

What We Heard

Short-Term Rental Regulations

MARCH 2022

District of
SECHELT

Contents

Executive Summary 3
Who Participated? 4
Public Consultation Meetings 4
Survey 4
Differences of Attendance 4
Overarching Themes 6
Public Consultation Summary 6
Tensions and Tradeoffs Expressed at Public Consultation Meetings 7
Survey Summary 8
Community Priorities 8
Feedback on STR Regulations Based on Residency and Unit Type 9
Feedback on Regulations Based on STR Rental Frequency or Intensity 10
Appendix A: Survey Detailed Response 12
Who participated? 12
Priorities 14
Feedback on Proposed Regulations Based on Residency and STR Unit Type 17
Feedback on Proposed STR Regulations Based on Rental Frequency or Intensity 23
Overall STR Management 30
Appendix B: FAQ Questions and Responses 33
Appendix C: Workshop Presentation 41
Appendix D: Survey Full 56

Executive Summary

The District of Sechelt (DoS) is seeking to improve regulations for the management of short-term rentals (STR) in residential neighbourhoods. Since 2005, the DoS has required business licences and applied conditions for renting of cottages and vacation properties in residential neighbourhoods. Regulations have remained unchanged since 2005, however a lot has changed with the rapid growth of online platforms and the nature of STR tourist accommodations. In December 2021, DoS Council provided input on the prioritization of five objectives to guide the drafting of STR regulations. Council's first priority is 'encourage neighbourhood fit', followed by 'protection of long-term rental supply'. Guided by Council priorities, and prior STR consultation, draft STR regulations were prepared based on primary and secondary residency. Council directed staff to proceed with public consultation to seek input on draft STR regulations, to help inform and shape future regulations.

In February 2022, the DoS launched a dedicated public consultation webpage – yoursaysechelt.ca/str-review. Background information, draft STR regulations, questions and answers, and related materials were posted on this consultation web page, and continuously updated. Between February 23 and March 1, four online public meetings were hosted to present the proposed draft STR regulations, gather insights on what else needed to be considered, and respond to questions. Meetings were hosted through Zoom and open to the public. A total of 156 people attended these Zoom meetings. Following the public meetings, between March 1 and March 14, a public survey was open to gather community input on the specific aspects of draft STR regulations. 857 people participated in the surveys.

This '*What We Heard*' report summarizes the consultation inputs received between February and March 2022 during the four meetings and from survey respondents.

Survey respondents' priority objectives for STR regulations were aligned with Council's top priorities – 'encourage neighbourhood fit', followed by 'protection of long-term rental supply'. Survey respondents were supportive of STRs where a permanent resident (owner or authorized renter) lives on the property. There is community support for draft STR categories Accessory (75%), Suites (69%), and Accessory combined with Suites (66%) – where the STR is a primary resident. The proposed STR Commercial category (applied to secondary residences), is most controversial. There is lower support for STR Commercial (29%), while 64% of survey respondents object to the STR Commercial category all together. Several related STR Commercial questions were raised including how to determine the appropriate number of STRs Commercial and how to allocate and issue permits for this category. Several questions and concerns were raised about the proposed STR commercial category.

Survey respondents provided detailed feedback on several aspects of the draft regulations that will be helpful in further refining STR regulations, including:

- Permitted unit types – wanting to see legal suites with fire safety and building inspections;
- Business licence fee – support for cost recovery, where fees, not taxes cover costs;
- Compliance and enforcement – support adding proactive monitoring and added enforcement;
- Guest limits – support adding guest limits/ group sizes; and
- Onsite parking – support limiting vehicles relying on street parking.

These consultation findings will be presented to District of Sechelt Council in April 2022 to seek further direction on draft STR regulations. Council members are the decision-makers, who have multiple considerations to weigh, including public feedback, and their perceptions of the public interest.

Who Participated?

Between February and March 2022, more than 850 people participated in the District of Sechelt's public consultation on proposed Short-Term Rental (STR) regulations. Community members shared lived experiences and considerations to inform and shape future STR management and regulations in the District of Sechelt.

Public Consultation Meetings

A total of **156** people participated in 4 online public consultation meetings. These sessions were held via Zoom, with a presentation and online live polling on Mentimeter. The number of participants that attended these sessions is summarized below:

Public Consultation Meeting	***Number of Participants***
Wednesday, February 23rd, 12:00 to 1:30PM	33
Thursday, February 24th, 9:00 to 10:30AM	35
Thursday, February 24th, 6:00 to 7:30PM	34
Tuesday, March 1st, 4:00 to 5:30PM	54
Total Participants	*156**

Note: A total of 156 people participated in the meetings, however this actually represented 146 individuals. A few people attended the meetings repeatedly.

Survey

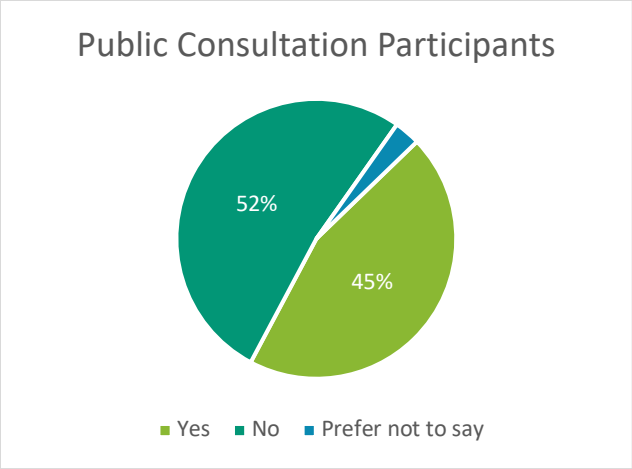
Between March 1st and March 14th, 2022, a total of 857 people participated in a survey which was open on the District of Sechelt consultation web page yoursaysechelt.ca/str-review and available as paper copies at the District of Sechelt office. The majority of respondents completed the survey online. Nine paper surveys were submitted which are included in the analysis.

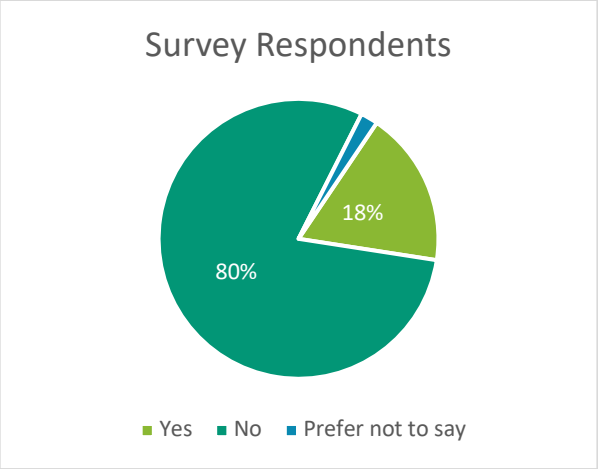
Differences of Attendance

There was a significant difference between those who attended the public consultation meetings and those who completed the survey. Those who attended the public consultation meetings were more likely to be active STR operators, than those who participated in the survey.

The graphic comparison below summarizes the difference in participant responses, and who attended the meetings.

When asked*, Have you listed a unit for short-term rental in the last 12 months?* Respondents from the consultation meetings are shown on the left and survey respondents are shown on the right.



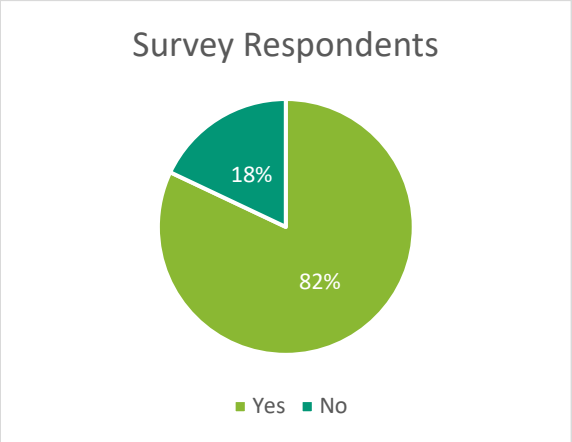


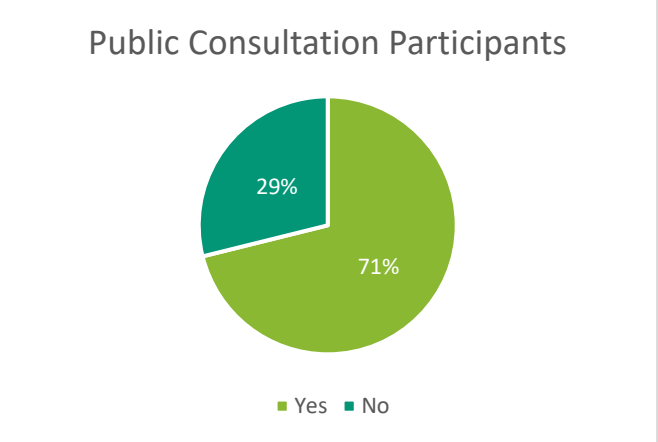
Public consultation meetings: the four meetings Mentimeter polling results indicated there was a nearly even divide between STR operators (70 participants) and non-operators (86 participants) in attendance at the four consultation meetings.

Survey respondents: primarily respondents who had not operated an STR in the past 12 months (639 respondents), as well as there were fewer STR operators (140respondents)

In addition to the differences in the proportion of STR operators and non-operators between the two consultation streams, there were also differences in where people came from. Those who attended the public consultation meetings were more likely to live outside of Sechelt, than the survey participants.

Do you live within the boundaries of the District of Sechelt?





Overarching Themes

Overall, community members expressed care about Sechelt and wrote extensively about their lived experiences and perspectives on STRs operating in residential neighbourhoods. Many consultation participants took the time to provide thoughtful and detailed responses.

Survey Response Themes

- **Overall support for Council-directed STR management objectives:** Survey respondents priority objectives for STR regulations aligned with District of Sechelt Council priorities. Neighbourhood fit is a number one priority for community members, followed by priority objective to protect long-term rental supply.
- **Regulations Based on Residency:** Community members are supportive of STRs where there is an owner/ operator or on-site manager living on the STR property.
- **Compliance and enforcement:** Community members are concerned with compliance and enforcement of existing STRs business licensing and want to know how proposed regulations would be managed and enforced to ensure compliance. Survey respondents expressed concern with limited enforcement staff and frustrations with lack of response when complaints are made. Respondents also expressed that they stopped complaining as there was not much the District of Sechelt could do to resolve issues under the existing regulatory framework.
- **Concern for long-term rental supply**: Survey respondents expressed concerns that long-term rental housing is a challenge for local residents, and that action must be taken to address low vacancy rates.

Public Consultation Summary

The public consultation meetings were structured to present the proposed regulations, gather insights on what needs to be considered and respond to questions. The delivery of the meetings was intentionally designed to start with a shared understanding of proposed regulations. Participants at the meetings were told that the surveys were the preferred method for input and the survey period would open after all 4 meetings were completed.

1219 comments/questions were received from the four public meeting sessions (not including survey answers), and these were collected from the Zoom Chat and Mentimeter polling.

The questions and discussion that arose from the meetings was mostly about the following themes (in order of frequency):

- **Compliance and Enforcement**: community members wanted to know whether and how enforcement will occur and how compliance will be monitored.
- **Caps/limits and issuing of STR licenses[1]:** there were many questions around how the number of recommended STR Commercial category licences was selected and what it would look like for existing operators. Questions were related to caps or limits, and how proposed STR Commercial category licensees would be selected (e.g., first-come-first-served, lottery, grandfathering, or other method).

[1] **Licence** is a noun, **license** is a verb. When starting a business in the District of Sechelt, one requires a business **licence** (noun/ thing), but the District of Sechelt must **license** a business (verb/ action).

- **Cost of licences:** community members wanted to know why there is a suggested increase of licence costs and why permit fees are proposed to be varied by type.
- **System for complaints:** many community members wanted to know why there were so few complaints in prior years (several comments indicated that the reported bylaw enforcement numbers were low/ not sufficient to justify regulations). Participants also asked how STR management system could better respond to residents' concerns in a timely way (citing frustrations with little support when neighbour complaints are made).
- **Property Manager/Point Person**: community members wanted to see on-site owner, resident or property managers available as the property contact 24/7.
- **Merit-based system:** there were several suggestions related to desire for an STR program that recognizes 'good managers', that reflects past performance history, where their performance is rewarded or privileged in licencing.
- **Number of suites per property owner**: community members were concerned with the proposed regulation that would permit one STR licence type per property. There are circumstances where an owner is resident on-site and there are STR's units located in the principal residence, as well as a cottage on the same property. Requests were made to consider one licence type where the owner is the operator and there are several STR rental unit types on the same property.
- **Proceeds from business licensing fees**: community members wanted to know where the proceeds from proposed business licensing fees would go. Questions were asked about how funds would be used and for what purpose / benefit to them / the community. The principle of cost-recovery for the delivery of the STR program was explained, with fees to be directed to setting up the program, staff review, communications, paying for proactive third-party monitoring and bylaw enforcement staffing.

Other common clarification questions and themes included: considering limits on STRs by area or neighbourhood, use of the tourism-based Municipal Regional District Tax, added loads on municipal infrastructure (specifically water restrictions), street parking (safety issues on certain streets, particularly cul-de-sacs and other narrow streets), and limiting STR group sizes/ STR permitted number of rooms.

Questions that were frequently asked and responses provided in the consultation meetings, and via follow up email inquiries are attached in Appendix D. These responses were also posted on the project website yoursaysechelt.ca/str-review

Tensions and Tradeoffs Expressed at Public Consultation Meetings

At the public consultation meetings, multiple perspectives were shared, and tensions between the different community experiences were uncovered. The table below summarizes tensions heard during the public meetings

Maintaining peaceful neighbourhoods	Promoting the tourism economy	Long term rental supply	Supplemental income
Participants cited concerns with increased and constant noise in their residential neighbourhoods when some STRs are operating.	Views were shared on the importance of the tourism sector and supporting businesses that employ many.	Participants expressed concern for the lack of long-term rentals available in Sechelt.	Operators stressed that their suites are a significant portion of their livelihood incomes, which allow for them to live in Sechelt.

Survey Summary

The online survey was designed to gather community input that would be used to guide modifications of the proposed regulations for the District of Sechelt's short-term rentals.

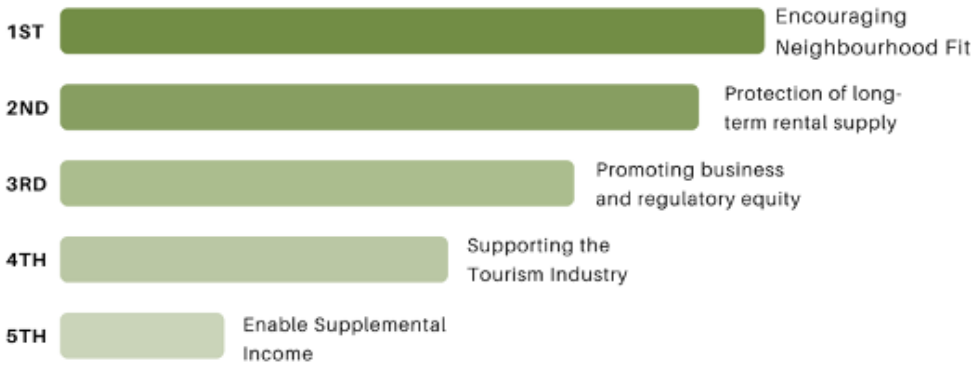
The following is a summary of responses received from **857** people who participated in the survey between March 1st and March 14th, 2022. The majority of respondents filled in the survey online. Paper versions of the survey were also made available at Municipal Hall - 9 paper surveys were submitted and are included in this analysis.

Please see Appendix B for complete survey results.

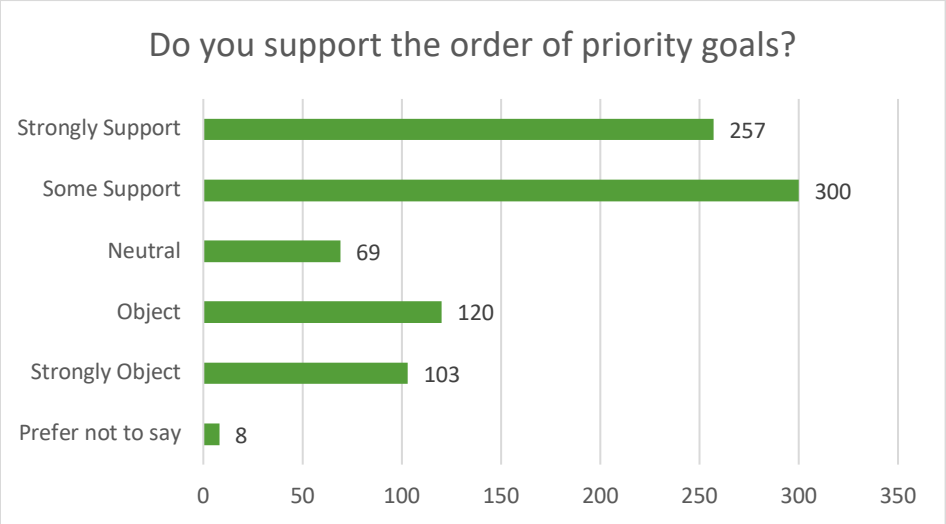
Community Priorities

Survey participants were asked to rate their objectives for future STR regulations. Survey participants were shown Figure 1 (below) and asked to rate their priorities relative to District of Sechelt Council's STR regulatory objectives.

Figure 1 – *District of Sechelt Council Priority Objectives for STR Regulations, December 2021*



Overall, participants expressed high support for the order of council priorities. Neighbourhood fit and protection of long-term rental supply were rated the highest priorities for survey participants.



Feedback on STR Regulations Based on Residency and Unit Type

Proposed regulations were designed based on the understanding that there are few concerns with STRs when there is a permanent resident, owner, or authorized full-time resident, who lives on the STR rental property. The two proposed STR categories 'accessory' and 'suites' have a principal residency requirement. The STR Commercial category is proposed for secondary homes/ properties, where there is not on-site management, however an off-site manager would be required and available to respond to address concerns arising 24/7.

