

What is a Short-Term Rental?

The rental of a room or an entire residential dwelling unit on a temporary basis (i.e., less than 30 days)

Rental often through an online platform such as Air B&B, HomeAway or Vacation Rentals By Owner (VRBO)



HomeAway®



VRBO®
from HomeAway®

What is a Bed & Breakfast?

Zoning Definition

Partial use of a single residential dwelling for transient tourist accommodation in which rooms are rented on a short-term basis, and may include the provision of breakfast served on the premises

Excludes rental of more than 14 days



Bed & Breakfasts

Current Zoning

- Currently permitted in all zones within a Single Residential Dwelling (detached house)
- Owner must be present
- Number of rooms and guests limited by zone
- One additional parking space required
- No business licence required

6.16 BED AND BREAKFAST

6.16.1 Bed and Breakfast facilities may be established in any single residential dwelling where listed as a permitted use provided the operator of the Bed and Breakfast establishment is a resident within the dwelling unit.

6.16.2 The number of guestrooms and guests permitted at one time within a bed and breakfast shall not exceed the following:

Zones	Maximum Number Of Guest Rooms	Maximum Number Of Guests
R1 / R1a / R1b to R5, R7, R10, R13, R14, Corridor One and Rural Resource	2	4
R6, R8, R9, R15, W2, W3, W4, Downtown and Corridor	4	9

(4500.031; 2012-DEC-03)

6.16.3 When a Bed and Breakfast is operating within a single residential dwelling which contains a secondary suite, the number of bedrooms in the secondary suite is included when calculating the maximum number of guestrooms permitted, as outlined in Subsection 6.16.2.

6.16.4 When a Bed and Breakfast is operating within a single residential dwelling which also includes rooms for boarders and lodgers, the number of rooms and boarders and lodgers shall be included when calculating the maximum number of guestrooms and guests permitted, as outlined in Subsection 6.16.2.

Short-Term Rentals vs B&Bs

What's permitted currently?

Permitted
within Zoning
Bylaw as B&B

Use



Short-Term Room Rental within a Single Family Home - Owner Present



Short-Term Room Rental within a Single Family Home - Owner not Present



Short-Term Room Rental of an Entire Home



Short-Term Room Rental - Apartment Condo or Townhouse



Short-Term Rental of a Secondary Suite



Use is permitted as a Bed & Breakfast



Use is NOT permitted in Residential Zones

Purpose of Short-Term Rental / B&B Review

Purpose of this review:

- Determine if Bylaw/Policy changes are required to address short-term rentals and B&Bs in Nanaimo
- Respond to Affordable Housing Study Recommendations

The intention of the project is to:

- Ensure short-term rental accommodations do not impact the long-term rental housing supply in a negative way
- Ensure short-term rental accommodations are good neighbours
- Ensure equity among short-term accommodation providers

Affordable Housing Study (AHS)

Recommendations

- 1** Restrict short-term rentals (i.e., less than 30 days) to dwelling units where the owner is currently residing on the property, either in the main dwelling or the secondary suite
- 2** Require all short-term rental operators (including bed and breakfasts and others) to obtain a business licence and to display their business licence number in all listings
- 3** Support fair taxation for all types of short-term accommodation, including hotels, bed and breakfasts, and other types of short-term rentals
- 4** Ensure that zoning regulations that apply to bed and breakfasts are extended to short-term rentals
- 5** Assess the implications of requiring different business licences for properties located in areas zoned as residential versus properties located in areas zoned as commercial
- 6** Determine an appropriate fine for listing a short-term rental without a valid licence
- 7** Prepare an explanatory guide that outlines short-term rental operator requirements

