



City of Revelstoke Public Hearing

Vacation Rentals

The new Vacation Rental Bylaw will provide Council and the public the ability to define and regulate vacation rentals in Revelstoke.

Owners of Vacation Rentals will be required to:

- rezone their property to a sub zone for vacation rentals
- be reviewed and evaluated individually by Council
- provide one parking space per licensed bedroom up to a maximum of four space with no more than two parking spaces in the front yard area
- be responsible for ensuring guests park within the allocated parking areas
- obtain a business licence which enacts building and fire inspections
- provide 24/7 contact information

Council will have the ability to:

- deny or add conditions and/or restrictions to the approvals
- ensure the public is involved using neighborhood notifications and a public hearing with each new vacation rental application

Council welcomes your input. There are a few ways to let us know what you think about the proposed changes.

Want to Attend the Hearing?

Provide your comments, hear from staff, the applicant, and other members of the public on **Tuesday, June 24, 2014 at 2:00 pm at Council Chambers** located at 103 Second Street East.

Unable to Attend?

Written comments may be sent to Corporate Administration at admin@revelstoke.ca prior to the meeting for circulation to Council or mailed to the address listed.

Need More Information?

If you want more information about the application, view the report attached or contact Developments Services at development@revelstoke.ca

Council will not be permitted to receive additional submissions once the Public Hearing is complete on Tuesday, June 24, 2014.

City of Revelstoke
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City of Revelstoke

Council Report

Date: April 28, 2014 **File No:** 3360-20, ZON2014-07
To: Mayor and Council
From: Dean Strachan, MCIP, RPP
Manager of Development Services
Subject: **Vacation Rentals**

1. ISSUE

Vacation rentals have been an issue within the community for a number of years. The proposed Zoning Bylaw amendments would add vacation rentals as a defined use, create subzones for the use and add regulations including parking requirements.

2. RECOMMENDATION

THAT staff be directed to proceed with the following amendments to Zoning Bylaw No. 1264:

Add subzones to the R1, R1A, R2 and R2A for the Vacation Rental Use.

Add the following definition for Vacation Rentals:

Vacation Rental – means the licensed use of a residential single detached dwelling or a licensed secondary suite as temporary lodging (less than 30 days at any one time) for paying guests. Vacation Rental use is restricted to a total of no more than 120 days per calendar year. The maximum occupancy shall be calculated based on two adults per licensed bedroom with a total maximum occupancy of eight people. No signage shall be permitted. The property owner is to provide a contact number for themselves or a representative located within the City and available 24 hours a day. The contact number is to appear on the Business License posted in the Vacation Rental Unit.

Add parking requirements for Vacation Rental use in Section 12.4, Required Off-Street Parking. The parking requirement would be one parking space per licensed bedroom within the vacation rental unit up to a maximum of four parking spaces. No more than two parking spaces would be permitted within the front yard area. The property owner is to request that Vacation Rental guests park all vehicles within the allocated parking areas on the property.

AND THAT the proposed amendments to Zoning Bylaw No. 1264 be referred to the Advisory Planning Commission (APC) for their review and comment.

3. CAO COMMENTS

Agree with recommendation. TP

4. BACKGROUND

- 4.1 Vacation Rental and Bed and Breakfast are both limited commercial uses of a residential property. Both uses are intended to be secondary to the residential use of the property.
- 4.2 Vacation Rental use is the rental of an entire residential unit (single detached dwelling or secondary suite) for a period less than thirty days at any one time. The owner or operator are not present within the rental unit during the rental period.
- 4.3 Bed and Breakfast use is the rental of a bedroom within a residential unit (single detached dwelling) for a period less than thirty days at any one time. The owner or operator is present within the residential unit during the rental period.
- 4.4 A subzone is a partial zone within a zoning district. The subzone is a child to the parent zoning district that includes uses and/or regulations that do not apply to the parent zoning district. The proposed subzones would be within the four parent zoning districts (R1, R1A, R2 and R2A) and would only differ from the parent zoning district in the allowance of Vacation Rental use.

5. FINANCIAL IMPLICATIONS

- 5.1. There are no known financial implications arising from the recommendation.