Survey participants were asked to indicate their sentiments on the proposed 3 STR categories: Accessory, Suite and Commercial. In addition, a combination of STR category Accessory and Suite was asked (*See Appendix for full survey questions)*

The following two tables summarize the survey results, with total response numbers received and percentages.

	Accessory	Suites	Accessory & Suites	Commercial
Strongly Support	49%	44%	33%	20%
Some Support	26%	25%	30%	9%
Neutral	9%	10%	12%	7%
Object	6%	9%	12%	12%
Strongly Object	8%	10%	12%	52%
Prefer not to say	1%	1%	1%	1%

	Accessory	Suites	Accessory & Suites	Commercial
Strongly Support	420	377	283	171
Some Support	223	214	257	84
Neutral	77	86	103	60
Object	51	84	103	103
Strongly Object	69	86	103	446
Prefer not to say	8	8	8	8

Overall, there is strong community support for Accessory (75%), Suites (69%), and Accessory and Suites (66%). There is lower support for STR Commercial (29%), while 64% of survey respondents object to the STR Commercial category.

In all three proposed STR categories - ***Accessory, Suite, Commercial*** - STRs are proposed to be permitted in any unit type. Participants were asked their views of regulations based on unit type**.**

The following two tables summarize the survey results, with total response numbers received and percentages.

	Entire homes	Rooms in homes	Secondary suites	Accessory buildings
Strongly Support	28%	42%	40%	40%
Some Support	16%	36%	30%	30%
Neutral	10%	12%	10%	9%
Object	20%	4%	8%	9%
Strongly Object	26%	5%	11%	12%
Prefer not to say	1%	1%	1%	1%

	Entire Homes	Rooms in Homes	Secondary Suites	Accessory Buildings
Strongly Support	240	360	343	343
Some Support	137	309	257	257
Neutral	86	103	86	84
Object	171	34	69	84
Strongly Object	223	43	94	103
Prefer not to say	8	8	8	8

Overall, there is strong (70% or greater) support for rooms in homes, secondary suites, and accessory buildings. However, there is less support for STR's operating in entire homes (46% object).

Participants were given the opportunity to create their own "other" category of STR units for consideration, including (in order of frequency):

- Travel Trailers, Campers, RVs, Motorhomes, vans
- Boats
- Tiny Homes
- Tents and Yurts
- Strata unit or Condominium
- Laneway Homes
- Sheds for boarding

Feedback on Regulations Based on STR Rental Frequency or Intensity

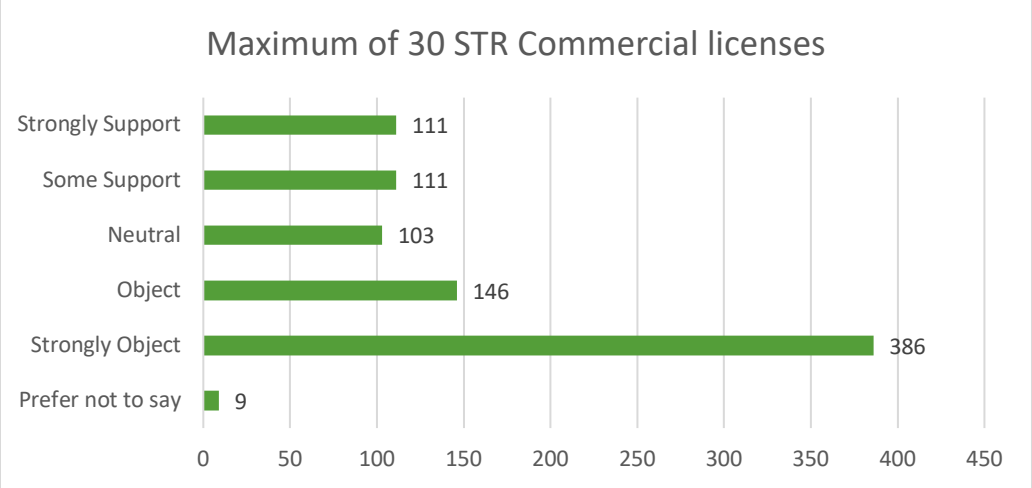
Survey participants were asked their level of support for having no limit on the number rental days per year for the three proposed STR categories. The following two tables summarize the survey results, with total response numbers received and percentages.

	Accessory	Suites	Commercial
Strongly Support	279	296	211
Some Support	142	129	85
Neutral	107	87	93
Object	92	98	75
Strongly Object	119	124	261
Prefer not to say	2	1	4

	Accessory	Suites	Commercial
Strongly Support	38%	40%	29%
Some Support	19%	18%	12%
Neutral	14%	12%	13%
Object	12%	13%	10%
Strongly Object	16%	17%	35%
Prefer not to say	0%	0%	1%

Overall, there is more support for no limits on number of rental days for Accessory and Suites (with owner or on-site manager) and less support for no limits on rental days, when applied to the proposed STR Commercial category. When survey participants were asked what number of rental days in the calendar year there should be for each proposed STR category, participants responded most frequently with 0-100 days (69% for Accessory, 86% for Commercial).

Survey participants were asked whether they support a maximum of 30 STR Commercial licenses within the boundaries of the District of Sechelt.



Overall, participants showed low support of the proposed cap/limit of 30 STR Commercial permits. 88% of those who objected or strongly objected wanted to see less than 30 Commercial permits, with 52% wanting to see zero *(n=325)****. Only 12% of those who objected wanted to see more than 30 Commercial permits.***

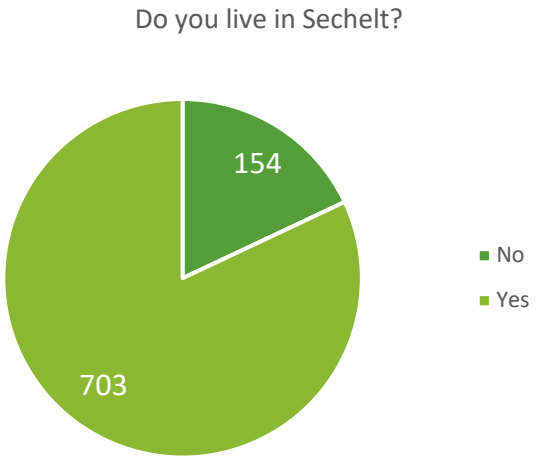
When asked "is there anything you would like us to know about options for limiting the frequency and intensity of STR rentals," participants mentioned the following (in order of frequency):

- Guest limit (12%): concerns with compliance and number of people per bedroom.
- Cap by location (8%): placing a cap by neighbourhood or block.
- Parking (7%): demand for on-site parking
- Number of nights (7%): concerns with unlimited rental nights.

Appendix A: Survey Detailed Response

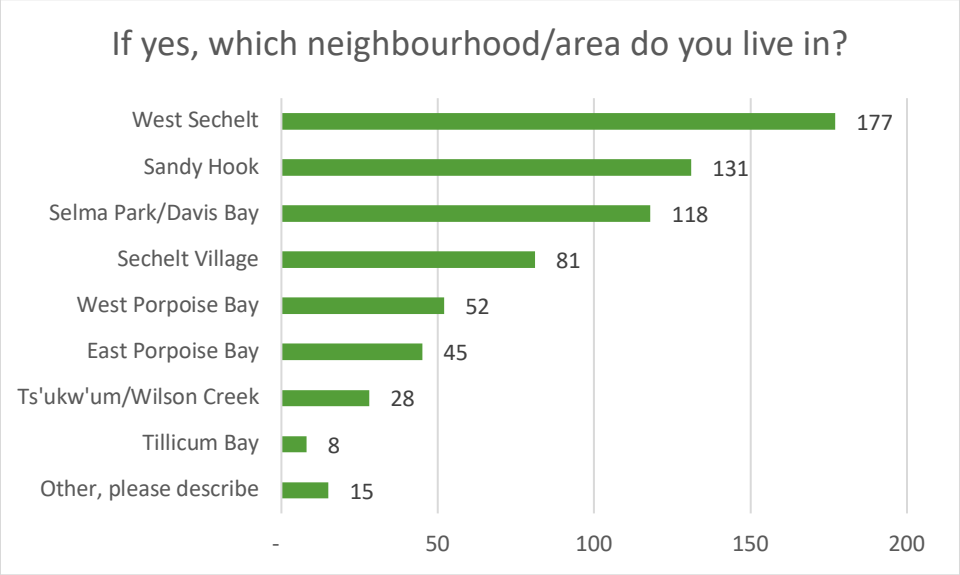
A total of **857** people participated in the survey which was open on the District of Sechelt webpage between March 1st and March 14th, 2022.

Who participated?

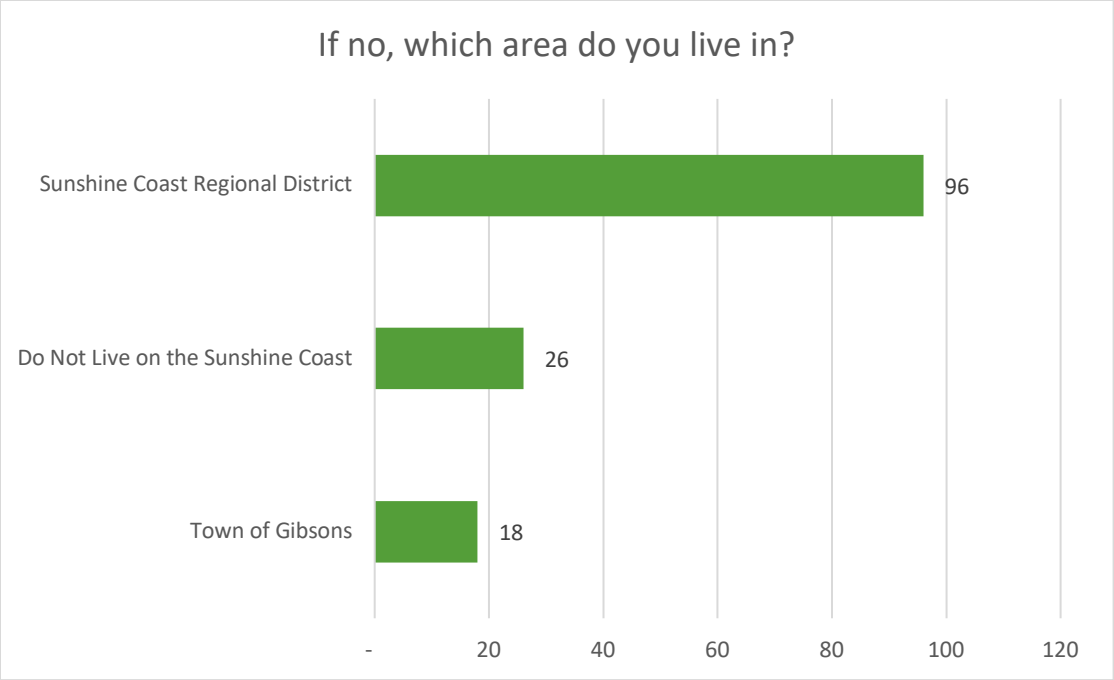


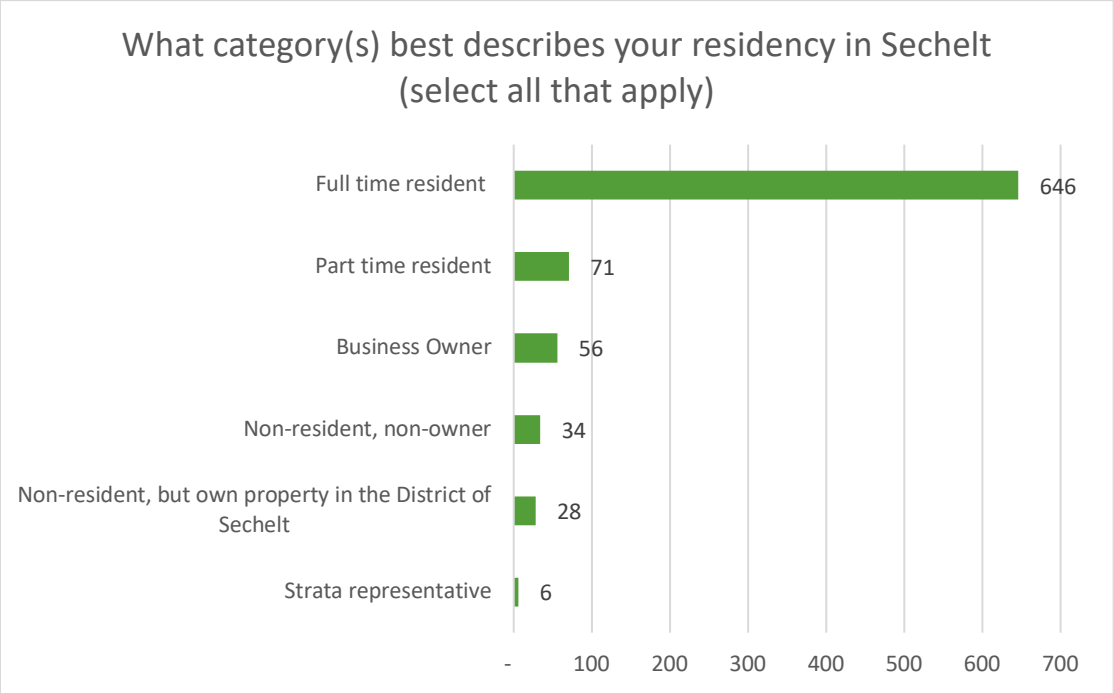
75

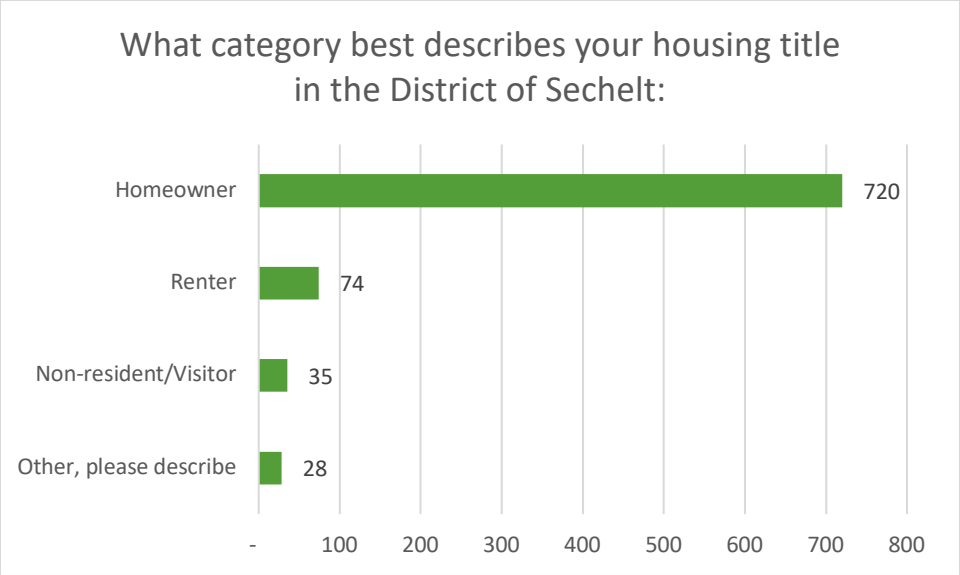
The majority of participants, 82% or 703 people, lived within the District of Sechelt.



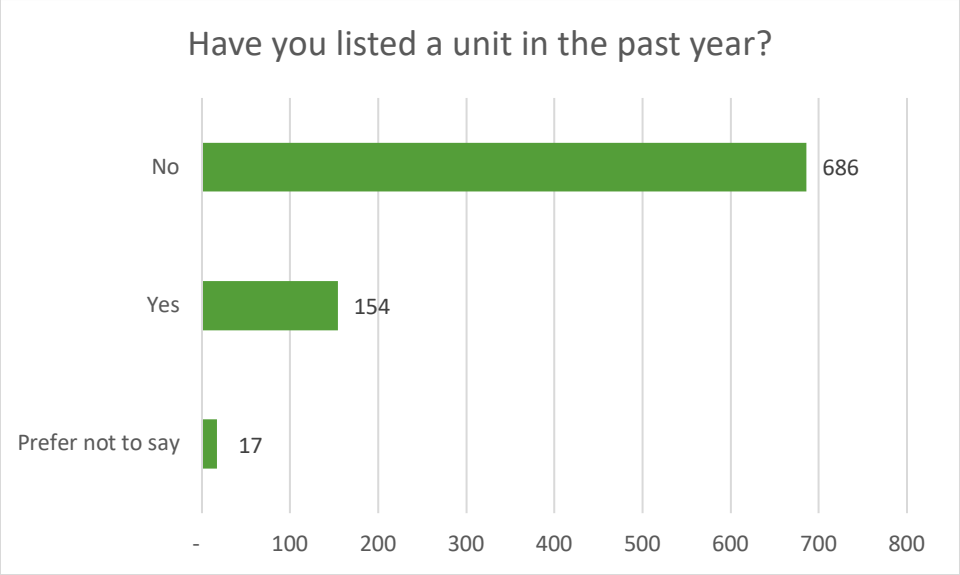
Those who selected "other" listed: Areas in the SCRD (ex. Robert's Creek, Halfmoon Bay), street names and specific regions within the District of Sechelt (ex. Cowrie Street, Browning Rd., West Sechelt Waterfront), and on a boat.


