



PUBLIC HEARING MINUTES

MINUTES OF THE PUBLIC HEARING
HELD AT THE CITY OF WEST KELOWNA COUNCIL CHAMBERS,
2760 CAMERON ROAD, WEST KELOWNA, BC
TUESDAY, MARCH 16, 2021

MEMBERS PRESENT: Mayor Gord Milsom
Councillor Rick de Jong
Councillor Doug Findlater
Councillor Jason Friesen
Councillor Stephen Johnson
Councillor Carol Zanon
Councillor Jayson Zilkie

Staff Present: Paul Gipps, CAO
Mark Koch, Director of Development Services
Sandy Webster, Director of Corporate Initiatives
Brad Savoury, Director of Legal Services
Brent Magnan, Planning Manager
Shelley Schnitzler, Legislative Services Manager/Corporate Officer
Hailey Rilkoff, Planner II

1. CALL THE PUBLIC HEARING TO ORDER:

The Public Hearing was called to order at 5:02 p.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

2. INTRODUCTION OF LATE ITEMS:

2.1 Correspondence received from the following:

- Theodora Du Preez
- Melissa Page
- Ron Ganczar
- Sharon Sander
- Graham O'leary
- Chandra Paynter
- Brian Davis
- Janice Winckers
- Lisa Paynter and Philip Akins
- Manuel Zerwes and Nejat Sarp
- Murray Weeks
- Bea Kline, Green Bay Property Owners Association

- Richard Gill
- Chrissy and Steve Marston
- Nicole Richard
- Colin and Najia Haddock
- Heather Robinson, Greater Westside Board of Trade
- Sue Willis, Accredited BC Accommodations
- Michael and Martina Gyori
- Marilyn Schellenberg
- Dayne Bill Schmitt
- Ryan Holt
- Cindy Anderson
- Gates Rivest
- Shirley Pacholok
- Cherrie Mercer
- Lori Shoaf
- Jay and Jessie Clifford
- Sandra Davies
- Lynne and Barry Wright
- Sue McEwan
- Debra Critchley
- Sonny and Danielle Nielsen
- Diane Atchison and Ray Koebernick
- Jack Ramsay
- David Darichuk
- Suzie Doratti
- Anthony Bastiaanssen
- Troy Martens
- Dal Anderson
- Stephen Youl
- Rodney Wright
- Garrett Millsap
- Peter Mercer
- David and Linda Bello
- Jeffrey and Tiffany Li
- Ryan Glendinning
- Wayne Campbell
- Gellatly Bay Goats Peak Community Association
- Aimee Jensen
- Thomas and Angela Davis

3. ADOPTION OF AGENDA:

It was moved and seconded that the agenda be adopted as amended. The motion carried unanimously.

4. OPENING STATEMENT:

In accordance with the Provincial Health Officer Order on Gatherings and Events, members of the public were restricted from attending the public hearing in person.

Public participation was available by phone and by written submission and all representations to Council form part of the public record. The meeting was webcast live and archived on the City's website.

The Mayor read the Public Hearing Opening Statement, advising that the Public Hearing has been advertised, the bylaw and supporting documentation has been made available for inspection at City of West Kelowna offices and on the City's website, and outlined the process for the public hearing.

5. PUBLIC HEARING:

The Mayor explained the process for this public hearing being held pursuant to Division 3, Part 14 of the *Local Government Act* for the purpose of hearing representation from those persons who believe their interests may be affected by Zoning Amendment Bylaw No. 154.99.

The Mayor noted that information has been available for inspection, which includes any written comments received to date for the applications, and that Notice of the Public Hearing was duly advertised in accordance with the requirements of the *Local Government Act*.