Short-Term Rentals Currently in Nanaimo

AHS found 416 homes or rooms for rent in Nanaimo in 2017

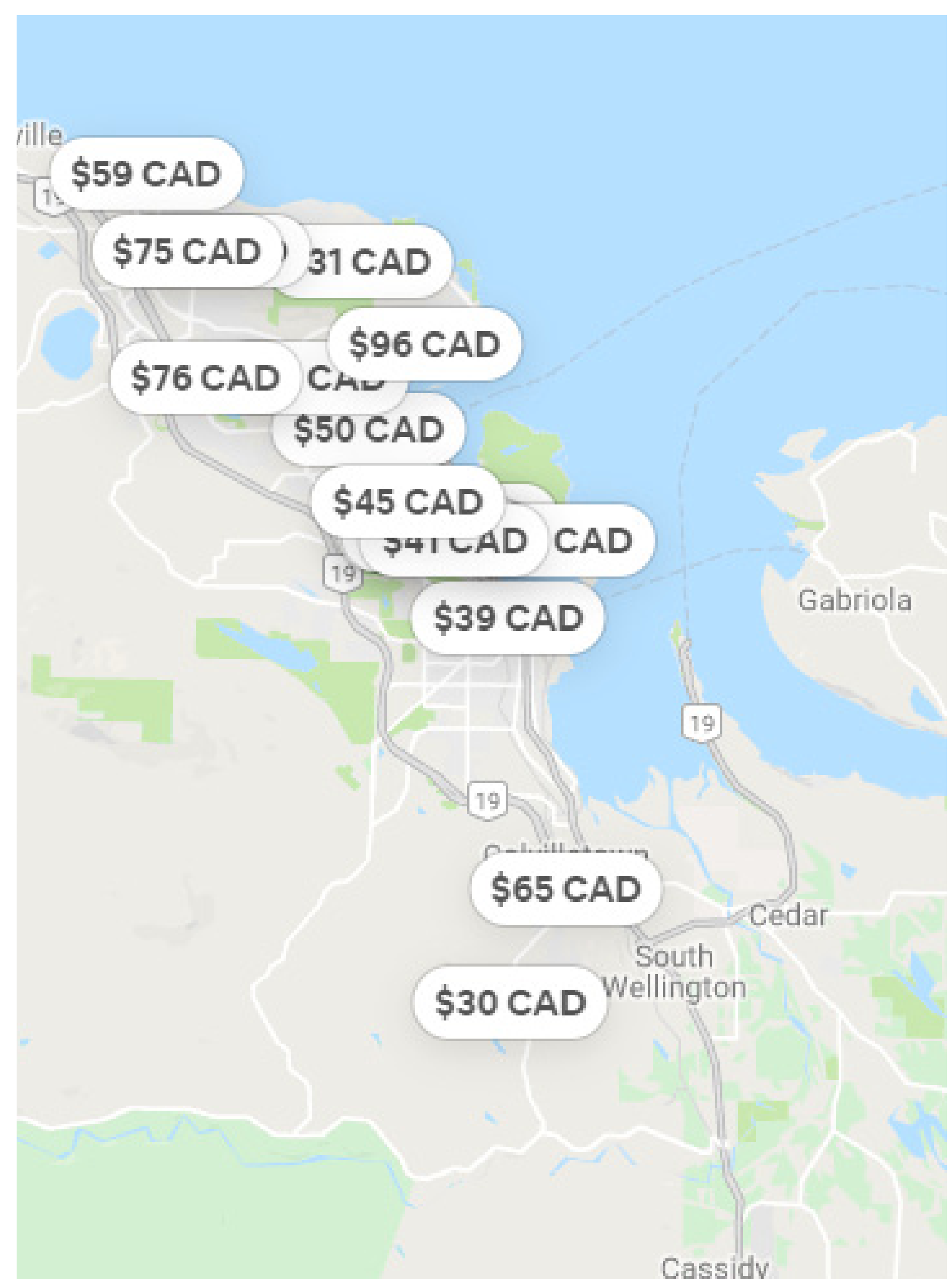
2018 Air DNA - up to 620 short-term rental listings

- 2/3 of which are for the entire home
- 86% listed less than half a year
- 61% listed for less than 90 nights in a year
- Average guest age is 41 (primarily couples and families)

