

SUNSHINE COAST REGIONAL DISTRICT STAFF REPORT

TO: Planning and Community Development Committee – May 11, 2017

AUTHOR: David Rafael, Senior Planner

SUBJECT: SHORT-TERM RENTAL PUBLIC ENGAGEMENT

RECOMMENDATIONS

THAT the report titled Short-Term Rental Public Engagement be received;

AND THAT staff report back on results of the First Stage of the public engagement to a Planning and Community Development Committee in Q3 2017.

BACKGROUND

The SCR D is seeking information from residents, tourism sector, housing sector, community groups and organizations to assist in identifying preferred approaches to managing short term rental accommodation.

The target markets for short-term rentals (STR) are tourists and temporary workers. An STR is generally considered as the rental of one or more rooms or an entire dwelling for periods of less than 30 days. In the SCR D an STR is not a permitted use in rural and residential zones and is considered separate from bed and breakfasts, which are defined and regulated in the two zoning bylaws. An STR is a more intensive commercial-like use than a bed and breakfast. The primary difference is that a bed and breakfast has an on-site operator, a resident or owner of the parcel.

The purpose of this report is to provide an overview of the proposed engagement framework and obtain direction from the Planning and Community Development Committee on moving forward.

At the February 23, 2017, regular Board meeting the following resolution was adopted:

080/17 **Recommendation No. 1** *Local Government Approaches to Short-Term Vacation Rentals*

THAT the report titled Local Government Approaches to Address the Issue of Short-Term Vacation Rentals be received;

AND THAT staff report to a future Committee with respect to a public engagement framework on the issue of short-term rentals.

DISCUSSION

The overall objective of the engagement is to provide the Board with information to assist in developing an approach to how short term rentals should be addressed in the SCRD's Electoral Areas.

An important aspect of this project is to inform and gather feedback from the various communities and stakeholders on the Coast. This includes those who currently or want to operate an STR, residents near an existing STR, wider public, community groups, the tourism & business sectors.

Staff have designed engagement opportunities utilizing the SCRD Public Participation Toolkit.

Two Stage Engagement

Staff consider that there are two distinct stages in the engagement process for STR.

Stage One is to inform, educate and gather information which staff are seeking to provide through May and June with a report to a 3rd Quarter Planning and Community Development Committee.

Stage Two of public engagement would be to discuss in options in more detail. For example, should STRs be allowed with restrictions then the focus of the engagement would be on what are acceptable restrictions. Reporting back on this second stage will include recommendations on implementation options and tools.

Staff have identified the following public and stakeholders:

- Community Groups – Advisory Planning Commissions, Community Associations
- Chambers of Commerce
- Sunshine Coast Tourism
- B&B Owners Association, Hotel Owners, STR operators
- Sunshine Coast Housing Land Trust and Housing Committee
- Sechelt Indian Government District
- Local Real Estate Offices
- Property Management Firms
- Financial Institutions
- General Public - neighbours of STRs, tourists/short term workers/users

As with other engagement process, involving those who reside off-Coast is a known challenge. One means to overcome this is to conduct public notification over an extended period and when part-time residents are more likely to come to the Coast which is often in the summer.

At the February Planning and Community Development Committee, staff provided a range of options to address short-term rentals of dwellings in the SCRD. This report along with those provided in 2012 were used to develop a workbook and will be distributed to community partners and stakeholders during the engagement process.

Staff will seek to meet with community groups and organizations to gather information regarding benefits and drawbacks to STR's within each community. Staff plan to attend Advisory Planning Commission (APC) and provide the workbook.

In addition to SCRD arranged public meetings, staff also plan to attend community events to share information and gather input. The STR workbook will be included as a handout or information added to displays to direct interested members of the public to how they can participate in the review.

Organization and Intergovernmental Implications

The Town of Gibsons and the District of Sechelt have each expressed an interest in a regional review of this topic. The District of Sechelt has been regulating STR operations for a number of years and has experience to offer.

The municipalities along with the SIGD could be partners. Collaboration with these local governments during Stage One could enable efficient data gathering. Staff will investigate inter-governmental staff-level cooperation opportunities that respect independent mandates and preferences.

Financial Implications

Advertising, resource materials, space rental and staff time costs can be supported using existing resources and budgets.

Timeline for next steps or estimated completion date

Stage One can commence in May and June with a report provided to a 3rd Quarter Planning and Community Development Committee.

If the conclusion is that the SCRD zoning bylaws and Official Community Plans are recommended to be amended, additional engagement and consultation will be required. This would be set out in the Q3 staff report. There may be an opportunity to synchronize with the review and update of the zoning bylaw.

Communications Strategy

Given the breadth of the issue, staff recommend making use of a range of communication options. This includes:

- advertisement in local radio and newspapers
- item within the Directors' newsletters, should they choose
- page on SCRD website dedicated to STR
- notices on SCRD Facebook and Twitter accounts
- information at community events, and
- direct contact with community groups and organizations

STRATEGIC PLAN AND RELATED POLICIES

The engagement framework meets the Strategic Plan Values of:

- Collaboration
- Respect and Equality, and
- Transparency.

CONCLUSION

The SCRD is seeking information from residents, tourism sector, housing sector, community groups and organizations to assist in identifying preferred approaches to managing short term rental accommodation.

Staff propose a Two Stage engagement process. Stage One is a mix of stakeholders meetings and public meetings to disseminate information and gather input. A key tool for Stage One will be the production of a workbook containing information and a questionnaire.

The results from the public engagement will be reported a Q3 PCD Committee.

Staff recommend approval of the recommendation and the engagement.

Reviewed by:			
Manager	X- A. Allen	Finance	
GM	X- I. Hall	Legislative	
CAO	X- J. Loveys	Other	