5.1 Z 20-16, Zoning Amendment Bylaw No. 154.99, Short Term Rental (STR) Regulations

The Planning Manager introduced Zoning Amendment Bylaw No. 154.99 to amend the Zoning Bylaw to regulate short term rentals to include:

- Short term rentals allowing for principal residents to rent a portion of their home or their entire home as a vacation rental;
- The addition of new definitions to distinguish between a minor short term rental, which would include bed and breakfasts, and a major short term rental;
- Replacing the phrase "bed and breakfast" with "minor short term rental";
- Permitting short term rentals, minor and major, in all zones which currently permit bed and breakfasts: Agricultural (A1), Rural (RU1 through RU5), Residential (R1 and R1L) and CD-1(E) Zones;
- Permitting short term rentals, minor and major, only within single detached dwellings and not allowing them on parcels with a secondary suite or carriage house;
- Requiring operators of short term rentals, minor and major, to be the principal resident of the dwelling;
- Restricting the occupancy of short term rentals, minor and major, to a maximum of two adults per bedroom;
- For a minor short term rental:
 - Requiring operators to remain on-site during guests' stays;
 - Reducing the maximum number of rentable bedrooms to three;
- For a major short term rental:
 - Allowing operators to be off-site during guests' stays;
 - Allowing four maximum rentable bedrooms;
 - Requiring one parking space per two bedrooms (0.5 spaces per bedroom, rounded up).

The Mayor asked for a first time if there were any members of the public who wished to address Council regarding this file.

Pooyan Khorsandi

- When his family was looking to move to West Kelowna, they stayed in STR's;
- Every one of them was a secondary suite;
- Not everyone that uses STR's are partiers, or bring disrepute to neighbourhoods;
- Nice having the owners in the house in order to guide & provide information to guests;
- From a cultural perspective, some renters seek houses with secondary suites and kitchens for cooking of cultural foods that they don't want permeating throughout the rest of the house;
- He has a vacation home outside the country;
- Would like to take advantage of a secondary suite rental and get mortgage assistance when they are away;
- The main issue with secondary suites is noise and related problems;
- If the owner is on the property, there won't be any disturbances to the neighbours;
- STR's will require enforcement which will cost money;
- The proposed licensing fees for major rentals is too low; it should be a minimum of \$500 and increase with additional bedrooms;
- Fees for minor STR's is fine as proposed;
- This will provide funds to ensure proper enforcement;
- Secondary suites should be included with STR's;

Jace Albrecht

- Supports including secondary suites and carriage homes into the STR Bylaw;
- The STR Bylaw should not be as narrowly focused as proposed;
- Partiers and noisy vacationers are not the only ones using STR's;
- People rent them for different uses such as to be close to kids or sports programs, short term contracts/work placements, to stay while building or a renovation is in progress, between completion and possession of home sale, or a safe home for a single parent from an unsafe living situation;
- Most often these examples are needed for less than 30 days but would require a separate kitchen and private spaces;
- Understands the need for regulation of STR's; the Bylaw should not exclude any residential building forms;
- If parking criteria is satisfied, there should no type of rental unit being excluded from STR's.

Bram Eekhout

- Ensure that people can live comfortably without being victims of unsupervised STR properties;
- Rules and regulations need to be in place in the form of Bylaws;
- Ensure a peaceful living environment for all residents;
- The proposed Bylaw would mean those with a secondary suite or carriage house could not provide STR's;
- This is forcing those owners to only use them as a long term rentals;

- STR's should include secondary & carriage homes, with the owners living on the same property to ensure proper supervision;
- Put a Bylaw in place to help people live peacefully and to regulate the STR industry, but don't take away the rights for what they want to do with it.

Garrett Millsap

- Owns and operates a licensed B&B;
- It is exclusively offered on Airbnb;
- Have been in operation over 4.5 years without a single bylaw complaint or negative interaction;
- There needs to be regulation for STR's, but this is over-regulation;
- Do not support these bylaws as drafted;
- The Bylaw does not require proof of insurance;
- Most noise complaints come from having pools in the back yard; there is nothing in this Bylaw to address that;
- The APC & AAC do not support these bylaws as proposed;
- By not allowing secondary suites & carriage homes to operate as STR's will result in the disappearance of secondary suites and carriage homes from being developed;
- Suggest that the Bylaw require that the STR must be the principle residence and the owner must be on site;
- Suggest that the Owner must provide proof of insurance and abide by all Bylaws that are in place.