If no, which area do you live in?
Sunshine Coast Regional District
96
Do Not Live on the Sunshine Coast
26
Town of Gibsons
18
-
20
40
60
80
100
120


What category(s) best describes your residency in Sechelt (select all that apply)
Full time resident
646
Part time resident
71
Business Owner
56
Non-resident, non-owner
34
Non-resident, but own property in the District of Sechelt
28
Strata representative
6
-
100
200
300
400
500
600
700



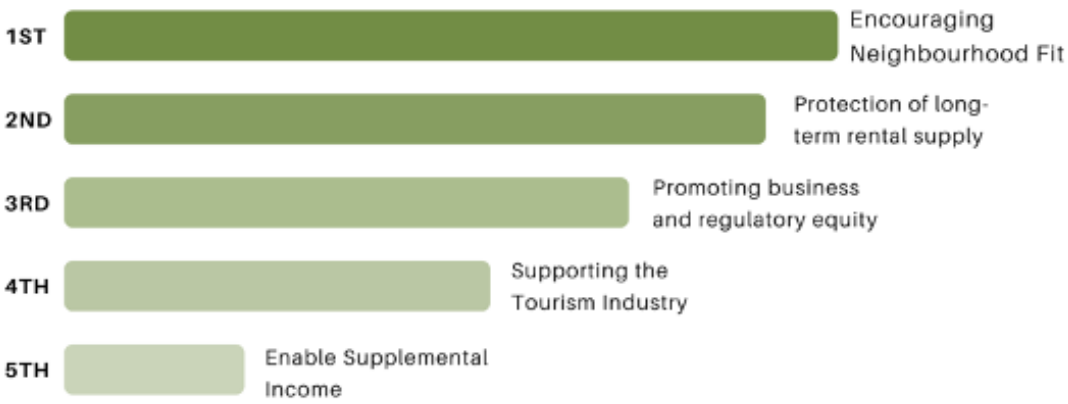
Respondents who selected "other" type of housing, listed the following: Homeowner or renter in greater SCRD, living with family or friends until housing can be secured, temporary shelter resident, fifth-wheel resident, leaseholder.



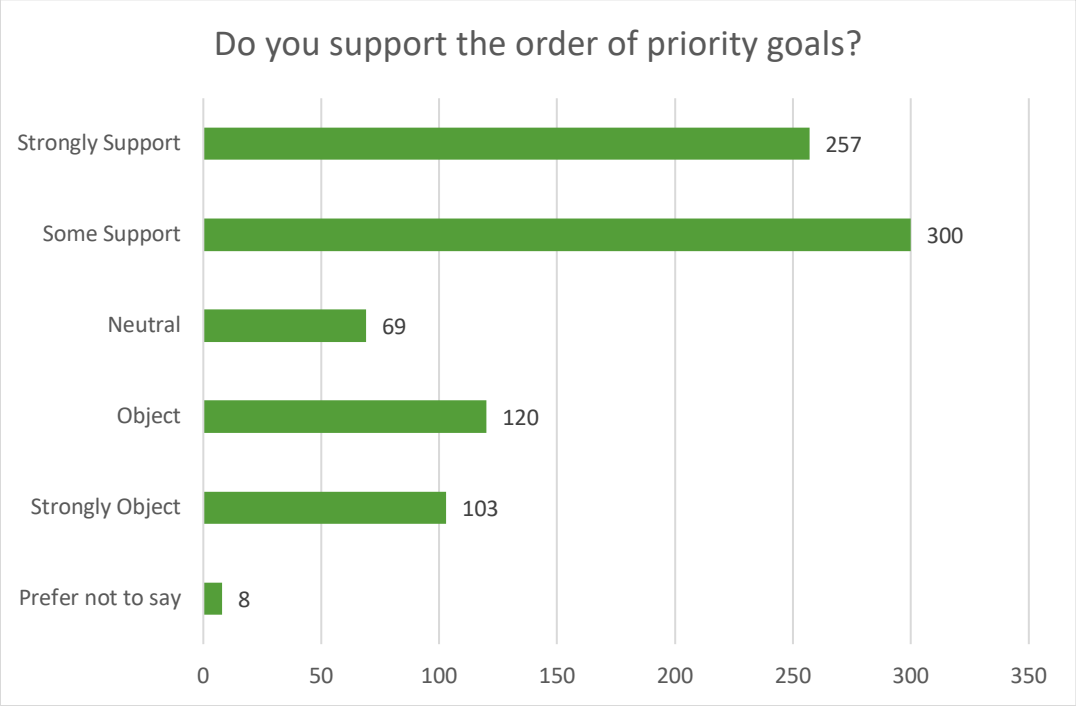
The majority of participants have not listed a unit in the past year.

Priorities

Survey participants were asked to rate their objectives for future STR regulations. Survey participants were shown Figure 1 below, and asked to rate their priorities relative to District of Sechelt Council's STR regulatory objectives (based on December 2021 Council directions).



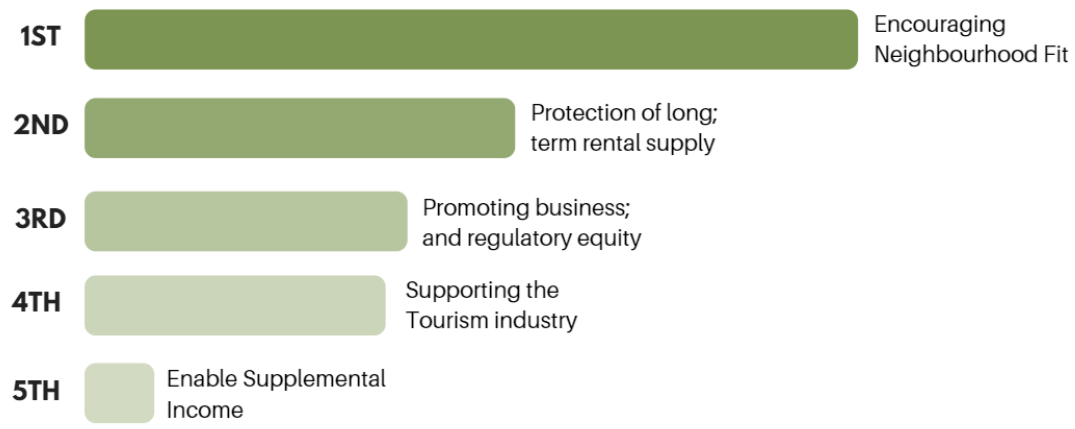
When shown District of Sechelt Council's STR regulations priority objectives displayed above, community members answered the following.



Overall, there was strong support for this order of STR regulations priority objectives (65%).

Following this question, participants were asked to re-rank their priorities in the order that best reflects their views on STR regulatory objectives.

Figure 2: Reranked Priorities



When survey participants were asked to re-rank their STR regulatory priority objectives, they responded with the same ordering as that of District of Sechelt council. Respondents were more likely to place highest importance on neighbourhood fit, and the results of "promoting business and regulatory equity" were ranked very similarly to "supporting the tourism industry," with less of a gap between priority 3 and 4.

When asked "why is your top priority most important to you", the following explanations were provided:

- **Neighbourhood Fit:** A sense of community and neighbourhood pride was the highest priority most important to these participants. This was followed by quality of life, lack of disturbances and noise.
    - "Short term rentals are destroying our sense of community"
    - "Everyone has a right to enjoy their property without constant disruption and stress"

- **Protection of Long-term Rental Supply:** Access to housing for locals, and for renters to be able to stay, raise families, work, live on the Coast were a priority for survey respondents.
    - "I keep losing my rentals to landlords wanting to run an AirBnB. I am worried I will not be able to stay on the Coast"
    - "There is a shortage of long-term housing on the Coast. I want my family to move back, but there is no housing."

- **Promoting Business and Regulatory Equity:** Commercial tourism accommodation providers not being able to compete with STRs, who have low operating costs.
    - "I am only concerned that all these properties pay their due taxes, not just residential, they are operating businesses."

- **Supporting the Tourism Industry:** A sustainable economy and support for local businesses were priorities for these respondents. In addition, a lack of affordable tourism accommodations options (ie. hotels and motels) were priorities.

- "Sechelt has built a large tourism industry which the economy and other businesses depend on"
- "Affordable tourist accommodation other than STRs, is woefully lacking on the Coast"

- **Enabling Supplemental Income:** The cost of living, particularly of housing and lack of employment opportunities were priorities for these respondents. In addition, these respondents cared about control over their property and return on investments.
  - "For young home-owners, supplemental income is the only way they can afford to buy"
  - "There is not much work on the Coast. We depend on tourists a lot"

Feedback on Proposed Regulations Based on Residency and STR Unit Type

Survey participants were prompted to read the following three proposed STR categories and provide comment on them.

Three types of licence categories for short-term residential rentals are being proposed:
i. Short-term rental - ***Accessory***
Rental of owner-residents' principal residence on occasion, for example when away or on vacation.

- The STR is confined to rentals within the principal home.
- The STR operator must be a homeowner, or authorized renter, who is the full-time resident.
- For example: rooms within the main house
- This replaces the bed and breakfast business license

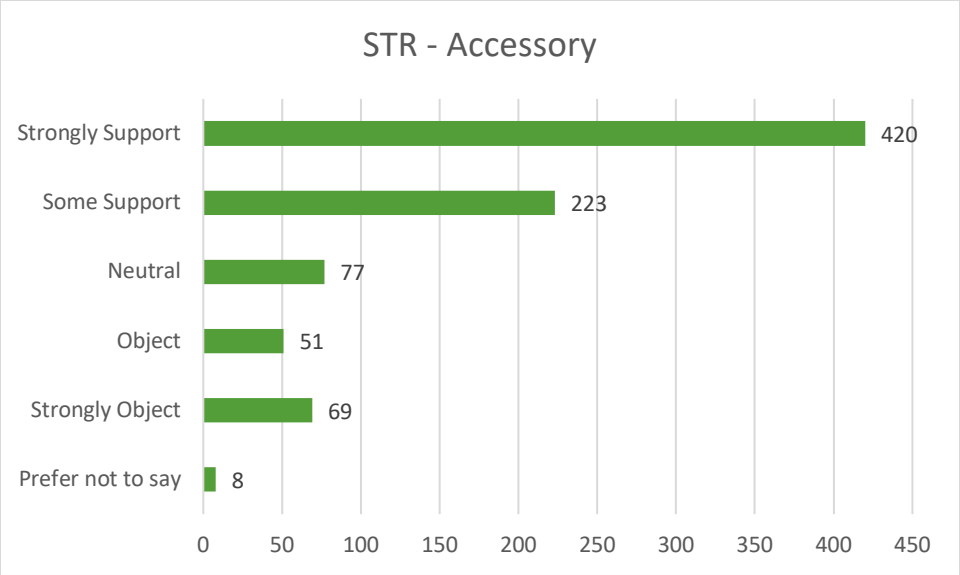
ii. Short-term rental - ***Suites***

- A self-contained home on the property owners' property of primary residence. It can be a secondary suite in the main home, like basement suite, or another type of self-contained home on the property.
- The STR operator must be a homeowner, or authorized renter, who is present on site during the short-term rental period.
- For example: basement suite, cottage, studio, carriage house

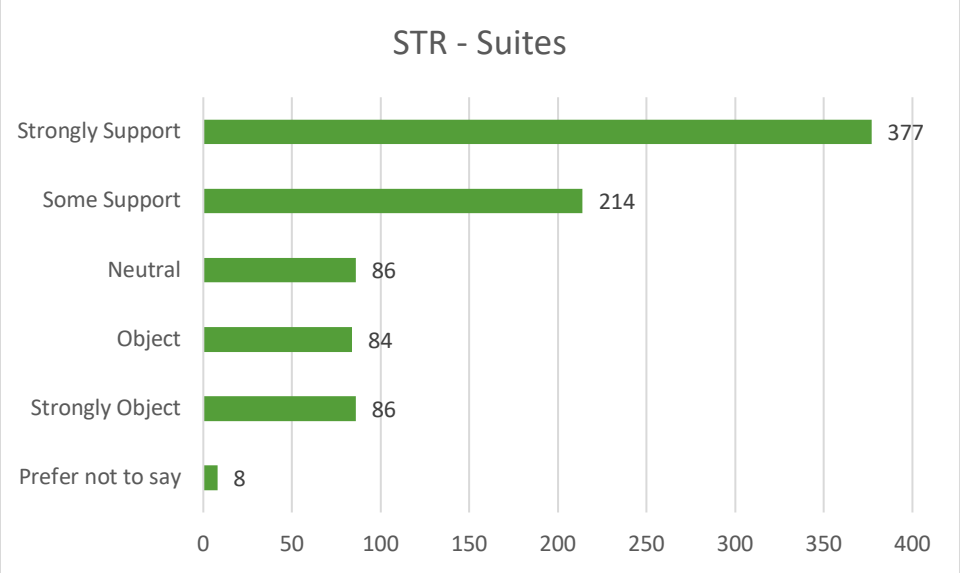
iii. Short-term rental - **Commercial**

- The property is not the owners' principal residence home or property. This is a secondary home or property.
- Must have a designated responsible person, who is a local resident that is available to respond to concerns 24/7, within 30 minutes of a call.
- District of Sechelt would publicly post the contact information for designated responsible persons on their website, to facilitate direct communication, in case of issues arising.

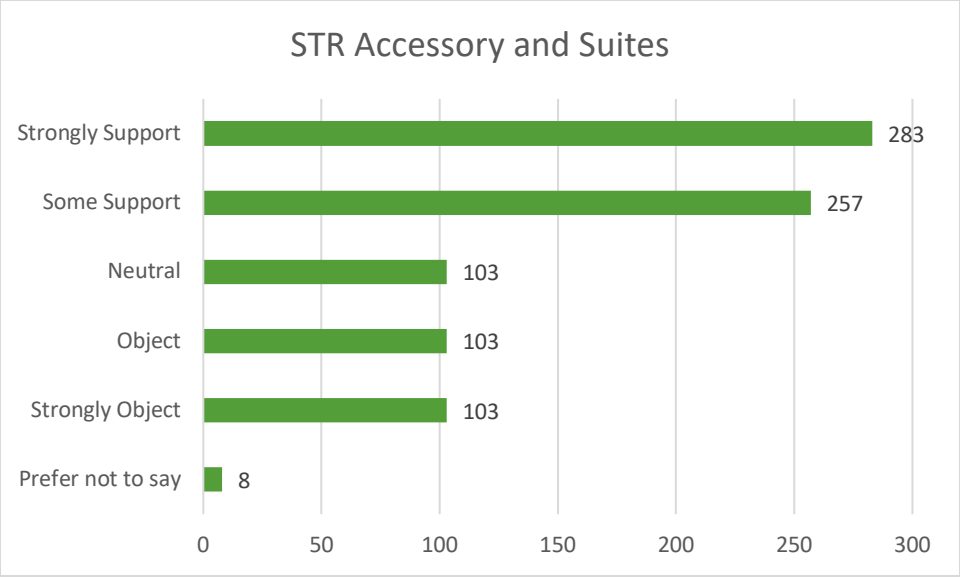
Participants were asked to indicate their support by type of STR with the following questions:
STR - ***Accessory*** This proposed license category, is limited to STR operators who are the homeowner or authorized resident, who lives full time on the property. The STR is confined to rentals within the principal home. What is your view of this type of STR?



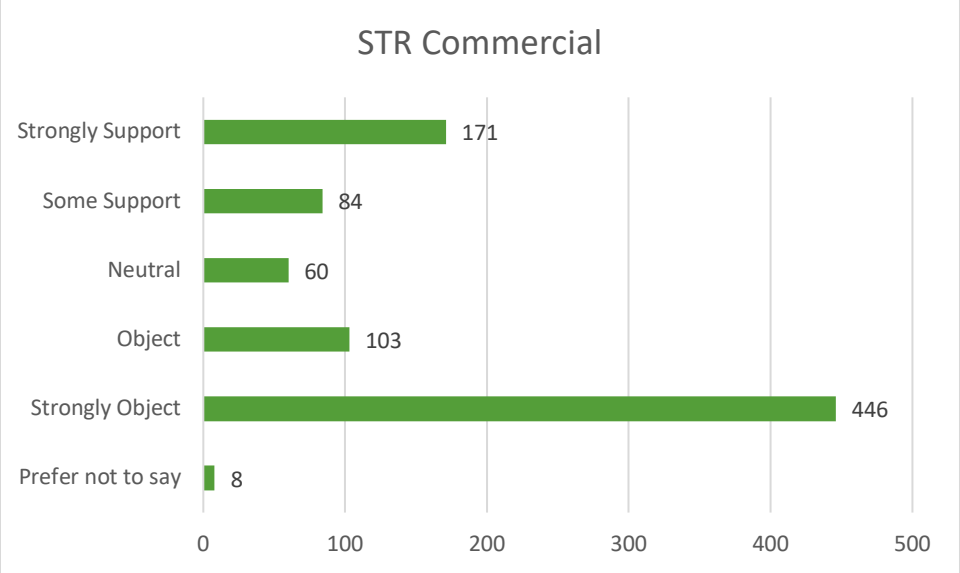
STR – Suites would permit the operation of an STR only if the homeowner or an authorized renter lives on the same property full time. The STR operators must be present on site during the short-term rental period. The STR Suite can be located within the principal residence, or other self-contained home on the owners' (or authorized renters) property of primary residence, e.g. self-contained suite within house, studio, cottage, etc. What is your view of this type of STR?



Some STR operators currently have a mixture of **STR Accessory** and **STR Suites**, for example renting two rooms in their main home, and a small studio/cottage rental on the property. What is your view on this combination of STR, when the principal owner, or authorized renter, who is a full-time resident, also lives on the property?



STR – *Commercial* is for STR operators who are renting secondary residences/homes/properties. The STR operator does not live in the home or on the property full time. What is your view of this type of STR category?



