



# Short Term Accommodation Regulation Review

Public Hearing  
February 24, 2020



# Definitions

## **Short Term Accommodation**

- Umbrella term. Refers to all stays in dwellings for 30 days or less

## **Homestay**

- Type of short term accommodation in the principal residence of the host

## **Short Term Rental Property**

- Type of short term accommodations in a rental property of the host

# Existing Regulation

Land Use	Maximums	Requirements
Bed and Breakfast Home	3 Bedrooms for guests	<ul style="list-style-type: none"><li>- Building and development permit</li><li>- Business License</li><li>- Discretionary use approval required in some zoning districts</li></ul>
Hostel Type I	5 guests	
Hostel Type II	No limit on # of guests	

# 2017 Survey and Open House

- Online survey & open house held in Oct. 2017
- 1053 people completed the survey
- All scales of operation received at least 72% in favour of permitting them to operate

# 2017 Survey and Open House

## Homestay: Top Five Concerns

Loss of parking (57%);

Additional noise, such as parties (42%);

Increased traffic (35%);

Building security in a multiple-unit dwelling (31%);

Neighbourhood safety (29%).

# 2017 Survey and Open House

## Short Term Rental Properties: Top Five Concerns

Additional noise and parties (57%)

Loss of parking (55%)

Reduced property maintenance (44%)

Building security (40%)

Concentration or Clustering (35%)

# 2017 Survey and Open House

## Short Term Accommodations: Top Three Benefits

Economic benefit for nearby businesses (66%)

Increased tourism (65%)

Economic benefit to Saskatoon as a whole (63%)

# Municipal Scan

City	Short Term Rental Properties	Municipal Approval
Calgary (proposed)	Permitted	- Business License
Edmonton	Permitted	-Business License -Development Permit
Regina (Under Review)	Permitted	- Development Permit
Toronto (Under Review)	Prohibited	Business License
Vancouver	Prohibited	Business License
Ottawa	Regulatory review in progress	
Winnipeg		

Short-Term Accommodation Regulations Options			
STA Type	Option 1	Option 2	Option 3
Homestay	Business license required	Business license required	Business license required ONLY if hosting more than 2 guests, or if in a secondary suite of a home that the host does not reside in.
Short Term Rental Property	Prohibited	Business license required  Discretionary use approval required in low and medium density residential zoning	Business license required  Discretionary use approval required in low and medium density residential zoning

## Rules and Regulations (Applies to All Options)

### Max. # of Guests

House: 6

Secondary Suite: 3

Duplex or Condo:

- 2 in a homestay
- 6 in a short term rental property

### Required Onsite Parking

Residential, institutional and commercial zoning districts:

- 2 spaces in a homestay
- 1 space in a short term rental property

Zoning districts without parking requirements for dwellings: 0 spaces

### Other Approvals (if applicable)

Permission of property owner

Permission of condo corporation

# 2019 Survey and Open House

OPTION	# of Responses	PERCENTAGE
Option 1	137	27%
Option 2	97	19%
Option 3	224	44%
No preference stated	51	10%
Total Respondents	509	100%

# Additional Information from PD&CS

1. Public interests considered in developing regulations
2. Comparison of municipal costs
3. Risks to the attainable housing market

# Additional Information from PD&CS

## Public interests considered in developing regulations

Addressed	Not Addresses or Partially Addressed
Parking	Owners with multiple properties
Noise	PST
Property Maintenance	Income Tax
Ghost Hotels	Neighbourhood Safety
Building Security	Loss of Long Term Rental Homes
Traffic	
Clustering	

# Additional Information from PD&CS

## **Comparison of municipal costs**

Business License application fee is the same

Hotels: commercial permits, property taxes and utility rates

Short term rental properties: residential permits, property taxes and utility rates

# Additional Information from PD&CS

## **Risks to the attainable housing market**

### Key Findings:

1. Not focus on attainable housing market
2. Short term accommodations reduce rental supply and increase rental rates
3. Greatest impact when vacancy rate is low
4. Greatest impact in concentrated tourist areas

# Option 1

## **License Homestays and Prohibit Short-Term Rental Properties**

### **Advantages**

1. Licensing all homestays promotes bylaw compliance
2. Prohibiting short term rental properties prevents conversions

### **Disadvantages**

1. Licensing all homestays prohibitive for casual operators
2. Prohibiting short term rental properties eliminates an accommodation option

# Option 2

## **License Homestays and Short-Term Rental Properties**

### **Advantages**

1. Licensing all homestays promotes bylaw compliance
2. Maintain a complete database
3. Additional accommodation option

### **Disadvantages**

1. Licensing all homestays prohibitive for casual operators
2. Long term rental homes may be converted to short term rental properties

# Option 3

## **License Exemption for Small Scale Homestays; License Short Term Rental Properties**

### **Advantages**

1. License exemption provides flexibility for casual hosts
2. Short term rental properties provide an additional accommodation option

### **Disadvantages**

1. License exemption for small scale homestays reduces data collection
2. Long term rental homes may be converted to short term rental properties

# Recommendation – Option 3

<b>Zoning District</b>	<b>1-2 Guests in Host's Home</b>	<b>Homestay (3-6 Guests)</b>	<b>Short Term Rental Property</b>
Low-Density Residential	Licence Not Required	Permitted Use	Discretionary Use
Medium-Density Residential	Licence Not Required	Permitted Use	Discretionary Use
High-Density Residential	Licence Not Required	Permitted Use	Permitted Use
Mixed-Use	Licence Not Required	Permitted Use	Permitted Use
Institutional	Licence Not Required	Permitted Use	Permitted Use
Commercial	Licence Not Required	Permitted Use	Permitted Use

# Additional Standards

- Moratorium on new short term rental properties when vacancy is less than 1.5%
- No more than 40% of units converted to a short term rental property