Sue Willis, President of British Columbia Bed and Breakfast Association

- The Association has been representing the B&B industry in BC since 1983;
- Disappointed that their members were not directly consulted during the planning process;
- This Bylaw greatly affects their businesses and the future of the industry;
- Many B&B operators were not aware that the B&B Bylaws are being eliminated;
- There are 20 B&B's in West Kelowna with 57 available room nights resulting in substantial tourism revenue;
- B&B's cannot be compared to STR's;
- B&B don't rent rooms; they provide an experience, require insurance, fire inspections, food safe certifications, and undergo peer review for quality standards, etc.;
- B&B's live in harmony with their neighbours, without incidents or complaints;
- Current Bylaws have worked well for West Kelowna B&B's, allowing the B&Bs here to be a thriving sector of the tourism industry and generate a large part of tourism revenue for local businesses in West Kelowna;
- The term STR has negative connotations within the tourism industry;
- No professional B&B operator would want to display a licence that says they are a licensed Short Term Rental;
- Recommend that B&B's be excluded from this bylaw;
- Recommend that due to negative connotations associated with STR, that the new proposed bylaw be named something other than STR's Minor and Major;
- Concern with capacity limits – the current bylaw is from 4 rooms (up to 8 people) while the new bylaw is 3 rooms (up to 6 people);

- This proposal leaves out the ‘third wheel tourist’ sector (demographic of 3-4 people that travel together and share a room);
- B&B’s have been adversely affected by STR’s, either in neighbourhoods or direct neighbours;
- This Association has worked with many municipalities to help develop bylaws for different types of vacation and short term rentals in BC with each municipality leaving the current B&B Bylaws alone;
- Requesting that another review be taken of this bylaw and the potential revenue loss for tourism in the future;
- B&B’s will not be able to operate in West Kelowna with these proposed changes;
- Supports that the City regulate and licence STR’s;
- Asking that B&B’s not be included in the proposed regulation and licensing of STR’s.

Colin Haddock

- Owns and operates a B&B;
- The City notes four guiding principles have been developed to regulate short term rentals:
 - Negative neighbourhood impacts due to unhosted STR operating in an unregulated environment;
 - Protect long term rental;
 - Recognize the importance of short term rentals for tourism;
 - Create comprehensive licensing, compliance and enforcement;
- These guiding principles say nothing about B&B’s;
- The APC proposed a definition for STR’s that did not include B&B’s;
- Now the Bylaw has been changed to include B&B’s in STR’s;
- There is a difference between a licensed B&B’s and a STR’s;
- By removing the existing licensing regulations for B&B’s, West Kelowna’s tourism economy could be impacted;
- Owners have invested significant time and money with the prospect of selling the property and business upon retirement;
- His B&B is nearly 6,000 square ft. – specifically to create a B&B;
- The house has been remodeled to ensure comfort, privacy and safety;
- B&B’s operators always greet guests and provide guides and information to promote tourism;
- B&B operators share breakfasts with guests to share information;
- B&B operators work with local businesses and are informal ambassadors for West Kelowna to help tourism;
- STR’s are renting part of their house; they don’t interact with their guests except clean the room and list on the Airbnb website; the owner may never see the guest;
- A licensed B&B is not a party house; they provide off street parking of one space per room;
- This proposal will reduce the B&B business capacity from 4 rooms to 3 (a reduction of 25%);
- Grandfathering B&B’s does not solve the problem because the property cannot be sold as a 4 room/8 person B&B;
- B&B’s are limited to renting for 30 days;

- The proposed bylaw should follow the recommendation of the APC and exclude licensed B&B's from its definition.