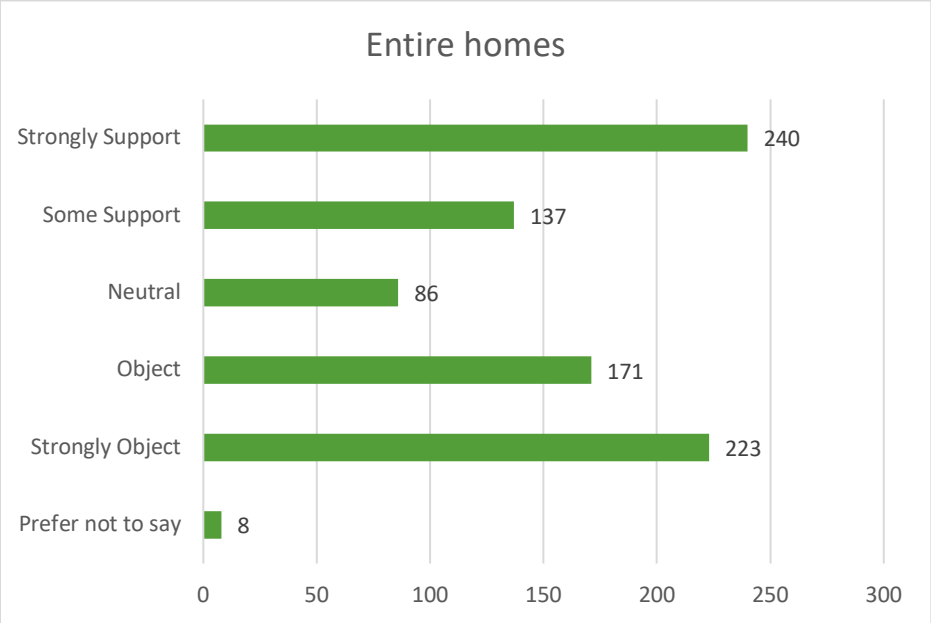
	Accessory	Suites	Accessory & Suites	Commercial
Strongly Support	49%	44%	33%	20%
Some Support	26%	25%	30%	9%
Neutral	9%	10%	12%	7%
Object	6%	9%	12%	12%
Strongly Object	8%	10%	12%	52%
Prefer not to say	1%	1%	1%	1%

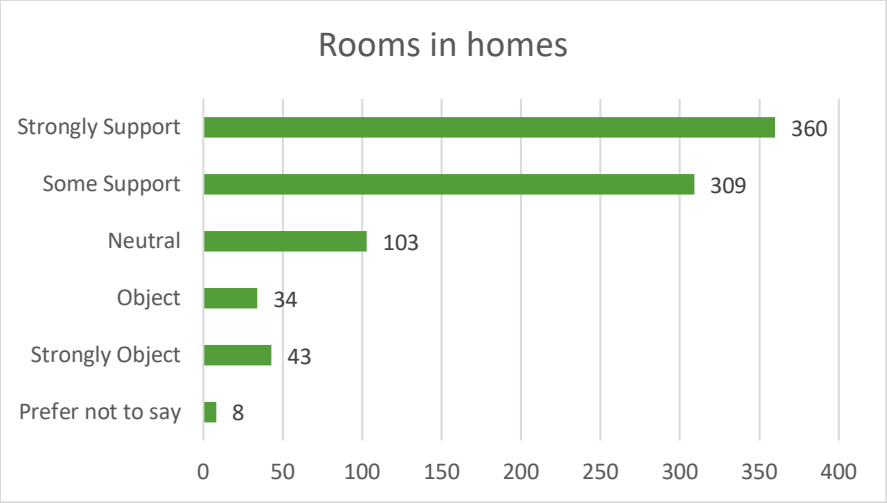
	Accessory	Suites	Accessory & Suites	Commercial
Strongly Support	420	377	283	171
Some Support	223	214	257	84
Neutral	77	86	103	60
Object	51	84	103	103
Strongly Object	69	86	103	446
Prefer not to say	8	8	8	8

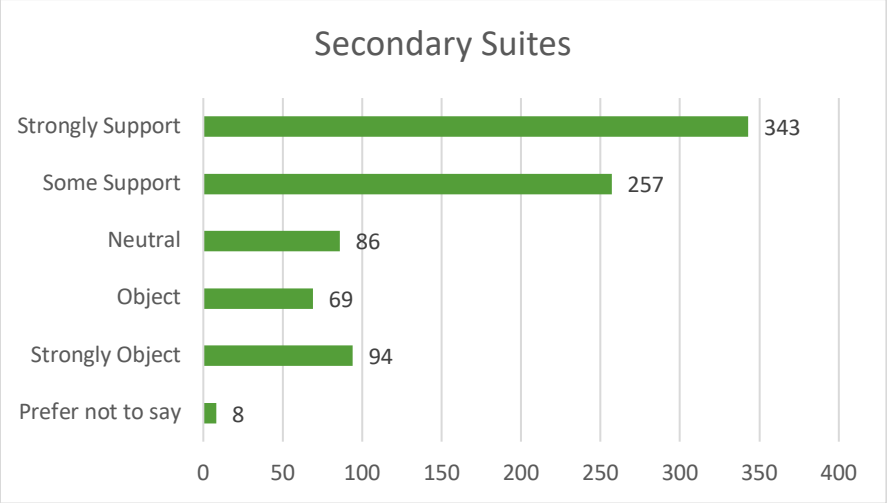
Overall, there is community support for proposed STR categories Accessory (75%), Suites (69%), and Accessory combined with Suites (66%). There is lower support for STR Commercial (29%), while 64% of survey respondents object to the STR Commercial category.

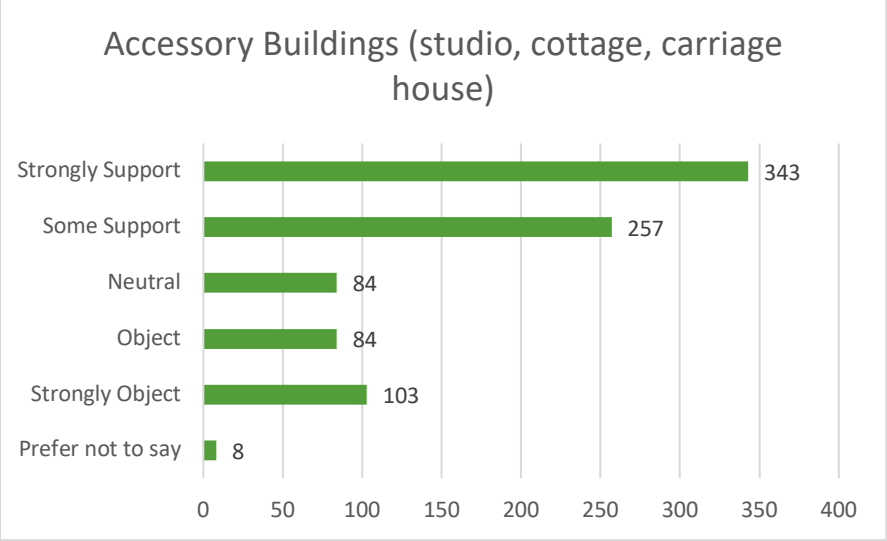
Participants were then asked to respond to the 3 proposed STR categories, by unit type:

In all 3 proposed STR categories - ***Accessory, Suite, Commercial*** - STRs are proposed to be permitted in any unit type. What is your view of regulations based on unit type? Do you support permitting STRs in:




Rooms in homes
Strongly Support
Some Support
Neutral
Object
Strongly Object
Prefer not to say
360
309
103
34
43
8
0
50
100
150
200
250
300
350
400


Secondary Suites
Strongly Support
Some Support
Neutral
Object
Strongly Object
Prefer not to say
343
257
86
69
94
8
0
50
100
150
200
250
300
350
400


Accessory Buildings (studio, cottage, carriage house)
Strongly Support
Some Support
Neutral
Object
Strongly Object
Prefer not to say
343
257
84
84
103
8
0
50
100
150
200
250
300
350
400

	Entire homes	Rooms in homes	Secondary suites	Accessory buildings
Strongly Support	28%	42%	40%	40%
Some Support	16%	36%	30%	30%
Neutral	10%	12%	10%	9%
Object	20%	4%	8%	9%
Strongly Object	26%	5%	11%	12%
Prefer not to say	1%	1%	1%	1%

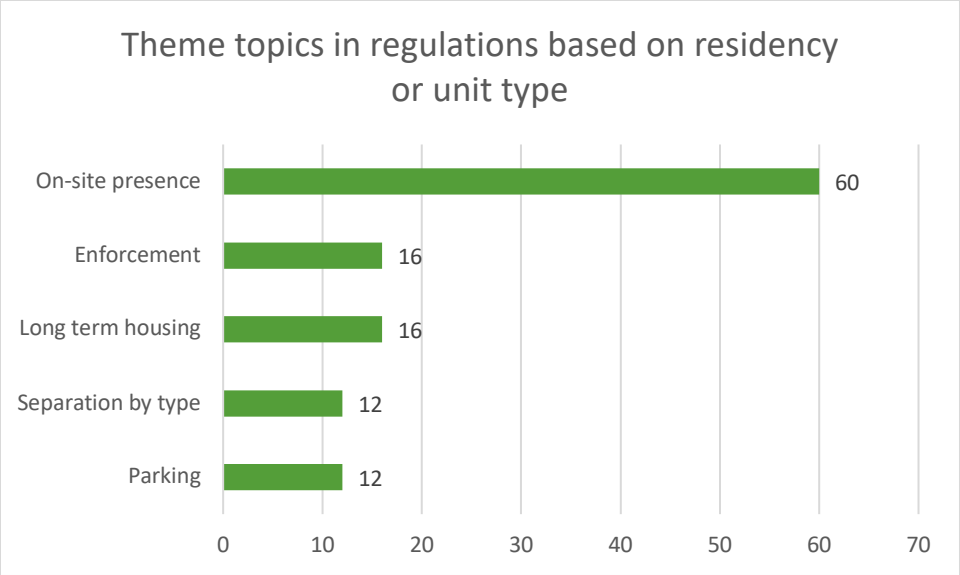
	Entire Homes	Rooms in Homes	Secondary Suites	Accessory Buildings
Strongly Support	240	360	343	343
Some Support	137	309	257	257
Neutral	86	103	86	84
Object	171	34	69	84
Strongly Object	223	43	94	103
Prefer not to say	8	8	8	8

Overall, there is strong support for rooms in homes, secondary suites and accessory buildings. However, there is low support for STR's of entire homes, with 46% objecting to STRs in 'entire homes'.

Participants were given the opportunity to create their own "other" category for consideration. The following is a list of unit types listed under "other" (in order of frequency) and corresponding support to consider allowing STRs in the following units/ homes.

- Travel Trailers, Campers, RVs, Motorhomes, Vans (low support)
- Boats (mixed support)
- Tiny Homes (high support)
- Tents and Yurts (high support)
- Strata unit or Condominium (low support)
- Laneway Homes
- Sheds for boarding

When asked: "Is there anything else you would like us to know about regulations based on residency or unit type?" participants most frequently mentioned (n=390):



On-site presence (15%): having operators or a manager live on site.
Enforcement (4%): concern over removing and regulating permits.
Long-term housing (4%): concern that STRs were taking up long-term rental units.
Separation by type (3%): inquiries as to why there was a separation of fees and licenses by type.
Parking (3%): desire for on-site parking.

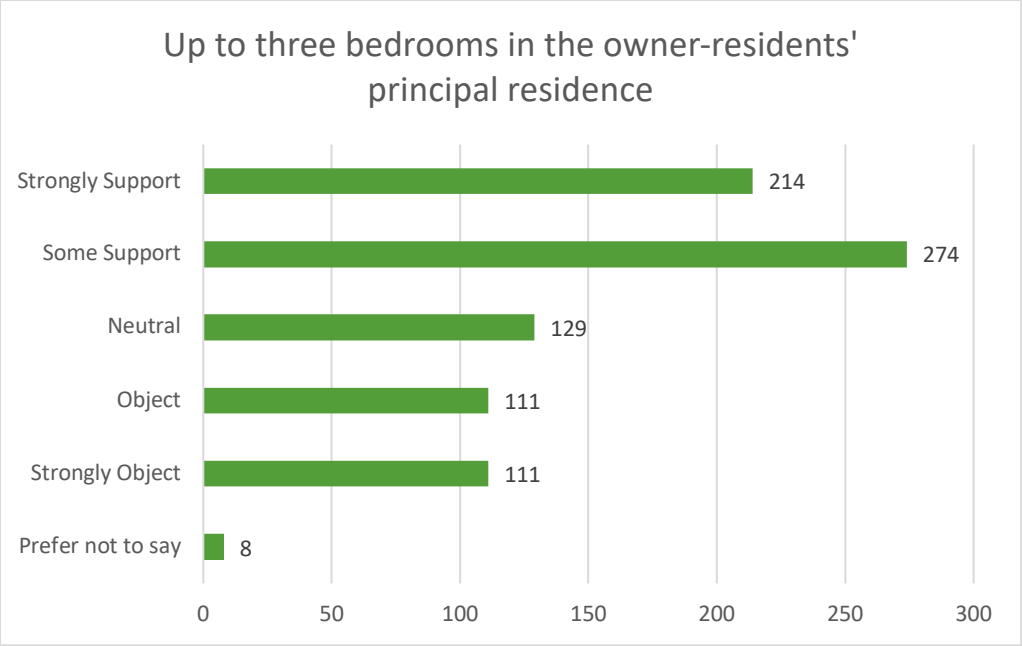
Feedback on Proposed STR Regulations Based on Rental Frequency or Intensity

The draft regulations are proposing limits to the frequency and intensity of rentals. The options for regulations based on rental intensity could be done by setting requirements limiting:

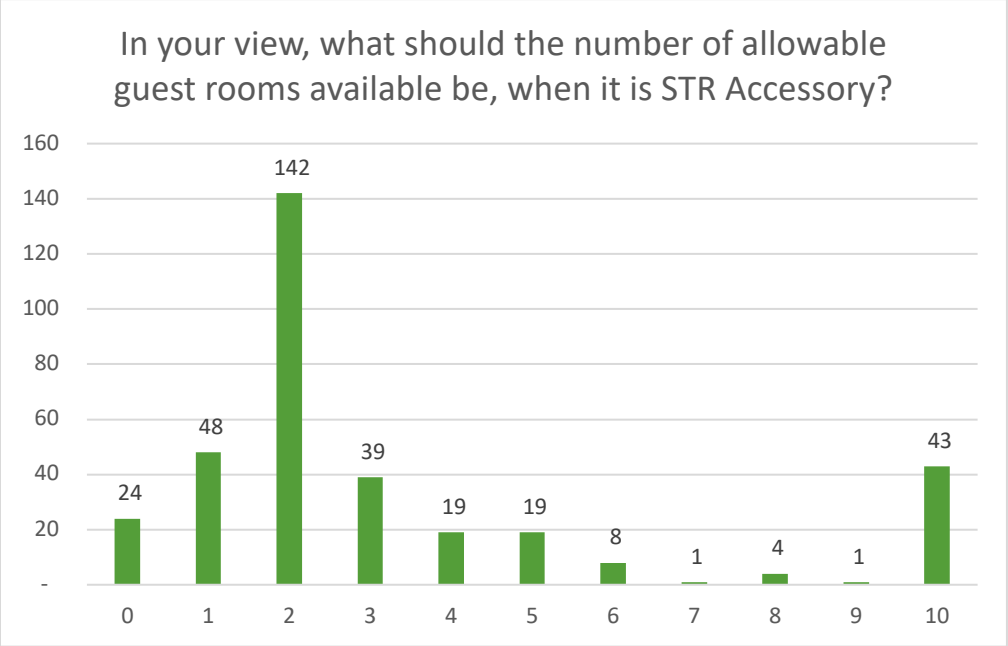
- number of homes rented per property
- number of guest rooms rented per property
- number of allowable nights
- onsite parking requirements, tied to number of permitted STR bedrooms
- numbers of STR units in the entire community
- numbers of STRs per block, street, or neighbourhood

Proposed regulations for ***STR– Accessory*** (guest rooms located in the owner or authorized resident full-time main home) would permit:

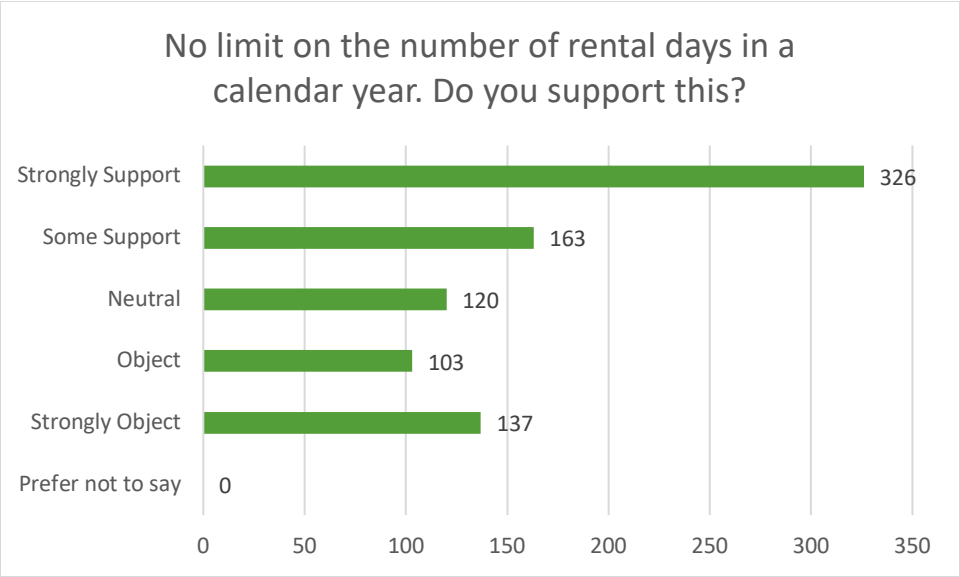
Up to three bedrooms in the owner-residents' principal residence (this replaces bed and breakfast licence category). Do you support this limit?



