct staff to remove the ability for a principal resident to be away from the property for 14 days in one month to a maximum of 30 days in one year; and</p> <p>THAT Council direct staff to require the principal resident to be present when the remainder of the dwelling is rented on a short term basis.</p>	No. C377/23
Nov. 14/23	<p>THAT Council direct staff to merge the Bed and Breakfast regulations with the revised Short-Term Accommodation regulations; and</p> <p>THAT Council direct staff to require a building inspection to be complete for every proposed Short-Term Accommodation unit.</p>	No. C378/23
Dec. 12/23	<p>THAT Council postpone consideration of first and second and third reading to the following bylaw amendments as related to the Short-Term Rental regulations:</p> <ul style="list-style-type: none"> • City of West Kelowna Zoning Amendment Bylaw No. 0265.20,2023, • City of West Kelowna Business Licensing and Regulations Amendment Bylaw No. 0087.17, 2023, • City of West Kelowna Ticket Information and Utilization Amendment Bylaw No. 0095.52, 2023, • City of West Kelowna Bylaw Notice Enforcement Amendment Bylaw No. 0093.54, 2023, and • City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.79, 2023. 	No. C409/23

Feb. 27/24 **THAT** the City of West Kelowna Zoning Amendment Bylaw No. 0265.20, 2023 be given first and second reading; **No. C078/24**

AND THAT City of West Kelowna Zoning Amendment Bylaw No. 0265.20, 2023 be forwarded to a Public Hearing;

AND THAT the following amending bylaws pertaining to short term rental regulations be given first, second, and third reading:

- City of West Kelowna Business Licensing and Regulations Amendment Bylaw No. 0087.17, 2023;
- City of West Kelowna Ticket Information Utilization Amendment Bylaw No. 0095.52, 2023;
- City of West Kelowna Bylaw Notice Enforcement Amendment Bylaw No. 0093.54, 2023; and
- City of West Kelowna Fees and Charges Amendment Bylaw No. 0028.79, 2023;

AND FURTHER THAT Council opt-out of the Provincial principal residence requirements for Short-Term Rentals.

Mar. 26/24 **THAT** Council give third reading as amended to the City of West Kelowna Zoning Amendment Bylaw No. 0265.20, 2023. **No. C107/24**

Mar. 26/24 **THAT** Council direct staff to develop a report outlining the scope required for implementation of RC3 to the Short Term Rental policy. **No. C108/24**

REVIEWED BY

Chris Oliver, Planning Manager

Corinne Boback, Legislative Services Manager / Corporate Officer

Trevor Seibel, Deputy CAO

APPROVED FOR THE AGENDA BY

Ron Mattiussi, Interim CAO

Powerpoint: Yes No

Attachments:

1. City of West Kelowna Zoning Amendment Bylaw No. 0265.20, 2023
2. City of West Kelowna Business Licensing and Regulations Amendment Bylaw No.0087.17, 2023
3. City of West Kelowna Municipal Ticketing Utilization Amendment Bylaw No.0095.52, 2023
4. City of West Kelowna Bylaw Enforcement Amendment Bylaw No.0093.54, 2023
5. City of West Kelowna Fees and Charges Amendment Bylaw No.0028.79, 2023