Anna Berezowska

- Speaking on behalf of her mother;
- Is a West Kelowna resident and owner of a licensed minor STR;
- Concern with STR's not permitting secondary suites or carriage houses;
- Concern that the owner of a minor STR must be on site when operating;
- Her guests must follow strict rules;
- As owners, they are on site when they are not working;
- As a West Kelowna resident, it is difficult to make ends meet;
- Their Minor STR allows them to fill that gap and help the economy;
- Do not understand the rationale for not allowing STR's on properties with secondary suites or carriage houses;
- Secondary suites and carriage homes are one of the most popular & safest to rent as owners can monitor guests by ensuring guests are following rules and by ensuring everyone has privacy;
- STR's should include secondary suites and carriage homes;
- Concern that the operator of a STR must be on site when a minor STR is operating however, the owner is not required on site for a major STR;
- Minor and Major STR operators should both have the ability to be off site during their guest's stay;
- As a minor licensed short term rental, it is impossible to be on site 100% of the time during a guest's stay.

Colin Crabbe

- Supports revising the STR Bylaw to include carriage homes and secondary suites;
- These types of units are ideal for short term tourism;
- The units generally have the owner on site to ensure accountability;
- Families and couples are not coming here to party or be a nuisance; they are looking for rooms in shared accommodations;
- If they cannot find short term accommodation in West Kelowna, they will look elsewhere;
- Purpose built rental construction has been improving in West Kelowna in the urban centre where rental units should be located;
- The changes to bylaws that govern rental agreements, has made it less appealing for private owners to operate long term rental units;
- They experience property destruction, refusing rent payments, and inability to protect their investments;
- Home owners will always have the option to offer their secondary suites and carriage homes for long term rentals;
- Allowing secondary suites and carriage houses will greatly increase profitability for tourism and development for rental market housing;
- Most STR's, including Airbnb's, do provide additional insurance for damage caused during the rental;
- Have operated an Airbnb and it has been a great experience with support from the website;

- Vernon & Penticton have included secondary and carriage homes in their STR bylaws.

Nicole Richard

- Concern with not allowing secondary suites and carriage homes in STR's;
- Is a strong advocate for affordable housing and in finding long term rental capabilities;
- Airbnb's and STR's start slow burning gentrification;
- Need to support long term renting;
- Major concern about disallowing secondary suites and carriage homes as it may affect tourism, the economy and the wine industry;
- The wine industry is very important;
- Visitors may decrease if we don't have carriage houses and secondary suites;
- There are not as many hotels as Kelowna has;
- Do not want to see any portion of tourism go to Kelowna;
- Please find a way to solve both issues of long term rentals and affordable housing, and allow secondary suites and carriage houses so we don't lose any of the summer business.

The meeting recessed at 6:22 p.m.

The meeting reconvened at 6:30 p.m.

Janine Palatin

- Has a minor vacation rental;
- Opened approximately ten years ago;
- Has a one bedroom suite on the lower floor;
- Primarily rent to middle age couples;
- The suite is full of brochures promoting West Kelowna businesses;
- Guests are primarily from the coast and Alberta; they spend about a week here visiting wineries, etc.;
- Concern is if she has to shut down because secondary suites and carriage homes are not available;
- Operating a minor vacation rental is her job;
- Tried to make her suite a long term rental but there is great expense with that;
- Don't want to move; have lived here 26 years;
- Would like to continue the STR;
- Currently is not accepting any STR's;
- If there are no STR suites, that will be cutting off a huge part of the economy;
- People will go into Kelowna to get their accommodation;
- Some people don't want hotel rooms and they don't want to share or go to a B&B;
- Keep the secondary suites and carriages homes for STR's in West Kelowna;
- Have never had a complaint from any neighbours; most are not even aware it is a STR;
- Has parking on site for guests, and there has never been any damage.

Michael Gyori

- In favour of STR in secondary suites & carriage homes;
- Recently built a carriage home for his elderly parents;

- Carriage home will be for family to use after parents pass;
- Would also enable some rental income;
- Does not want long term renters; want the carriage home for family and friends to use;
- STR's and Long Term Rentals are very different;
- Banning STR's prevents them from recovering costs of building it;
- Council is taking away their opportunity for revenue;
- They are excellent hosts and don't want parties in their homes;
- The City needs to enforce bylaws to punish negligent hosts where there are neighbourhood disturbances;
- Party houses are a problem with enforcement;
- Banning STR's in carriage homes and secondary suites ensures that the host is not on the property and not aware of problems;
- If STR for secondary suites and carriage homes are banned, it will significantly harm tourism in West Kelowna;
- Proposed bylaws will push guests to other communities;
- Banning STR's for secondary suites and carriage homes will not make any difference on the long term rental pool, nor will it prevent party houses.