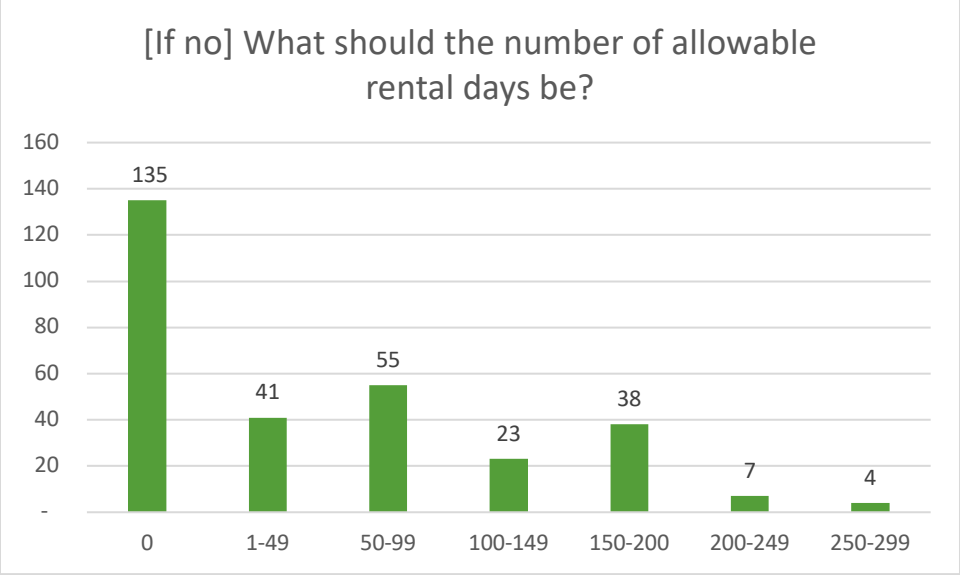
For those who did not support, they were asked to answer the following question (n=348):



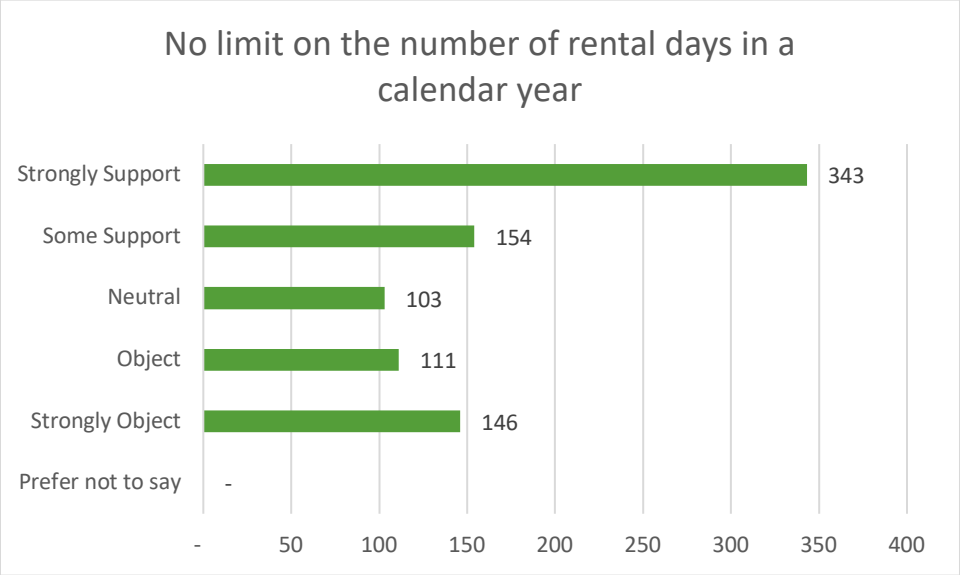
Proposed regulations for STR- Accessory would permit:



For those who did not support, they were asked to answer the following question (n=224):

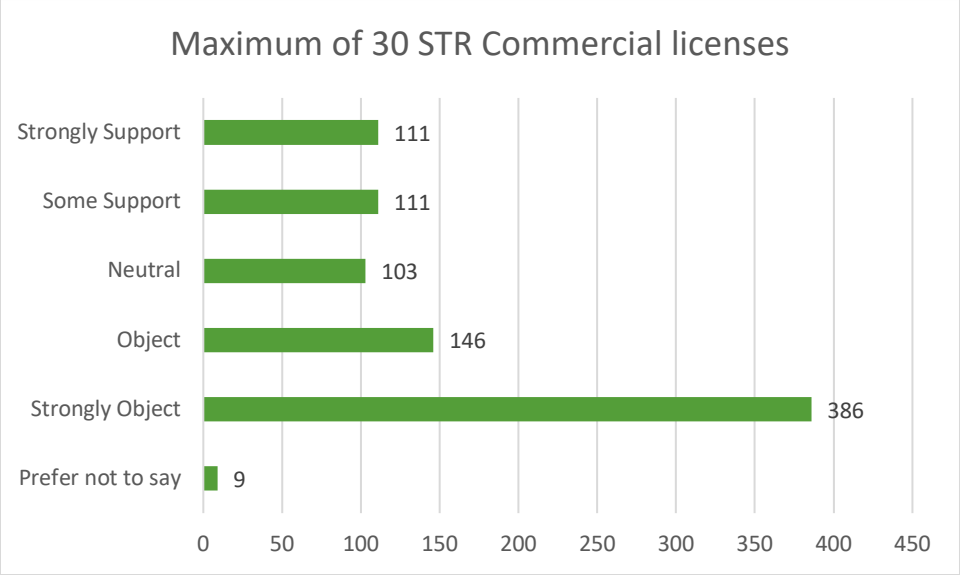


Proposed regulations for ***STR- Suites*** (self-contained units located in the owner or authorized resident full-time main property) would permit:

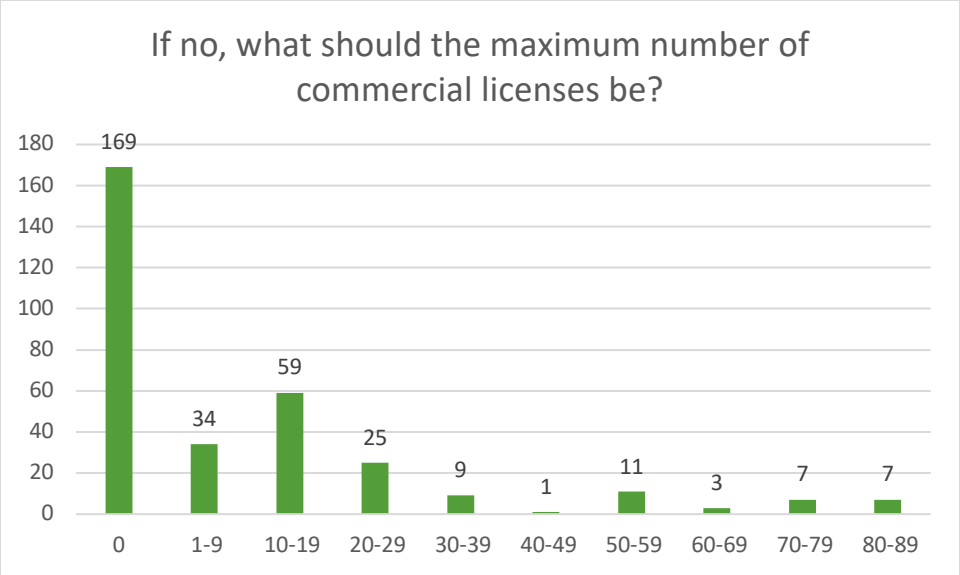


Understanding that many people own secondary dwellings and properties in the District of Sechelt, proposed regulations for ***STR – Commercial*** would permit:

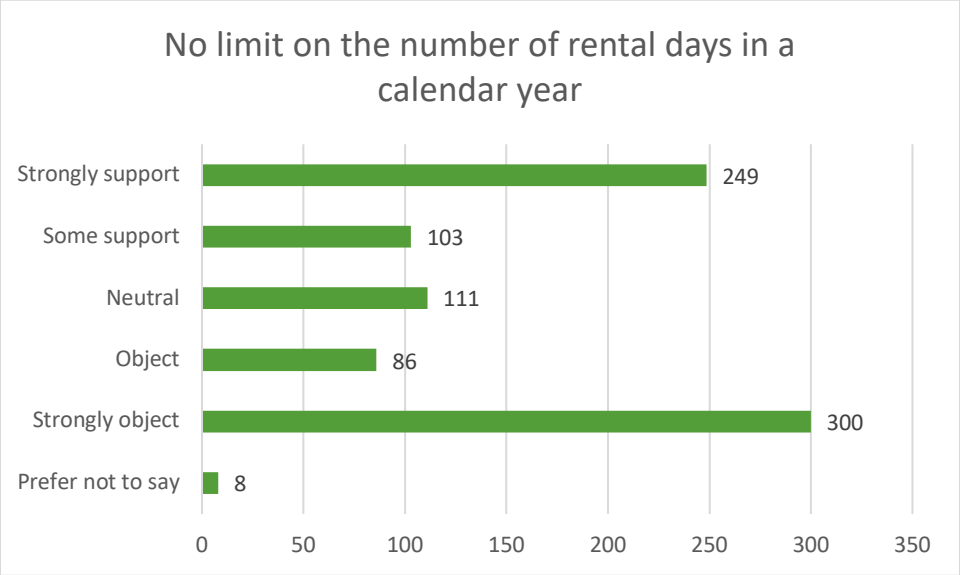
<u>Maximum of 30 STR Commercial licenses (secondary residence/property) within the boundaries of the District of Sechelt. Do you support this limit?</u>



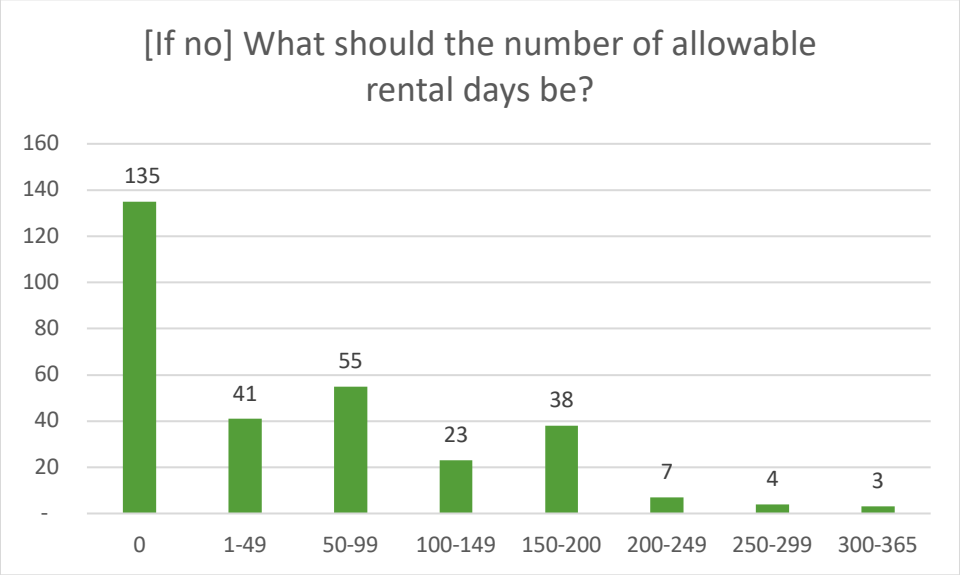
Overall, participants showed low support of the proposed cap/limit of 30 STR Commercial permits. 88% of those who objected or strongly objected wanted to see less than 30 STR Commercial permits, with 52% wanting to see zero (n=325). Only 12% of those who objected wanted to see more than 30 STR Commercial permits.



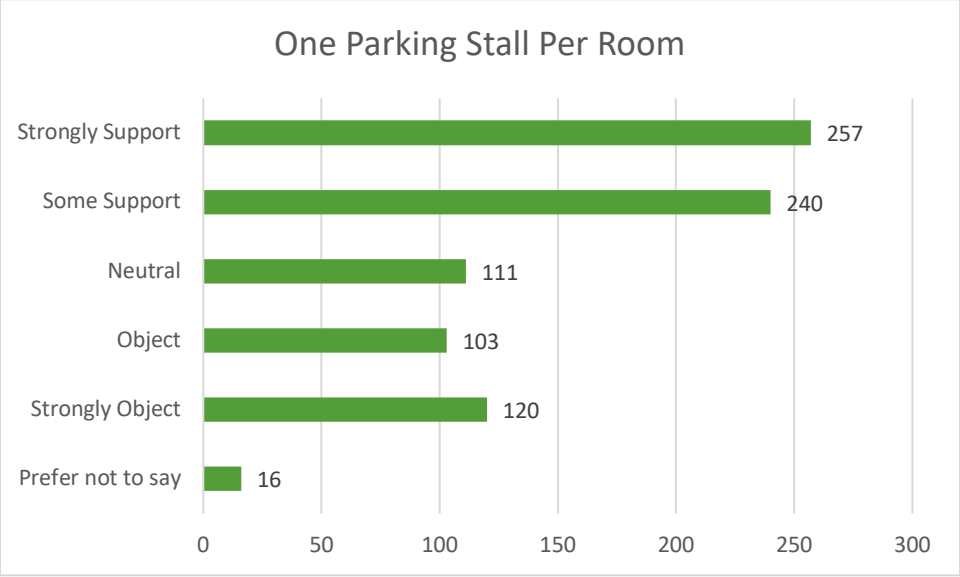
Proposed regulations for **STR- Commercial** would permit: No limit on the number of rental days in a calendar year. Do you support this?

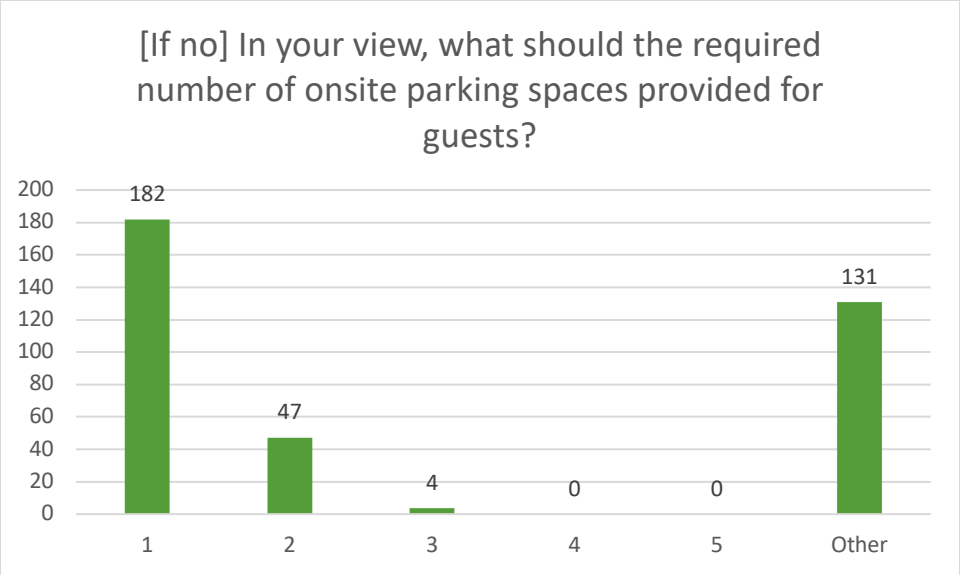


Of those who did not agree with this number of rental days (n=276), when asked what the number of days should be they responded:



<u>For all three STR categories – Accessory, Suites, and Commercial – one parking stall per STR bedroom is proposed, with a maximum of 3 onsite parking spaces provided for guests. This also serves to limit the number of STR guest rooms to 3. Do you support this?</u>



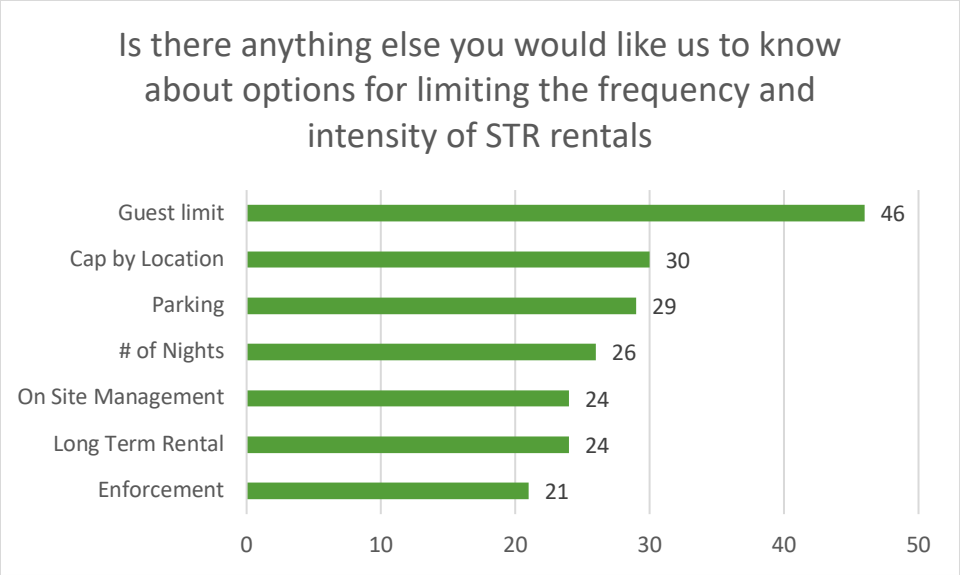


Of those who selected that they did not support (n=364), 50% did support one bedroom per guest room. Of the 36% of respondents selected "other" they listed (in order of frequency):

- Less than 1 stall per bedroom, emphasis should be on transit location
- Whatever the property can support
- No regulation

<u>Is there anything else you would like us to know about options for limiting the frequency and intensity of STR rentals like:</u>

- number of homes rented per property
- number of guest rooms rented per property
- number of allowable nights
- onsite parking requirements, tied to number of permitted STR bedrooms
- numbers of STR units in the entire community
- numbers of STRs per block, street, or neighbourhood

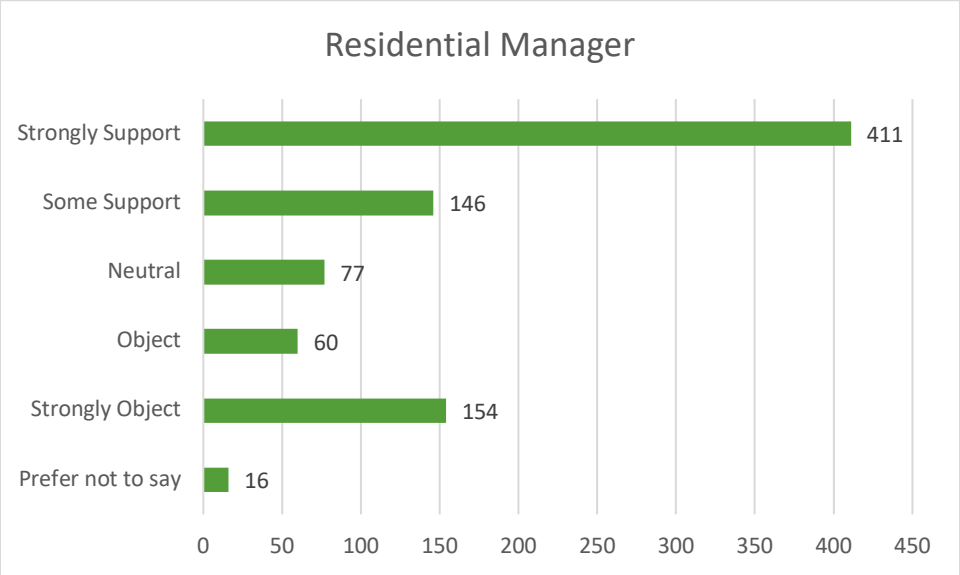


Of those who answered this question (n=390), participants mentioned the following (in order of frequency):

- Guest limit (12%): concerns with compliance and number of people per bedroom.
- Cap by location (8%): placing a cap by neighbourhood or block.
- Parking (7%): demand for on-site parking
- Number of nights (7%): concerns with unlimited rental nights.