6. DISCUSSION

- 6.1 As a result of a review of how other communities have regulated Vacation Rentals several options emerged, however, the recommended option is the utilization of subzones. For each of the four zones (R1, R1A, R2, R2A) the Vacation Rental use is proposed to be added with the requirement that to have the use a property must be rezoned to the subzone. The rest of the zoning district regulations remain the same, the only alteration is to add Vacation Rental use. The proposed subzones would be listed as R1v, R1Av, R2v and R2Av.
- 6.2 The subzone option has been recommended for the following reasons:
 - 6.2.1 It requires an applicant to go through a rezoning process that includes neighbour notification and a public hearing.
 - 6.2.2 The requirement to rezone offers Council greater authority and control in approving or denying an application.
 - 6.2.3 Each application for can be reviewed and evaluated on it's own individual merits.
 - 6.2.4 Council has the ability to add conditions and/or restrictions to the rezoning approval.
- 6.3 In the future Council may wish to reduce their control over Vacation Rental use. After two or three years of legally operating Vacation Rentals in the community Council may wish to direct staff to review the use, regulations and limitations.

- 6.4 Vacation Rentals are proposed to be restricted to not more than one third of the days in a calendar year (120 days). As the Vacation Rental use is intended to be secondary to the residential use of a unit it should be occupied as a residential unit for the greater portion of the year.
- 6.5 The occupancy calculation is proposed to be according to the number of licensed bedrooms at a count of two adults per bedroom to a maximum of eight people in the unit. The count per bedroom is intentionally restricted to adults in order to allow for children to share the unit. However, the maximum total number of people permitted within a Vacation Rental is restricted to eight regardless of the number of licensed bedrooms. The intent is to restrict the overloading of Vacation Rental units and prevent occupant loads that could present issues with Building and Fire Codes.
- 6.6 Parking spaces at one space per licensed bedroom would provide parking for the Vacation Rental occupants. Restricting the number of parking spaces in the front yard area to two assists in ensuring that the street presentation of a Vacation Rental home is not out of character with the surrounding homes. A home with a four bedroom Vacation Rental would be required to provide four parking spaces, providing all four in the front yard area would present a poor appearance when viewed from the street and adjacent homes.
- 6.7 Clear occupancy and parking requirements for Vacation Rental use would assist Bylaw Enforcement in controlling any issues that may arise.
- 6.8 All Vacation Rental units are proposed to require a business license, as a part of the Business License process the Chief Building Official and Fire Inspector would inspect the premises and ensure that the Vacation Rental is safe. As the owner nor operator are within the unit during the rental it is recommended they be required to provide a phone number for themselves or a representative in the City and available 24 hours a day. In order to ensure the number is available in the event Emergency Services or Bylaw Enforcement attend the premises, it is proposed that the number be posted on the Business License which must be displayed in the Vacation Rental unit.
- 6.9 The annual business licence fee proposed for Vacation Rental units would be \$200.00 plus \$5.00 per licensed bedroom. Business licensing fees for Vacation Rentals are proposed to be higher than other accommodation uses due to the owner or operator being present at the property during the rental period. As the owner or operator are not present, it is anticipated that the City would likely incur additional Bylaw Enforcement and Administrative costs. After having legal Vacation Rentals operating in Revelstoke for a period of time, Council may wish to review the business license fees and determine if the higher fee is warranted or if it is adequate to represent cost recovery to the City.
- 6.10 As the owner nor operator are present during the rental period, signage that would invite people to inquire about the Vacation Rental is not recommended.

7. RELEVANT LEGISLATION

7.1. Zoning Bylaw No. 1264

8. ATTACHMENTS

None

9. RECOMMENDATION AND OPTIONS

9.1. Recommendation:

THAT staff be directed to proceed with the following amendments to Zoning Bylaw No. 1264:

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Add the following definition for Vacation Rentals:

Vacation Rental – means the licensed use of a residential single detached dwelling or a licensed secondary suite as temporary lodging (less than 30 days at any one time) for paying guests. Vacation Rental use is restricted to a total of no more than 120 days per calendar year. The maximum occupancy shall be calculated based on two adults per licensed bedroom with a total maximum occupancy of eight people. No signage shall be permitted. The property owner is to provide a contact number for themselves or a representative located within the City and available 24 hours a day. The contact number is to appear on the Business License posted in the Vacation Rental Unit.

Add parking requirements for Vacation Rental use in Section 12.4, Required Off-Street Parking. The parking requirement would be one parking space per licensed bedroom within the vacation rental unit up to a maximum of four parking spaces. No more than two parking spaces would be permitted within the front yard area. The property owner is to request that Vacation Rental guests park all vehicles within the allocated parking areas on the property.

AND THAT the proposed amendments to Zoning Bylaw No. 1264 be referred to the Advisory Planning Commission (APC) for their review and comment.

9.2. Option 1: Council may wish to add and/or remove proposed revisions to the Zoning Bylaw.