Troy Martens

- Supports allowing secondary suites and carriage homes as part of STR's;
- His home has an in-law suite; it was never designed to be a long term rental suite as noise and odors from cooking do travel through the house;
- Felt that having STR's during the summer months, with access to the outdoors and patio, provided them the best opportunity to earn extra income to help with the cost of living;
- Would never change the suite into a full time rental; it is used as their only guest room for family and friends;
- During winter, it is used as extra space for the family;
- Extra insurance is carried for the secondary suite; it's challenging to find an insurance company for Airbnb in the property (costs \$500 extra per year to have secondary suite insurance);
- Income from Airbnb is declared with CRA (show's through Airbnb what is earned in a year);
- Airbnb collects a 9% occupancy tax which goes directly to the BC government;
- His neighbours are happy; have been operating for 4 years with no issues;
- STR guests only bring 1 car; Long Term Renters typically have 2 cars;
- The APC recommends secondary suites and carriage homes be used for STR's and that recommendation should be weighed heavily;
- WK does not need the same regulations as Kelowna.

Lynne Wright

- Concern with Major STR's;
- Have no issues with B&B's; they should have been left out of the bylaw changes;
- Have lived here 31 years;
- Chose to live in residential area;
- Enjoy the security of looking out for neighbours and friends;
- Concern that Major STR's will turn neighbourhoods into hotel resorts;
- Concern that the neighbourhood will become a noisy party zone;

- By regulating major STR's, the City will have more control;
- The bylaws and regulations do not protect the investment of the homeowners;
- Most homeowners have not experienced first-hand living next to an out-of-control STR;
- Major STR's should only be allowed in new subdivisions or new developments; that way, new buyers would know what they're buying into;
- Keep residential areas for homes not resorts;
- Consider each request for a major STR to go through a rezoning process;
- That would ensure homeowners are aware their neighbourhood could change and have a say in the approval process;
- Consider a limit to the number of major STR's in an area;
- There are no restrictions preventing an entire block from becoming a major STR;
- West Kelowna is not allowing secondary suites and carriage homes to be included with major STR's;
- Wondering where a major STR owner would live when renting out their house and be available to control the renters;
- Main concern is that no owner would be present to be responsible for the renters;
- Concern with the number of nights a Major STR can operate; feels it should be limited to 15 nights/month or 30 nights/2 months;
- Without a maximum number of nights, it becomes a hotel or resort;
- The dynamics of the community will change if this is approved;
- Concern with the proposed business licensing bylaw changes.

Val Nobre

- Moved to West Kelowna in 2016;
- Bought a home with a secondary suite as it gives them flexibility as they have an adult son with disabilities;
- The secondary suite is the only income they have;
- The suite allows them to spend time with their son;
- The STR is only way to have cash flow during the year while the suite also provides an area for respite;
- Please reconsider the secondary suites be included in STR's.

Kevin Gowie

- Sources of noise complaints need to be addressed;
- Have first-hand experience with noise issues from a neighbouring house that was rented;
- Secondary suite rentals will be the biggest challenge with major STR's;
- Do not believe STR's are likely to take the place of potential Long Term Rentals;
- Owners of STR facilities are not wanting Long Term Rentals and nor are the suites suited for Long Term Rental's;
- Major Rentals would lend themselves to the long term rental market;
- STR's should not be offered on a full time housing basis;
- With Airbnb's, there is a self-policing element to ensure facilities are kept up;
- Airbnb has imposed strict guidelines;
- A one-time inspection for health and safety is reasonable;
- Proposed Business Licence fees seem acceptable but need to be reasonable and fair;

- Many owners rely on this income for living and some for mortgage helpers; they have time and money invested in the rental;
- Licence fees should not be a profit; keep the fees reasonable and fair;
- The owners are promoting tourism with no cost to the City;
- Airbnb collects an accommodation tax on every booking;
- Airbnb provides an essential, affordable and practical service to the tourist industry.