Overall STR Management

STR – Commercial category would be required to have a designated responsible local resident/manager, available to respond to concerns 24/7, within 30 minutes of a call. In addition, the District of Sechelt would publicly post the contact information for designated responsible persons on their website to facilitate direct communication. What is your view on this?

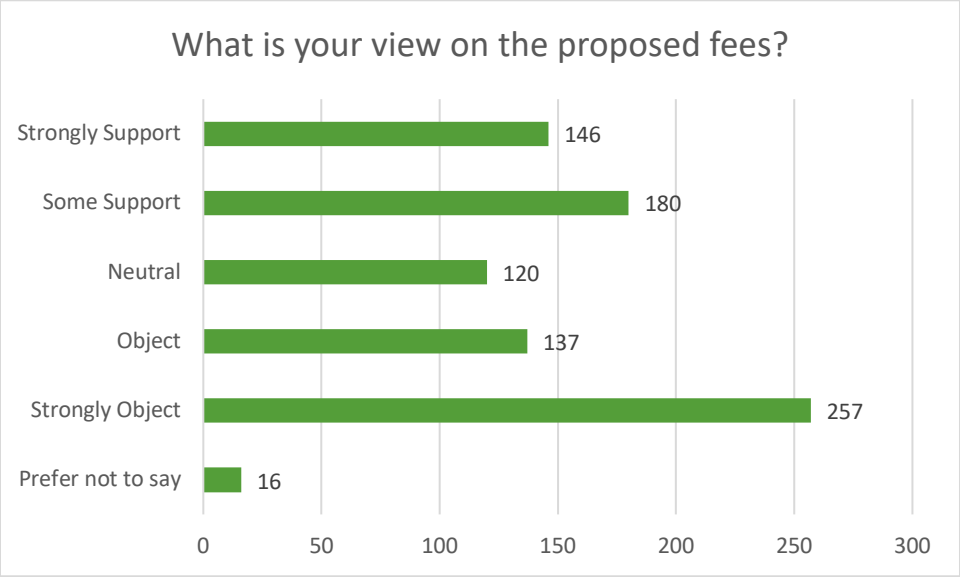


Survey respondents are supportive of STR commercia (65%), when there is a requirement for designated responsible manager, who responds to concerns in a timely manner.

A core principle for the District of Sechelt is to have business license fees cover the cost of administering the STR program, retaining a compliance monitoring service (such as Granicus), covering and enforcement staff cost, implementing and monitoring the effectiveness of the new STR program.

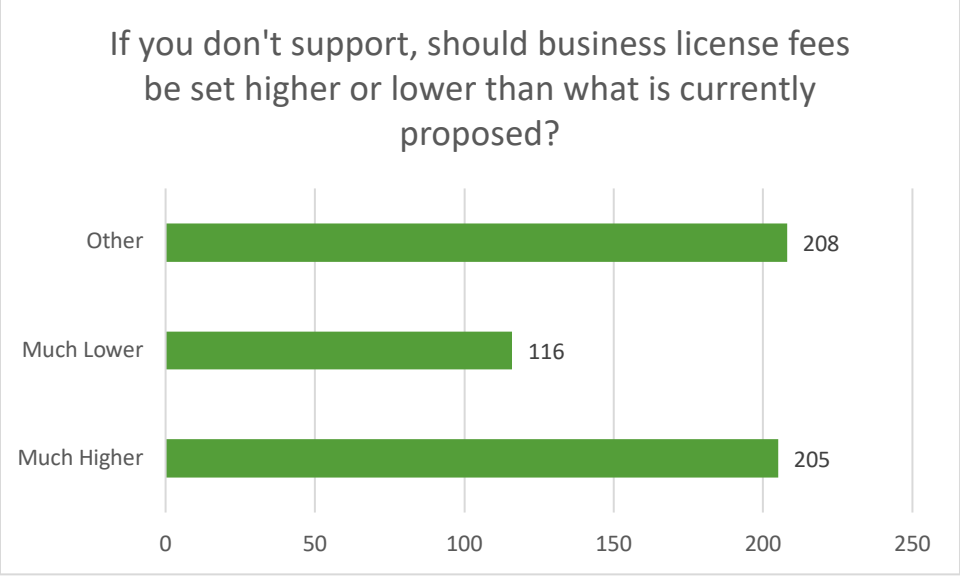
Participants were asked the following questions:

<u>What is your view on the proposed fees? $250/ year STR Accessory $750/ year STR Suites $3000/ year STR Commercial</u>



There was 46% objection to the proposed fees.

Participants were asked a follow up question about fees.



Survey respondents supported 'much higher' fees (39%), much lower fees (22%), or other (39%).

For those who selected "other," comments provided were related to:

- **Cost Recovery**: participants wanted to ensure the District of Sechelt could recover the cost to adequately set up the STR program, along with proactive compliance measures and enforcement.
- **Higher Commercial fees**: participants wanted to see higher fees on the STR Commercial category.

When asked "Do you have any other comments or thoughts about STRs in the District of Sechelt that we missed in the survey questions?" respondents most frequently mentioned the following themes:

- Objections to proposed STR Commercial category (38)
- Support for STRs with on-site owner, operator, manager (29)
- Concern over long-term rental housing shortage (15)
- Desire for District of Sechelt to set up proactive compliance efforts and enforcement (14)

Appendix B: FAQ Questions and Responses

Short-term rentals Consultation FAQs - Last Updated: February 25, 2022

Context & STR Consultation

Why is the District of Sechelt updating short-term rental (STR) regulation now?

The District of Sechelt has been regulating short-term rentals since 2005, using Zoning Bylaw, Business Licence and Enforcement Bylaws. A lot has changed with vacation rentals since 2005, especially in the past 5 years with the rapid expansion of online platforms. A review of regulations is needed to address current realities and Sechelt's community needs. (February 4, 2022)

What is a short-term residential rental accommodation?

Short-term rentals are tourist guest accommodations in a residential home (entire home, rooms within a home, suites), for under 30 days. The rental is listed on online advertising platforms such as AirBnB, VRBO, Booking.com, Expedia and others. STRs are also commonly referred to as vacation rentals. (February 4, 2022)

What is the difference between a short-term rental (STR) accommodation and Bed & Breakfast (B&B)?

In the past, B&B's were defined as having an on-site resident or operator, who is present during guest stays and the rental was a guest room or a suite located within the main home. B&B's have transitioned in recent years, where many have private entrances, little interaction with owners, and advertise on online platforms. Today from a regulatory perspective, there is little to no difference between STRs and B&Bs. (February 25, 2022)

What are the proposed STR regulations?

Please see the 'STR Backgrounder' and 'STR Regulations', dated February/ March 2022, for a summary of the STR management approach that are currently being considered and consulted on. (February 25, 2022)

When will I have an opportunity to comment on proposed STR regulations?

The District of Sechelt is consulting with community members and stakeholders on proposed regulations from February to April 2022. Public consultation includes online workshops and an online survey to gather community members' input and perspectives.

Will I be able to see the consultation feedback? How will input be used?

In April 2022, the District of Sechelt's consultant, EcoPlan, will prepare a "What We Heard" report, that will summarize consultation feedback received during the February/ March 2022 consultation. The consultation report will be posted on the District of Sechelt's STR webpage https://yoursaysechelt.ca/str-review

Feedback received will be presented to District of Sechelt Council. Ultimately, Mayor and Council are the decision-makers, who have multiple considerations to weigh, including public feedback and their perception of the public interest and best option for moving forward. (February 25, 2022)

Who is the District of Sechelt consulting with on proposed regulations?

The District of Sechelt wants to receive input from those most affected by possible regulations including accommodation operators, neighbours of these businesses, tourism & business associations, residents associations and Sechelt residents. (February 4, 2022)

What is the significance of Sechelt's Neighbourhoods on the map?

Online platforms often reference 'Sechelt' when there are in fact properties located in the Sunshine Coast Regional District. STR regulations that are being considered are limited to properties within the District of Sechelt's municipal boundaries. The Official Community Plan describes the neighbourhoods of Sechelt and a map is shown for context. Regulations are proposed to apply consistently throughout the District of Sechelt. (February 25, 2022)

Will STR regulations align with the Sunshine Coast Regional District, Town of Gibsons and District Sechelt?

We recognize that the District of Sechelt is part of the Sunshine Coast tourism region, so we have also been speaking with our municipal and Regional District neighbours to discuss opportunities and options that may allow for better regulatory coordination across municipal boundaries. In 2019, the SCRD implemented STR regulations using Temporary Use Permits in 2019. Regional districts have fewer regulatory tools available to them compared to municipalities, so the regulations in rural areas will likely differ from those in municipalities (Sechelt, Gibsons).

The Town of Gibsons is also in the process of developing regulations for managing STRs. The priority objective for STR regulations for Gibsons Council is to "retain long term rental supply in Gibsons" (Committee of the Whole, September 29, 2021). This priority objective for Gibsons may result in trying different STR management tools. (February 4, 2022)

Why do I hear that there are 249 STR's in Sechelt from the consultant, but AirDNA states less than 200 STRs in the District of Sechelt?

According to Granicus, a leading STR monitoring company, in September 2021, there were 249 active unique rental listings in the District of Sechelt. AirDNA only monitors 2 platforms - Airbnb and Homeway (Expedia), and only on a quarterly basis. Granicus monitors the major 67 platforms (removing duplicate listings) and for the period of time when the request is made. The moment in time that STR data is captured is important. The number of listings will keep changing by the week, by the month, by the season, by the year, as hosts change their listing and availability for a wide variety of reasons. Granicus will always capture more listings because it is gathering data from more platforms and specific to the time of request. (February 4, 2022)

Reasons for the proposed regulations

What are proposed regulations intending to accomplish? What is the objective?

In recent years, Council and staff have heard from community members and STR operators that there is a need for regulations to protect the character of residential neighbourhoods, protect limited housing supply and promote regulatory equity for tourist commercial accommodation providers, who have higher operating requirements and costs. Direction on balancing these priorities was identified by Council members in December 2021. The information presented to the public at this time is intended to guide the drafting of STR regulations. (February 25, 2022)

Does a STR Commercial licence mean that the rental is located in a commercially zoned area in Sechelt or can it be located in a residential neighbourhood?

The proposed STR regulations only apply to tourist guest accommodations in residential neighbourhoods. This does not apply to tourist commercial accommodations (hotels, motels, resorts) in areas with commercial zoning. (February 4, 2022)

What is 'Business and Regulatory Equity'?

Tourist commercial businesses have explained that they want a level playing field for businesses that have higher commercial operating costs (staffing, regulations, taxes). They may want to update their commercial tourist accommodations to meet current market demands, however residential STRs are a source of competition for tourist accommodation dollars. (February 25, 2022)

Impact of the proposed regulations

What impact will proposed regulations have on housing affordability? Shouldn't there be more impact studies first?

Studies have shown that STRs decrease housing affordability in two main ways: ● As dwelling units are converted to STRs the supply of housing available to residents shrinks, driving prices up.

- The ability to earn STR revenue – which can often exceed revenue from renting out a unit long-term – leads some tenants and purchasers to bid up the price of housing. These two harms are felt most acutely in communities already facing a housing shortage and/or affordability pressures, and where a locally-significant number of units have been converted to STR.

- There is no way to study impacts of STR regulations in a community, without testing them and monitoring effects. It is recommended that the effects of STR regulations be monitored, reported to Council and adjusted, to ensure they are having the intended outcomes.

(February 25, 2022)

Has consideration been made regarding the impact of STR on the infrastructure challenges in the District of Sechelt? (water)

The assessment of servicing capacity is addressed at the time of new development reviews. (February 20, 2022) For more information on water resource planning look here https://letstalk.scrd.ca/water

What will be the impact of proposed regulations on tourism in Sechelt?

In 2021, travellers spent $8M on accommodation and $15.2M on restaurants, activities, shopping, etc. The District of Sechelt recognizes that tourism is vital to our local economy and employment. The proposed regulations reflect a desire to balance community needs with the need to maintain adequate tourism accommodations. The proposed regulations would allow for an unlimited number of STR's in principal residences and in separate suites on owner or owner-authorized full-time resident properties (STR Accessory and STR Suites) throughout the District. In cases where the STR is not the owners' principal home or property of primary residence, there is the STR Commercial category, with a maximum of 30 licences proposed. For more information on the proposed regulations please see the Backgrounder or Regulations documents. (February 4, 2022)

Isn't it better to have more tourist accommodations options?

STRs are recognized as providing important additional accommodation options in the District of Sechelt. However, STRs are not the only form of accommodation available. In addition to STRs, Sechelt has commercial tourist accommodations including 4 hotels / motels operating 89 rooms combined, 6 recreational vehicle/ mobile home parks and 3 campgrounds.

STRs compete directly with commercial tourist accommodations, and under the current regulations carry much lower operating costs. The District of Sechelt has heard from tourism businesses that they would like a level playing field for businesses with higher operating costs. Some cite that they wish to update their accommodations to meet current market demands, but are unable to as residential STRs are a source of competition for tourist spending and have an unfair advantage of lower operating costs. (February 4, 2022)

Limits based on residency

If neighbourhood fit is the number one priority why would 'Accessory or Commercial' licences be permitted in the R1 zone?

District of Sechelt bylaw enforcement and planning staff have explained that STR neighbour complaints (ie noise, party houses, backyard fires, street parking issues) have been limited to unsupervised STR's, where there is no full-time owner or resident on-site. In December 2020, the District of Sechelt heard from residents, stakeholders and community groups that most support STRs that have an owner resident during guest stays. Both the STR Accessory and STR Suites categories would require full-time owner /resident. The proposed cap of 30 STR Commercial licences is for secondary residences and is intended to limit the number of STRs with off-site owner or manager. (February 25, 2022)

Why put a cap of 30 on STR's Commercial category, where the home/ property is a secondary residence?

In the District of Sechelt, challenges with short-term rentals and neighbourhood fit have been identified most frequently, in the absence of a resident during guest stays or local contact person, who can quickly address nuisance issues. In addition, non-resident STRs are contributing to a lack of housing availability in Sechelt, as homes are being purchased for the purpose of commercial short-term rental use, which is increasing prices and reducing availability for long-term housing. (February 4, 2022)

What if we live close by and meet with every guest upon check-in/check-out, will that be sufficient for STR Commercial?

STR Commercial applies to secondary residences/ homes (in other words, it is not the owner's full-time place of residence). It allows for rental of any home or unit type, with local contact person(s) available for offsite management. The manager of the STR Commercial unit must be reachable 24/7 and be able to respond quickly (within 30 minutes), should issues arise. The District of Sechelt also proposes to post the names and contact of STR managers on their website to better facilitate direct communications. (February 25, 2022)

Limits based on unit type

How will it work if my operation is a mix between Short-Term Accessory and Short-term Rental Suites?

The proposed regulations at this time, are designed to allow homeowners to rent out one STR unit type as a guest accommodation on their property of full-time residence (either STR Accessory or STR Suites category). The intended purpose is to enable homeowners to make supplemental income, by renting any type of housing unit as an STR. A second priority goal is to protect long-term rental supply and limiting one type of STR per property is a way to advance this priority. There are no restrictions for a homeowner to long-term rent any unit, or any number of units on their property. (February 25, 2022)

Can Tiny Homes be STRs?

A tiny home on wheels does not qualify as a dwelling. If it qualifies as an RV of sorts then it could potentially be used for short term accommodation. The minimum zoning requirements for building: "*No building containing a dwelling unit shall have a width less than six (6.0) metres, of which at least seven point three (7.3) metres (twenty-four (24.0) feet) or forty (40%) percent of the building length (whichever is greater) is enclosed climate-controlled habitable living area*." (February 25, 2022)

Limits based on Frequency or Intensity of use

Do the proposed bylaws prevent a person from owning and operating multiple STRs within the District?

The proposed District of Sechelt STR regulations (dated February/ March 2022), are designed to allow homeowners to rent out one STR unit type as a guest accommodation on their property of full-time residence (any type of unit can be an STR - there are no restrictions on unit type). If a person owns additional properties, this would fit into the STR Commercial category. There is a proposed limit of 30 commercial STR business licences for the entire District of Sechelt. The current proposal is to limit a maximum of one STR commercial licence per property owner or company. (February 25, 2022)

Will there be a regulation regarding proximity of the 30 commercial licences to prevent multiple operations in proximity to our house?

Currently, there is no proposed maximum number of STRs proposed per block or per neighbourhood. The proposed cap of 30 STR commercial licences is for all of the District of Sechelt. (February 25, 2022)

Will there be a limit on the number of days for the Short-term rental Accessory licence category?

There are no limits on the numbers of days proposed for any STR category. The intent with STR Accessory licence category is to allow full-time residents (owner or authorised resident) to rent their homes when they are away on vacation. The STR Accessory and STR Suites category will require proof of residency (or owners authorization). (February 25, 2022)

Should the total number of STRs be limited (capped by neighbourhoods or throughout the community) to address the rental housing problem?

