



INFORMATION ONLY COUNCIL REPORT

To: Paul Gipps, CAO

Date: January 26, 2021

From: Hailey Rilkoﬀ, Planner II

File No: P 20-16

Subject: **P 20-16, Information Update for Council on Short Term Rental Engagement Results**

STRATEGIC AREA(S) OF FOCUS

Economic Growth and Prosperity – Policies and advocacy to enhance economic prosperity; Continued growth in tourism.

BACKGROUND

On November 24, 2020, Council received information on the draft proposed Short Term Rental regulations, a proposed compliance and enforcement strategy for Short Term Rentals, and a proposed community engagement plan. Council directed staff to engage the community and stakeholders on the proposed Short Term Rental program.

DISCUSSION

The intent of the engagement process was not to ask the community if Short Term Rentals should be regulated, as Council provided direction to regulate Short Term Rentals in September of 2020, but rather to ask the community “did we get it right?” with the draft regulations.

An online questionnaire was launched on November 30th, 2020 and ran until January 3rd, 2021 (Engagement Period). During the Engagement Period, over seven hundred (736) online questionnaire responses were received. The questionnaire results of the checkbox, likert scale and ranking questions (*Attachment 1*) along with a summary of themes identified in the long-answer responses (*Attachment 2*) are provided for Council’s information.

In addition, staff responded to numerous phone and email inquiries regarding the proposed Short Term Rental regulations to answer questions and provide clarification, while directing the public to complete the online questionnaire. The public

correspondence received did not identify any unique themes from the results of the online questionnaire.

Two (2) letters were submitted by stakeholder groups with additional feedback and recommendations on the proposed regulations for Short Term Rentals: Greater Westside Board of Trade and Gellatly Bay Goats Peak Community Association (*Attachment 3*). Additional stakeholders responded through the online questionnaire.

Staff have compiled the feedback received and will use feedback from the questionnaire, public and stakeholder correspondence to inform further refinements to the proposed Short Term Rental Regulations.

Next Steps

Once drafted, the proposed Zoning Bylaw Amendments will be brought forward to Council for 1st and 2nd Readings. Council may then direct further review or move the proposed amendments forward to a Public Hearing.

Following a Public Hearing on the proposed Zoning Bylaw Amendments, and any required review or changes, Council could consider 3rd Reading of the Zoning Bylaw Amendments along with 1st, 2nd, and 3rd Readings of the proposed amendments to the following bylaws:

- Business Licensing and Regulations Bylaw No. 0087
- Fees & Charges Bylaw No. 0028
- Bylaw Dispute Adjudication Bylaw No. 0093
- Municipal Ticket Information Utilization Bylaw No. 0095

Staff will work throughout the Council consideration process to have appropriate information and application materials drafted for implementation once the regulations are in place. Once all required bylaw amendments are adopted, Business Licencing will begin the process of accepting applications for Business Licences for Short Term Rentals.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
November 24, 2020	THAT Council direct staff to further engage the community and stakeholders on the proposed Short Term Rental program as outlined in this report.	C300/20
September 29, 2020	Council provided direction to staff that short term rentals be regulated, and that the creation of regulations for short term rentals be done through the review of regional practices and consultation with both stakeholders and the public. Council's direction followed the decision points presented to Council.	-

September
17, 2019

THAT Council direct staff to investigate and report back to Council regarding Air BnB and short term rentals in West Kelowna within the next 6 months.

C327/19

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes No

Attachments:

1. Short Term Rental Questionnaire – Responses Report
2. Short Term Rental Questionnaire – Long Answer Themes Summary
3. Stakeholder Correspondence