Daniel Smith

- Take pride of being an Airbnb superhost and ambassador of West Kelowna;
- Never had a complaint from a guest or neighbours;
- Supports STR's;
- There's a lot of concern with long term rentals and party houses;
- An outright ban on STR's would have a terrible effect on tourism;
- There are not enough hotels in West Kelowna to provide for everyone;
- Airbnb's are a major part of a visitor experience;
- B&B guests must cohabitate which doesn't always work; some want their space and privacy;
- Party houses are fixable – make the STR host must live on the premises;
- West Kelowna needs to review licensing fees;
- Most Airbnb's are not party houses;
- Long Term Rental landlords & STR hosts are different types of people;
- Shutting down Airbnb's will not put the rentals back into a long-term rental pool.

Rusty Ensign

- Tofino's Bylaw for STR's & Airbnb's is quite simple; the City should review these;
- The owner should be required to live in the home; there could be problems if the owner or host is not living in it at the same time as the rental;
- If parking requirements are met, then both Airbnb & secondary suites should be allowed;
- Shouldn't be over-regulated; when guests are compliant, there is less bylaw enforcement requirements;
- Revenue generated from business licenses could help with inspections from the Fire Department;
- Need to protect rental affordability and encourage tourism.

Cori Mcquire

- Bought her home in Casa Loma in 2011;
- The community is like family;
- Having a suite and STR that cannot both occur on the same property is problematic;
- Need the rental suite to provide for family;
- Would like to rent for 2 months during the summer;
- Would like to rent to a student for 9 months;
- STR suites are not taking away from Long Term Rentals;
- Please reconsider allowing both a suite and a STR on the same property.

The Mayor asked a first time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked a second time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked Council if they had any questions of staff or any specific information needed from staff in anticipation of this coming back to Council for consideration.

General comments from Council:

- When will this matter be coming back for Council consideration;
- Feedback and impacts on separating B&B licenses and placing in their own category;
- Definitions of 'Minor' and 'Major' Short Term Rentals;
- Requirement of having the homeowner living on site of the carriage home or secondary suite;
- Option to permit STR's within secondary suites and carriage homes, maintaining the regulation that only one dwelling be permitted as a STR per property which is to be a principal residence;
- Provision of a cap on the number of STR business licenses;
- What will the enforcement component look like;
- How will the bylaws be enforced past 6:00 pm;
- Look at including secondary suites and carriage homes with STR's.

The Mayor asked a first time if there were any members of the public who wished to address Council regarding this file.

Craig Taschuk

- There is a disconnect between the bylaws and what people want;
- Secondary suites & carriage homes are not an issue;
- With the host living on the site, regulating their properties, there are no complaints;
- There is a lack of density with hotels in West Kelowna;
- His guests can walk to wineries from his rental;
- Unhosted rentals should be eliminated; the host should be required to be on site and parking regulations enforced;
- Guests want a place that is private with kitchen facilities; they want to be able to bbq;
- Guests want to buy food from the wineries and bring it back to the rental unit; this is something different from a hotel;
- He lives in the house; don't want any parking or noise issues;
- Will not put his property on long term rental; too many issues with the *Tenancy Act*;
- This is how they pay the mortgage.

Anthony Batiaanssen

- With Covid, occupancy is higher in STR's; it is safer;
- Being in an independent suite is more comfortable than being around people;
- Rental stock in single family homes is being diminished due to property values increasing and homes being sold;
- B&B's and STR's are different in some ways but are not significantly different;
- The difference is that one has a kitchen, the other doesn't;
- Many STR hosts consider themselves ambassadors for this area;

- The primary problem with STR's is some operators are poorly managing their homes which impacts neighbours;
- Don't look to Kelowna as a benchmark for STR's.