We hear that residents are concerned about the shortage of rental housing and perceived competition from short-term vacation rentals. The Sunshine Coast Regional District, Town of Gibsons and the District of Sechelt collaborated on a Housing Needs Report in November 2020. This study estimated that in the District of Sechelt short-term rental units represent approximately 4% of private housing stock, or an estimated 194 units in the community (854 units or rooms on the entire Sunshine Coast). While the District of Sechelt recognizes that the rental market is under increasing pressures with regards to both vacancy rates and cost of rent, we believe that supporting a variety of options for housing and tourist accommodations is in everybody's best interest. (February 4, 2022)

What if there is an STR Commercial that is not rented at least 90 nights in a calendar year, does it require a licence?

There is no proposed limit on the number of rental days in a calendar year for any STR category, including STR Commercial (as currently proposed, they can be rented 365 days a year). The draft regulations do state that for STR commercial this "applies to STRs that are available for rent at least half of the year (183) nights

and are actually rented at least 90 nights in a calendar year". This is a draft STR regulation and we recognize that day limits may easily become an undesirable loop-hole that could be difficult to monitor and enforce.This will be further considered as part of the on-going review.. (February 25, 2022)

Group sizes/ maximum guests/ allowable rooms

Is there a maximum number of guests for STR Accessory and STR Suites or is it bedrooms?

Currently, there is no restriction on the number of guests (people) or bedrooms, in STR Accessory, STR Suites or STR Commercial category. There is a proposed requirement of 1 on-site parking stall per STR room, with a maximum of 3 parking spaces provided on the property. Parking is an achievable requirement for District staff to enforce. (February 25, 2022)

Will the District consider restricting the size of the group rather than the presence of on-site operator?

The District of Sechelt has limited staffing to monitor STR operations. Counting the numbers of people in a group, at any given time, is difficult to enforce. For this reason, restricting the size of STR guests/ groups is not proposed as a requirement. (February 25, 2022)

Business Licence fees

What is the rationale for the proposed business licence fees?

A core principle for the District of Sechelt is to have business licence fees cover the cost of administering the STR program. Program costs include, setting up a new system, effectively communicating the regulations, setting up an online application system (more user-friendly), staff time to review applications, staff time to check for compliance (i.e., legal suites), paying third party compliance monitoring software and services, covering bylaw and enforcement staff costs, among others.

Proposed fees are based on the level of demand associated with the business type. The highest fees are for commercial operators (unhosted), as these are known to be most resource intensive of staff time and have the highest potential for neighbour complaints.

Type of Licence	Unit Type Licence Fee
STR Accessory	Within primary residents' home $250/year
STR Suite	Within primary residents' property $750/year
STR Commercial	Secondary home/ no onsite resident $3000/year

Enforcement of Regulations

How will new regulations be enforced?

It is recommended that the District of Sechelt use an STR monitoring company called Granicus to support proactive compliance monitoring, enforcement and ticketing fines. Failure to comply with business licence conditions are proposed to be subject to fines. It is recommended that fines increase to a grade of up to $500/ offence or day for non-compliance. Non-compliance would likely include failure to post the business licence number on online advertising platforms, negatively impacting neighbours use and enjoyment of property (ie. noise, fires, garbage), among others (consistent with future STR related bylaws). (February 25, 2022)

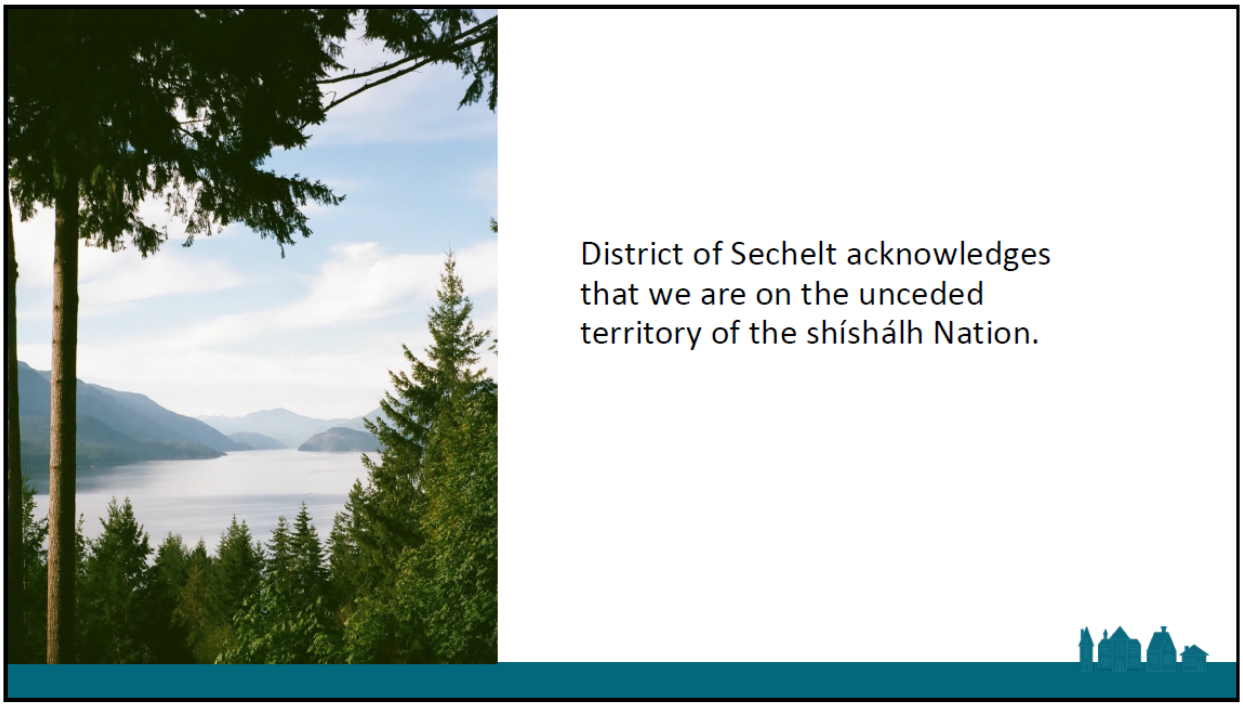
Grandfathering / Legal non-conforming uses

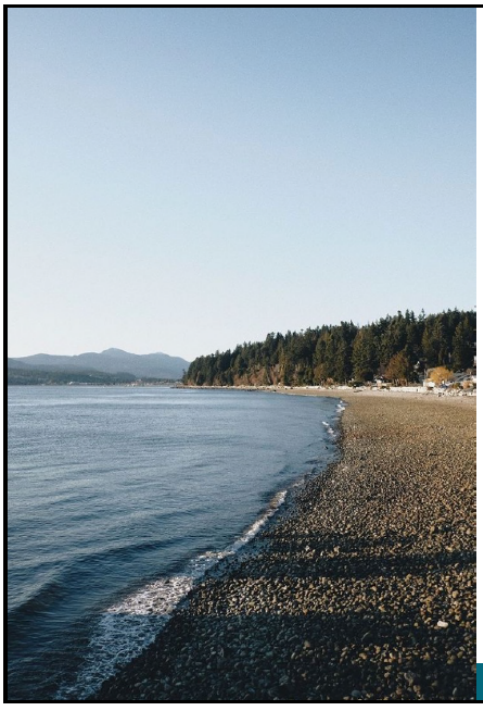
Would there be 'grandfathering' for STRs that have been operating with a District business licence?

The proposed regulatory approach would include a phase-in period to allow for a smooth transition. The new regulations would take effect as close as possible to the beginning of a new calendar year (the normal business licence renewal). Once new District of Sechelt bylaws come into effect in future (i.e., zoning, business licences, and enforcement), all STRs would be required to follow the requirements and operate within the terms and conditions of the new business licence. (February 25, 2022)

Appendix C: Workshop Presentation



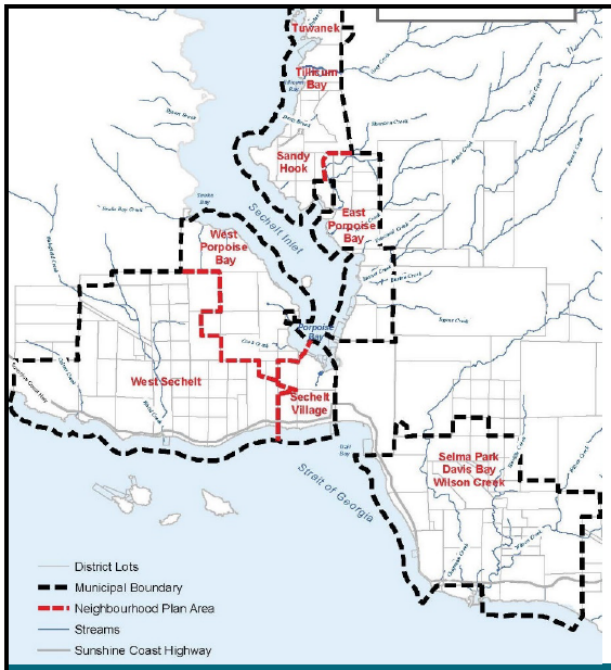




1

Today's Goals

- Background
- Consultation: Where, Why, What, When?
- Priorities Guiding STR Regulations
- Proposed STR Regulatory Framework
- Next Steps



2

Where?

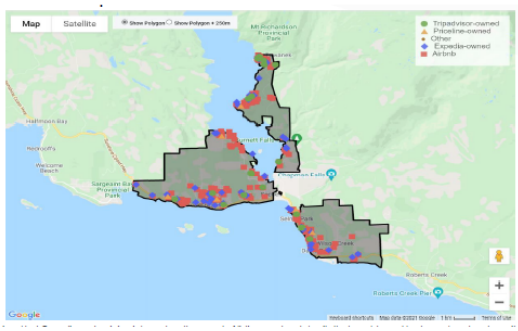
District of Sechelt



4

FLIPKEY by tripadvisor
Owners Direct from HomeAway
VRBO from HomeAway
stayz
HomeAway.co.uk The home of holiday rentals
holidaylettings from tripadvisor
Homelidays
Booking.com
misterbnb
FeWo-direkt from HomeAway
airbnb
travelmob
atraveo
Niumba by tripadvisor
VacationRentals.com
Expedia
HomeAway
tripadvisor
HOUSE TRIP
abritel.fr groupe HomeAway

Short-Term Rental Market



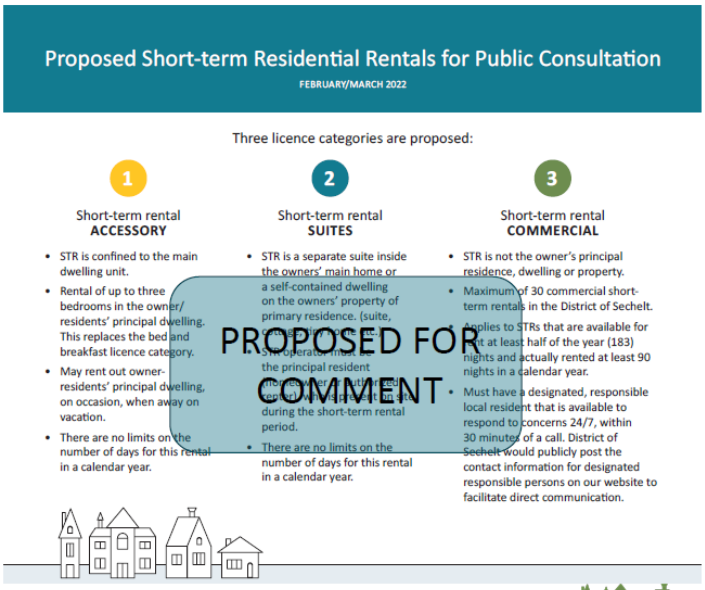
- **249** active unique rental listings in 2021
- **39%** increase in listings between 2016-2021
- **91%** of listings are for entire homes

When?

- **Winter/ Dec 2020**
  - Community Survey
- **Now 2022**
  - Consultation on Proposed Regulatory Approach
    - Online meetings
    - Online survey
- **Spring 2022**
  - Drafting Bylaws
    - Online meeting + presentation of draft bylaws to Council
  - Finalizing Bylaws for Adoption

What?

There will be no impacts on STR rentals this summer!



Using Menti

Who's in this meeting room?

1) How did you hear about today's workshop?

2) Where do you live? (Sechelt, Sunshine Coast RD, Gibsons, off coast)

3) If you are a resident of Sechelt, in which neighbourhood do you live? (list)

4) If you are resident of Sechelt, what category best describes your residency? (full-time, seasonal, non-resident)

5) Have you listed and STR for rent in the past 12 months?

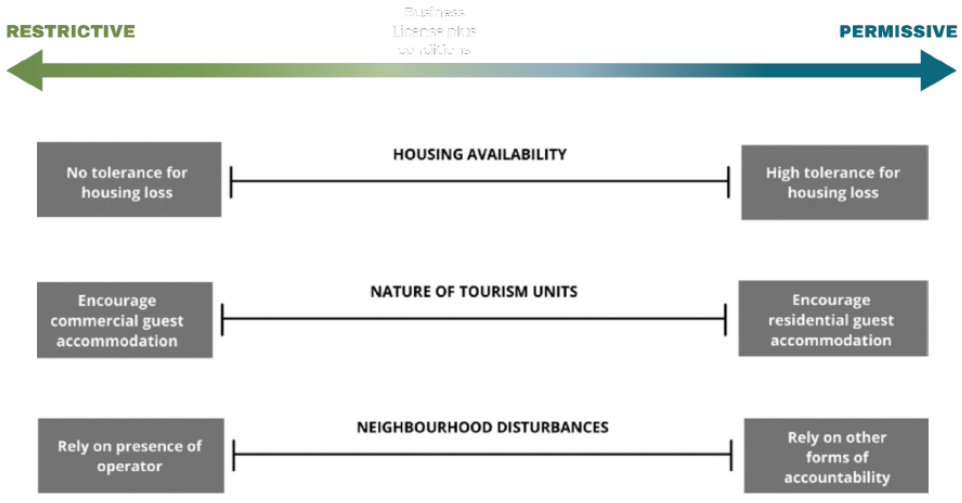
7

Guiding Priorities

- Protection of long-term rental supply
- Encouraging neighbourhood fit
- Enabling supplemental income
- Supporting the tourism industry
- Business and regulatory equity

8

Priorities & Trade-offs



9

Sunshine Coast Housing Needs Report, 2020

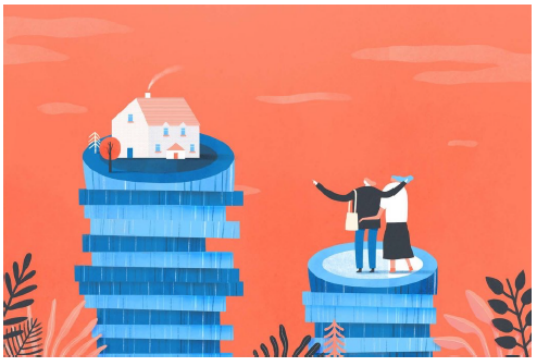
- **5128** households (2021 Census)
- **4855** households (2016 Census)
- **24%** of households spending 30% + on shelter
- **77%** are owner householders
- **23%** (1140) are rental households
- **167** short term residential rental units in secondary suites and auxiliary dwellings



10

Homeownership Affordability

- Home prices risen sharply in last **5 years**
- Average home price in 2021 **$819,000**
- Short-term rentals enable:
  - off-setting high cost of purchase
  - supplemental income
  - increased homeowner flexibility



Source: NYT 2021

11

Tourist Accommodation Options

- **~$8M** spent on tourist accommodations in the District of Sechelt in 2021
- **Plus ~$15.2M** spent on restaurants, activities, shopping etc. in 2021
- **249** STR rental listings
- **4** hotels/ motels, **89** rooms
- **6** mobile/recreational vehicle parks
- **3** campgrounds, **162** sites



12

Neighbourhood Fit

- **374** survey responses (December 2020)
- **60%** (216) survey respondents support STR with on-site operator
- **30%** (115) support STR with responsible local contact who lives near the STR and can respond 24/7 and timely



Concerns heard over party houses, off-site management

Sophie Woodrooffe / Coast Reporter
JUNE 28, 2019 06:20 AM

One speaker explains that she has been forced to sleep on the other side of her house because of the constant noise coming from a nearby party house.
- SOPHIE WOODROOFFE PHOTO

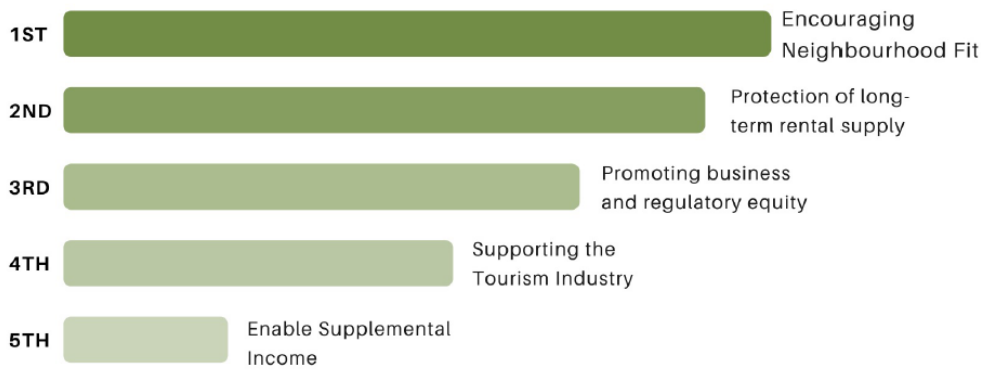
Menti

Guiding Priorities

6) What objectives are most important to you? (ask to prioritize list of 5)

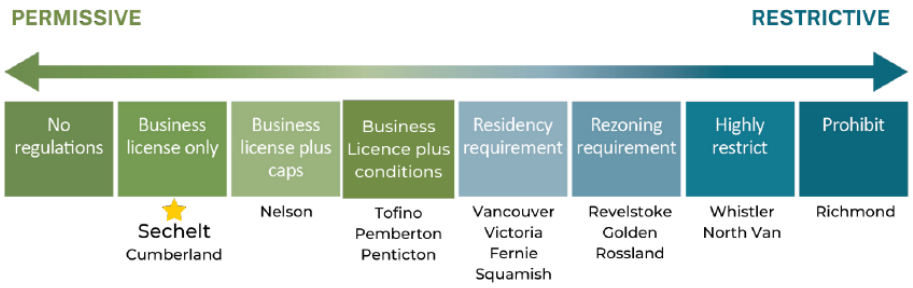
7) Thinking of your top objective, why is the most important to you?

