

Scope of Short-Term Accommodation Regulation Review

Addressed in Proposed Regulations	
Topic	How it's Addressed
Insufficient Parking in Residential Areas	<p>Proposed regulation: One on-site parking space required for short-term rental properties. Two on-site parking spaces required for homestays.</p> <p>(consistent with existing bed and breakfast home and secondary suite parking requirements)</p>
Noise	<p>Existing Regulation: All dwellings are required to be in compliance with Bylaw No. 8244, the Noise Bylaw, 2003</p>
Property Maintenance	<p>Existing Regulation: All dwellings are required to be in compliance with Bylaw No. 8175, Property Maintenance and Nuisance Abatement Bylaw, 2003</p>
Ghost Hotels (apartment units converted into short-term rental properties)	<p>Proposed Regulation: No more than 40% of units in a multiple-unit dwelling may be operated as a short-term rental property</p> <p>(Assessed in conjunction with the business license application review)</p>
Building Security	<p>Proposed Regulation: Permission of the property owner and the condominium corporation is required</p>
Increased Traffic	<p>Proposed Regulation: Guest maximum in all short-term accommodations:</p> <ul style="list-style-type: none"> • In a one-unit dwelling: maximum of six guests in total, with a maximum of three guests in a secondary suite. • In a multiple-unit dwelling, townhouse or duplex: maximum of two guests in a homestay or six guests in a short-term rental property.
Concentration and Clustering	<p>Proposed Regulation: Discretionary use approval required for short-term rental properties in low- and medium-density residential zoning districts.</p> <p>(Review of discretionary use application will include consideration for the potential impact to the residential characteristic of an area if short-term rental properties were to cluster and would also consider the cumulative impact of other discretionary uses within the same area.)</p>

Not Addressed in Proposed Regulations	
Topic	Rationale in Not Addressing
Businesses Operating Multiple Short-Term Rental Properties at Different Locations	<i>The Cities Act</i> does not grant municipalities in Saskatchewan the ability to regulate business or property ownership. Therefore the City could not deny a business license application due to the business owner operating multiple short term rental properties.
Short Term Accommodation Hosts Not Remitting PST	This is a matter of Provincial jurisdiction – the City could provide licensing data to aid enforcement conducted by other levels of government.
Short Term Accommodation Hosts Not Declaring Income Tax	This a matter of Federal jurisdiction – the City could provide licensing data to aid enforcement conducted by other levels of government.
Neighbourhood Safety	<p>No research available concluding that short-term rental properties contribute to increased crime. Loss of long-term residents in an area may contribute to a loss of community, which may negatively affect neighbourhood safety. Partially addressed through discretionary use approval, property owner approval and condominium corporation approval, as impacted residents would be made aware of the business.</p> <p>The scope of the review must focus on land use regulation. The City does not have the jurisdiction to regulate people as part of land-use approval or business licensing.</p>
Loss of Long Term Rental Housing Stock	<p>This concern would be partially addressed through new proposed regulation, which would prohibit establishment of new short-term rental properties when the CMHC rental vacancy rate is less than 1.5%.</p> <p>Short-term accommodations operate in dwellings which may otherwise have been available to long-term tenants. Over 600 short-term accommodations are currently operating without a license. Adopting new regulations for short-term accommodations is not expected to result in an excessive number of additional dwellings being converted.</p>