Lindsay Kelm

- Representing the West Kelowna Vintners and the Westside Wine Trail;
- Their goal is to promote all tourism in West Kelowna;
- By eliminating 60% of the STR's with the proposed bylaw, it is hurting all tourism businesses;
- Need to look at the economic impact of the proposed bylaw on tourism and ancillary support businesses.

Barry Wright

- The key problem that initiated this process was that the owner was not at home when the home was rented out;
- It was tenant's bad behaviors that caused complaints;
- This situation does not occur with B&B's;
- This situation does not occur with STR's where the host is on site; it happens when the owner is not at home;
- It is dismaying that the proposed regulations do not require the owner to be on site;
- An operator who could be a tenant if this was his primary residence, is able to create a short term rental agreement;
- That person isn't defined as the authority of responsibility, nor is the local contact defined in anyway in the proposed bylaw;
- If there's a problem, enforcement is a difficult situation;
- Urge Council to re-look at where the owner is required to be;
- The owner must be responsible and present on the property when rented out;
- As the current bylaw stands, a business person can buy several homes, have a tenant at each home, apply as an operator, advertise, the operator need not be present, and the owner isn't present;
- The enforcement regulations proposed begins with a letter that is mailed out one month, then sent again the next month; then the owner, due to a not-well defined bylaw, challenges the process; the owner is not penalized until after the fact;
- There is not enough strength in the proposed regulation for enforcement;
- By having an owner on the property is not causing problems;
- Focus on having the owner on the premises.

Grant Waidman

- When people hear the term short term rental, they automatically think of a party house;
- When drafting enforcement policies and regulations, need to look at how bylaws interact with the homeowner;
- Bylaw Enforcement and the RCMP are two different entities;
- Bylaw Enforcement is not available after 6 pm until the following day;
- Many complaints happen after 6 pm;
- There is a big gap between when RCMP attend and having no history from Bylaw Enforcement;
- Ask that the City look at how this process can be streamlined;
- Need to hold the major STR owners accountable.

The Mayor asked Council if they had any further questions of staff or any specific information needed from staff in anticipation of this coming back to Council for consideration.

General comments from Council:

- Definition of a primary residence, having a tenant as a contact for a STR 'Major';
- What is a primary residence and how is that determined;
- Clarification on enforcement and regulation of 'Major' STR's;
- Discussion on 'hosted' vs. 'unhosted'.

Neil McKinnon

- Has a legal secondary suite; was told by the City that they cannot have a STR;
- Wondering why a homeowner can rent out every bedroom in a house provided it is for over 30 days;
- Wondering if homeowners who rent bedrooms in their homes will be regulated;
- Concern with parking and the number of vehicles at homes where bedrooms are rented;
- Concern with not allowing them to rent their legalized secondary suite as a STR.

Craig Taschuk

- Hosts are ambassadors;
- Hosting will eliminate a lot of issues;
- Non-hosted STR's would be hotels;
- If un-hosted STR's are eliminated, it will eliminate issues;
- Most hosts live on their property and host either a traditional B&B or a STR.

The Mayor asked a first time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked a second time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked a third and final time if there were any members of the public who wished to address Council regarding this application.

Mindy Aaserud

- Agree with having hosted STR's;
- Like being able to rent the upstairs of house their home when they go away, which is usually for 3 weeks of the year;
- The only way they afford their trips is through Airbnb;
- They are strict when hosting Airbnb's; there are no parties;
- Owners cannot be on the property when they are away;
- Owners return to their neighbourhoods; they don't want issues with neighbours;
- Most of their renters are big families.

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The Mayor asked a second time if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor asked for a third and final if there were any members of the public who wished to address Council regarding this file. There were no comments from the public.

The Mayor declared the public hearing closed at 8:11 p.m. and Council cannot accept any further information regarding this application.

6. Termination of Public Hearing

The Public Hearing terminated at 8:11 p.m.

MAYOR

I hereby certify this to be a fair and accurate summary of the nature of the representations made by the public at the Public Hearing with regard to Zoning Amendment Bylaw No. 154.99, Short Term Rental Regulations, held on March 16, 2021.

Legislative Services Manager/Corporate Officer