Guiding Priorities for STR Regulations



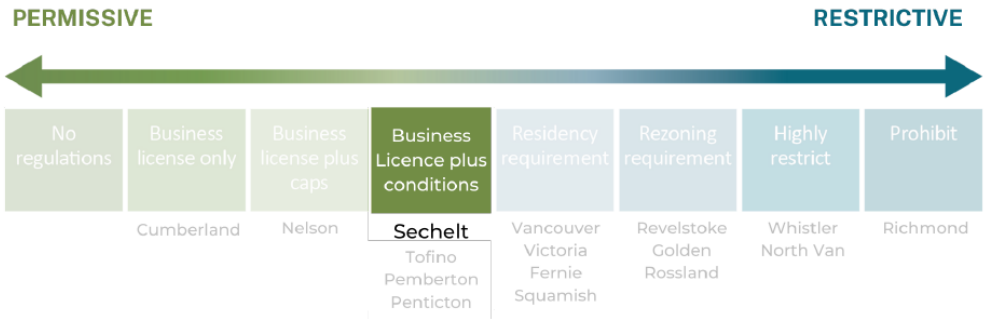
14

How Does DoS Compare?



15

How do Proposed Regulations Compare?



16

Toolbox for Regulations of STRs



- **Regulations/ Zoning Bylaw**
  - Where, how much, type of accommodation or residence, parking requirement.
- **Management / Business License**
  - Conditions for business licensing, fees, advertising, onsite management.
- **Compliance/ Bylaw Enforcement Notice**
  - Type of enforcement, how monitored, public registry, tracking, fines.

17

Proposing 3 STR Categories



Your full-time house & property

Secondary residence



Image Source| BC Assessment

18

1) STR Accessory

- **Main dwelling unit**
- **Up to 3 bedrooms** in home/ principal residence, with shared kitchen and living spaces
- **Replaces** Bed & Breakfast business license
- May rent out owner-residents' principal dwelling on occasion, when away on vacation



Image Source| Neil Kelly Company

19

2) STR Suites

- STR is a separate suite inside the owners' main home or self-contained dwelling on the owners' property of primary residence (suite, cottage, etc.)
- STR operator must be the principal resident (homeowner or authorized renter) who is **present, on-site during the short-term rental** period


Image Source | David Kovalenko

20

3) STR Commercial

- STR is not the owner's principal residence, dwelling or property
- Maximum of 30 commercial STRs
- Must have a designated, responsible **local resident** available to respond to concerns 24/7, within 30 minutes of a call
- DoS publicly posts contact information for responsible persons to facilitate direct communication

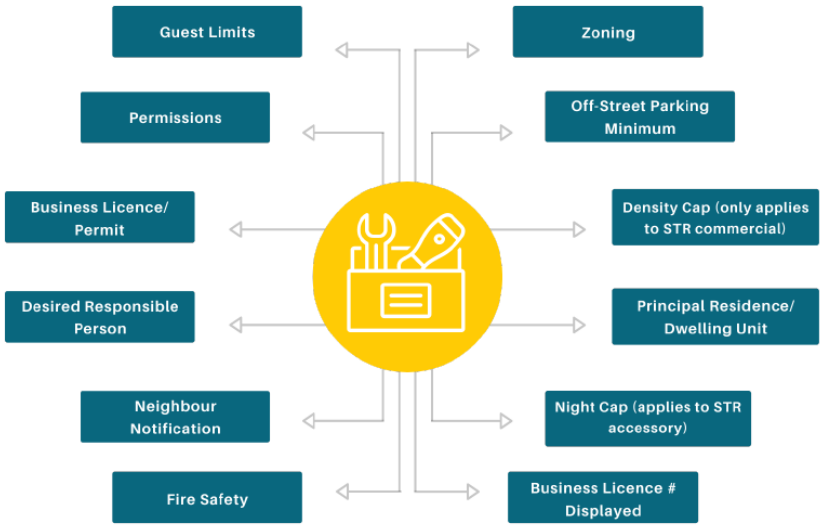
Menti

Clarification Questions

8) Three STR licence categories are proposed, based on residency. What question arise for you so far?

21

Proposed Regulatory Tools



22

Proposed Annual Business License Fees

STR ACCESSORY	STR SUITES	STR COMMERCIAL
$250/year	$750/year	$3000/year

Menti

What else needs to be considered?

9) What else needs to be considered in setting business licence fees?

10) What else needs to be considered in guiding future STR management and regulations?

11) Did you find the information in this presentation valuable?

12) Was there anything you wanted to hear more about in this presentation?

What's next?

Survey March 1 -March 14, 2022

yoursaysechelt.ca/str-review



planning@Sechelt.ca

Appendix D: Survey Full

District of Sechelt Short-Term Residential Rental Regulation Review

What's going on?

The District of Sechelt is updating how we regulate short-term rentals (STRs) in residential neighbourhoods. Public input is needed to help the District of Sechelt design updated STR regulations that best meet the needs of our community.

Feedback from this survey will guide the creation of new regulations for short-term rentals. This survey asks specific questions about the draft STR regulations being proposed. There are 3 proposed STR categories – ***Accessory, Suites and Commercial***. Please read the draft STR regulations and STR backgrounder, dated February/ March 2022, **BEFORE** filling in this survey.

Your early feedback on proposed STR regulations is appreciated.

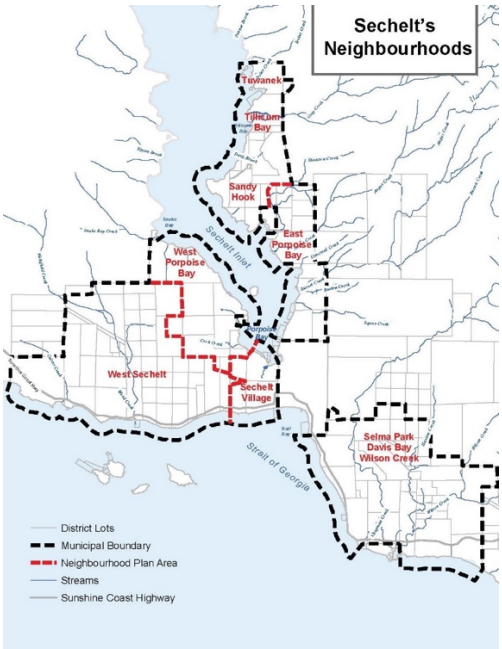
This online survey is open from March 1 to March 14, 2022. This survey includes 24 questions and should take about 10 – 15 minutes to complete.

This survey is completely confidential and does not collect personal identification information.

Please note, this consultation is limited to STRs operating within the municipal boundaries of the District of Sechelt only. Please see map image below.

Part 1: About you

1. Do you live within the boundaries of the District of Sechelt?
    - Yes
    - No



If yes, which neighbourhood/area do you live in?

- Sechelt Village
- West Sechelt
- Selma Park/Davis Bay
- ts'ukw'um/Wilson Creek
- Tillicum Bay
- West Porpoise Bay
- East Porpoise Bay
- Sandy Hook/Tuwanek
- *Other. Please describe:*_____

If no, which area do you live in?

- Sunshine Coast Regional District
- Town of Gibsons
- Do not live on the Sunshine Coast

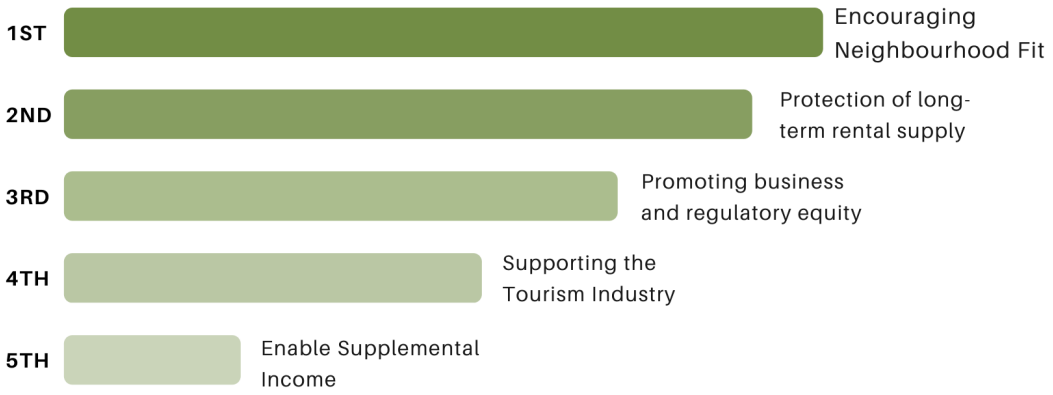
2. What category(s) best describes your residency in Sechelt (select all that apply):
    - Full-time resident
    - Part-time resident
    - Non-resident, but own property in District of Sechelt
    - Non-resident, non-owner (visitor)
    - Business owner
    - Strata representative

3. What category best describes your housing title in the District of Sechelt:
    - Homeowner
    - Renter
    - Non-resident, visitor
    - *Other. Please describe:*_____

4. Have you listed a unit (e.g., house, apartment, condo, room, or other accommodation) for short-term rental in the last 12-months (Note: short-term rental is defined as being a rental period for less than 30 days to the same booking party). This may also apply to Bed & Breakfasts.
    - Yes
    - No
    - Prefer not to say

Part 2: STR Regulatory Priorities

Five priorities for STR management have been identified based on a December 2020 public consultation with approximately 400 residents and further input from District of Sechelt Council. Clear priority goals are the basis for guiding the development of STR regulations.



5. Do you support the order of priority goals?
    - Strongly Support
    - Some Support
    - Neutral
    - Object
    - Strongly Object
    - Prefer not to say

6. Let us know your priorities. Please list the following from highest (1) to lowest (5), in order of what is most important to you.

    ___ Encouraging neighbourhood fit

    ___ Protection of long-term rental supply

    ___ Promoting business and regulatory equity

    ___ Supporting the tourism industry

    ___ Enable supplemental income

7. Why is your top priority most important to you?

_____
_____
_____

Part 3: Regulations Based on <u>Residency and Unit Type</u>

These two definitions are an important basis for the following questions:

Principal Residency: Where the homeowner lives, full time (this includes house and property).

Secondary Residency: The owner does not live in the home or on the property full time.

Three types of licence categories for short-term residential rentals are being proposed:

i. STR – ***Accessory***
   - Rental of owner-residents' principal residence on occasion, for example when away or on vacation.
   - The STR is confined to rentals within the principal home. For example: rooms within the main house
   - The STR operator must be a homeowner, or an authorized renter, who is the full time resident.
   - This replaces the bed and breakfast business licence

ii. STR – ***Suites***
   - A self-contained home on the property owners' property of primary residence. It can be a secondary suite in the main home, like basement suite, or another type of self-contained home on the property.
   - The STR operator must be a homeowner, or authorized renter, who is present on site during the short-term rental period.
   - For example: basement suite, cottage, studio, carriage house

iii. STR – ***Commercial***
   - The property is not the owners' principal residence home or property. This is a secondary home or property.
   - Must have a designated responsible person, who is a local resident that is available to respond to concerns 24/7, within 30 minutes of a call.
   - District of Sechelt would publicly post the contact information for designated responsible persons on their website, to facilitate direct communication, in case of issues arising.

8. **STR – *Accessory*** This proposed licence category, is limited to STR operators who are the homeowner or authorized resident, who lives full time on the property. The STR is confined to rentals within the principal home. What is your view of this type of STR?
   - Strongly Support
   - Some Support
   - Neutral
   - Object
   - Strongly Object
   - Prefer not to say
9. **STR – *Suites*** would permit the operation of an STR only if the homeowner or an authorized renter lives on the same property full-time. The STR operators must be present on site during the short-term rental period. The STR Suite can be located within the principal residence, or other self-contained home on the owners' (or authorized renters) property of primary residence. For example, self-contained suite within house, studio, cottage, carriage house etc. What is your view of this type of STR?
   - Strongly Support
   - Some Support
   - Neutral
   - Object
   - Strongly Object
   - Prefer not to say

10. Some STR operators currently have a mixture of STR Accessory and STR Suites, for example renting two rooms in their main home, and a small studio/cottage rental on the property. What is your view on this combination of STR, when the principal owner, or authorized renter, who is a full-time resident, also lives on the property?
    - Strongly Support
    - Some Support
    - Neutral
    - Object
    - Strongly Object
    - Prefer not to say
11. **STR – *Commercial*** is for STR operators who are renting secondary residences/ homes/ properties. The STR operator does not live in the home or on the property full time. What is your view of this type of STR category?
    - Strongly Support
    - Some Support
    - Neutral
    - Object
    - Strongly Object
    - Prefer not to say

12. In all 3 proposed STR categories – ***Accessory, Suite, Commercial*** - STRs are proposed to be permitted in any unit type. What is your view of regulations based on unit type? Do you support permitting STRs in:

Entire homes (main home)

- Strongly Support
- Some Support
- Neutral
- Object
- Strongly Object
- Prefer not to say

Rooms in homes

- Strongly Support
- Some Support
- Neutral
- Object
- Strongly Object
- Prefer not to say

Secondary suites

- Strongly Support
- Some Support
- Neutral
- Object
- Strongly Object
- Prefer not to say

Accessory buildings (studio, cottage, carriage house)

- Strongly Support
- Some Support
- Neutral
- Object
- Strongly Object
- Prefer not to say

Other unit types: (add text)_____

- Strongly Support
- Some Support
- Neutral
- Object
- Strongly Object
- Prefer not to say

13. Is there anything else you would like us to know about regulations based on residency or unit type?

_____
_____
_____

Part 4: Regulations Based on <u>Rental Frequency or Intensity</u>

The draft regulations are proposing limits to the frequency and intensity of rentals. The options for regulations based on rental intensity could be done by setting requirements limiting:

- number of homes rented per property
- number of guest rooms rented per property
- number of allowable nights
- onsite parking requirements, tied to number of permitted STR bedrooms
- numbers of STR units in the entire community
- numbers of STRs per block, street, or neighbourhood

14. Proposed regulations for **STR– *Accessory*** (guest rooms located in the owner or authorized resident full-time main home) would permit:

    a. Up to **three** bedrooms in the owner-residents' principal residence (this replaces bed and breakfast licence category). Do you support this limit?
        - Strongly Support
        - Some Support
        - Neutral
        - Object
        - Strongly Object
        - Prefer not to say

b. [If no] In your view, what should the number of allowable guest rooms available be, when it is STR Accessory?

1 2 3 4 5 6 7 8 9 10

15. Proposed regulations for **STR- *Accessory*** would permit:
    a. No limit on the number of rental days in a calendar year. Do you support this?
        - Strongly Support
        - Some Support
        - Neutral
        - Object
        - Strongly Object
        - Prefer not to say

    b. [If no] What should the number of allowable rental days be? _____

16. Proposed regulations for **STR- *Suites*** (self-contained units located in the owner or authorized resident full-time main property) would permit:
    c. No limit on the number of rental days in a calendar year. Do you support this?
        - Strongly Support
        - Some Support
        - Neutral
        - Object
        - Strongly Object
        - Prefer not to say

17. Understanding that many people own secondary dwellings and properties in the District of Sechelt, proposed regulations for **STR *Commercial*** would permit:
    a. Maximum of 30 STR Commercial licenses (secondary residence/ property) within the boundaries of the District of Sechelt. Do you support this limit?
        - Strongly Support
        - Some Support
        - Neutral
        - Object
        - Strongly Object
        - Prefer not to say

    b. From your perspective, what should the maximum number of STR Commercial licences be? Please enter _____

18. Proposed regulations for **STR *Commercial*** would permit:
    a. No limit on the number of rental days in a calendar year. Do you support this?

- Strongly Support
- Some Support
- Neutral
- Object
- Strongly Object
- Prefer not to say

b. [If no] What should the number of allowable rental days be? Maximum? _____

19. For all three STR categories – ***Accessory, Suites and Commercial*** – one parking stall per STR bedroom is proposed, with a maximum of 3 onsite parking spaces provided for guests. This also serves to limit the number of STR guest rooms to 3. Do you support this?
    - Strongly Support
    - Some Support
    - Neutral
    - Object
    - Strongly Object
    - Prefer not to say

    b. [If no] In your view, what should the required number of onsite parking spaces provided for guests/ per room?
        - Other (comment)_____

20. Is there anything else you would like us to know about options for limiting the frequency and intensity of STR rentals like:
    - number of homes rented per property
    - number of guest rooms rented per property
    - number of allowable nights
    - onsite parking requirements, tied to number of permitted STR bedrooms
    - numbers of STR units in the entire community
    - numbers of STRs per block, street, or neighbourhood

Open response:

_____
_____
_____

Part 5: Overall STR Management

In addition to the proposed 3 STR licencing categories, the following management aspects are being considered.

We have heard that the greatest neighbour concerns and District of Sechelt staff resources are from STRs where there is no owner or resident on the property.

21. **STR – *Commercial*** category would be required to have a designated responsible local resident/ manager, available to respond to concerns 24/7, within 30 minutes of a call. In addition, the District of Sechelt would publicly post the contact information for designated responsible persons on their website to facilitate direct communication.

    What is your view on this?

    - Strongly Support
    - Some Support
    - Neutral
    - Object
    - Strongly Object
    - Prefer not to say

A core principle for the District of Sechelt is to have business licence fees cover the cost of administering the STR program, retaining a compliance monitoring service (such as Granicus), covering enforcement staff costs, implementing and monitoring the effectiveness of the new STR program.

22. What is your view on the proposed fees?

$250/ year STR Accessory

$750/ year STR Suites

$3000/ year STR Commercial

    - Strongly Support
    - Some Support
    - Neutral
    - Object
    - Strongly Object
    - Prefer not to say

23. If you don't support, should business licence fees be set higher or lower than what is currently proposed?
    - Much higher
    - Much lower
    - Other: _____

24. Do you have any other comments or thoughts about STRs in the District of Sechelt that we missed in the survey questions?

_____

_____