October 15th - 501 active Air B&B and VRBO rentals in Nanaimo (67% entire home)

10% of 2017 Nanaimo visitors stayed in a vacation rental or guest house (*2017 Tourism Nanaimo Visitors Survey*)

Average stay was 5 days



Short-Term Rentals & Long-Term Rental Vacancy

Nanaimo's rental vacancy rate is 2.4% (2018)

Some studies have suggested short-term rentals of entire homes or suites may impact the availability of long-term rentals

Minimizing the perceived and actual impact of short-term rentals on existing rental supply a goal of the Affordable Housing Strategy

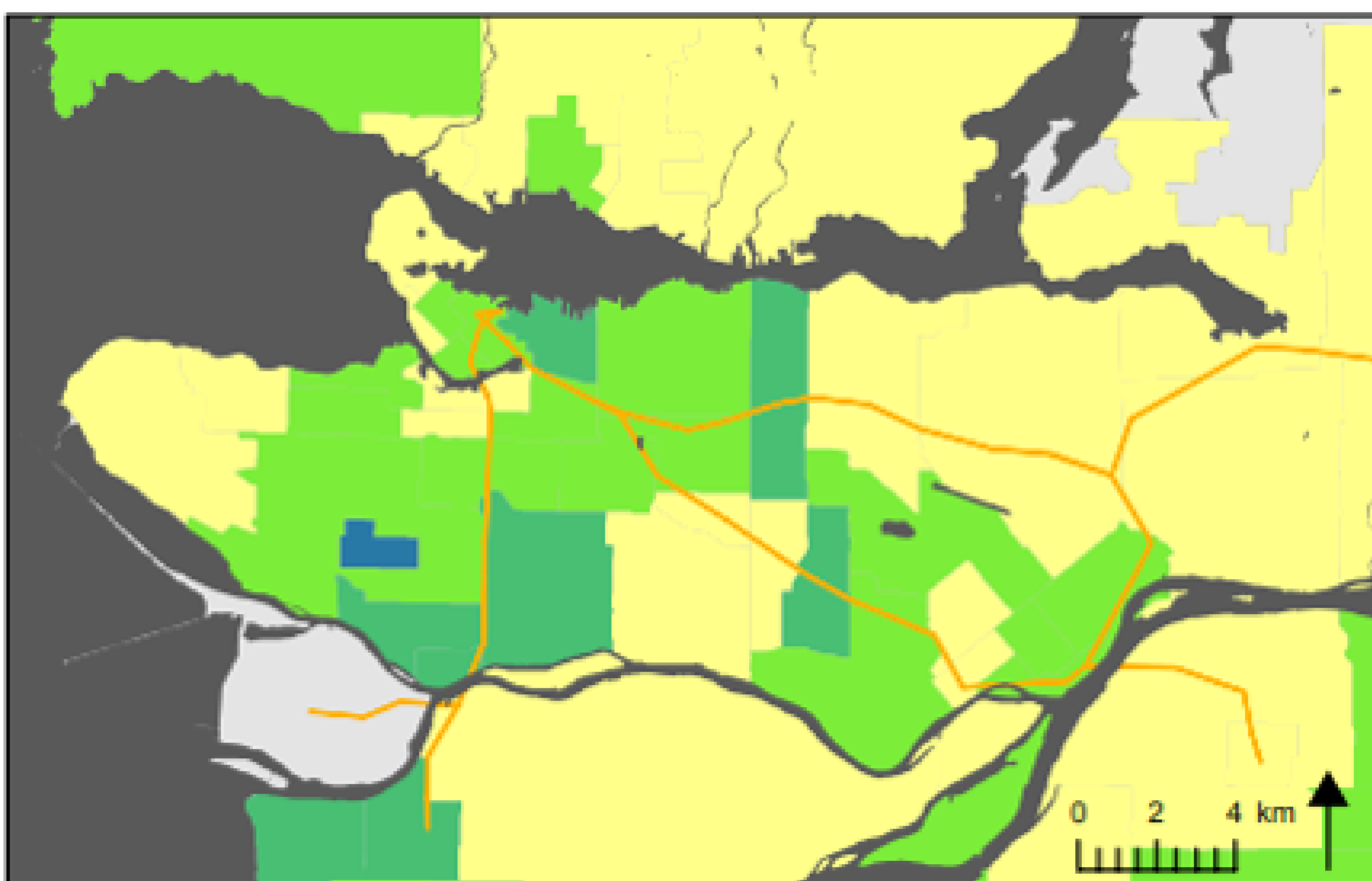


Figure 7c. Average full-time, entire-home revenue as a percentage of average long-term rent

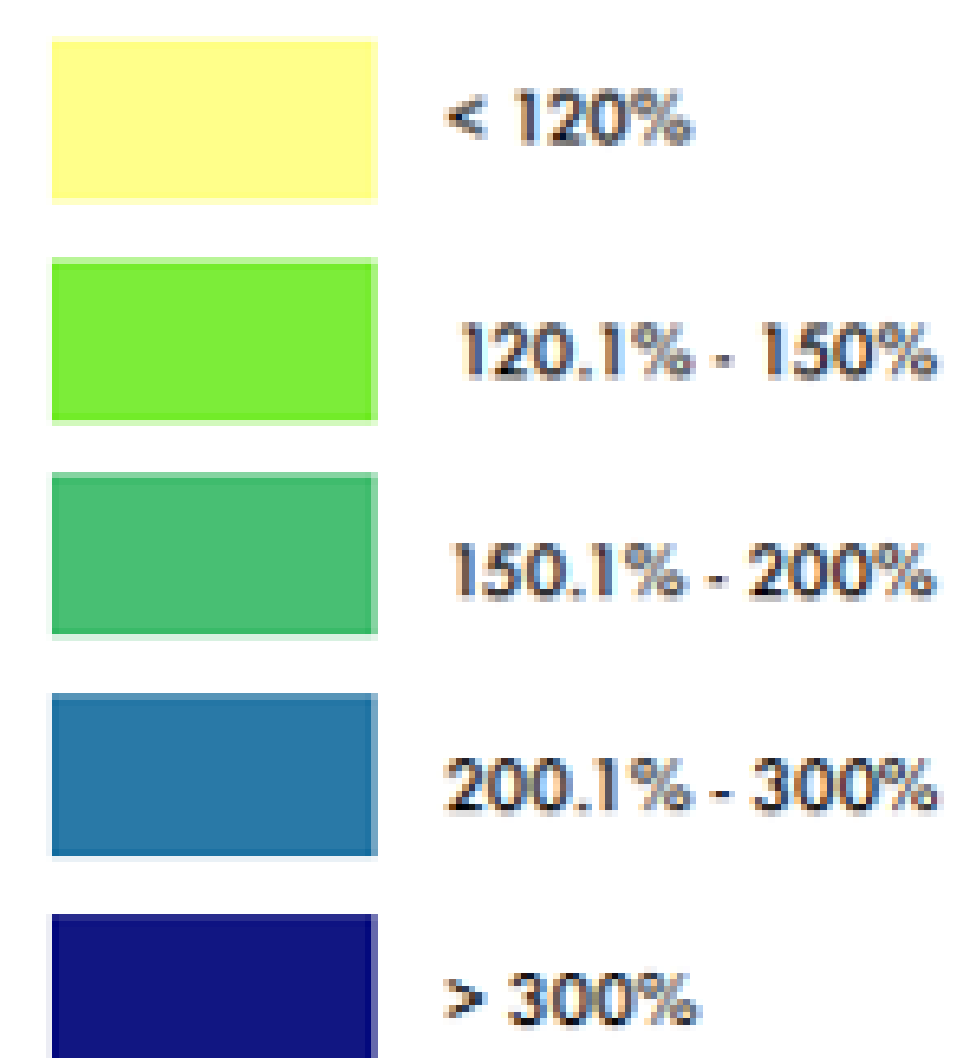


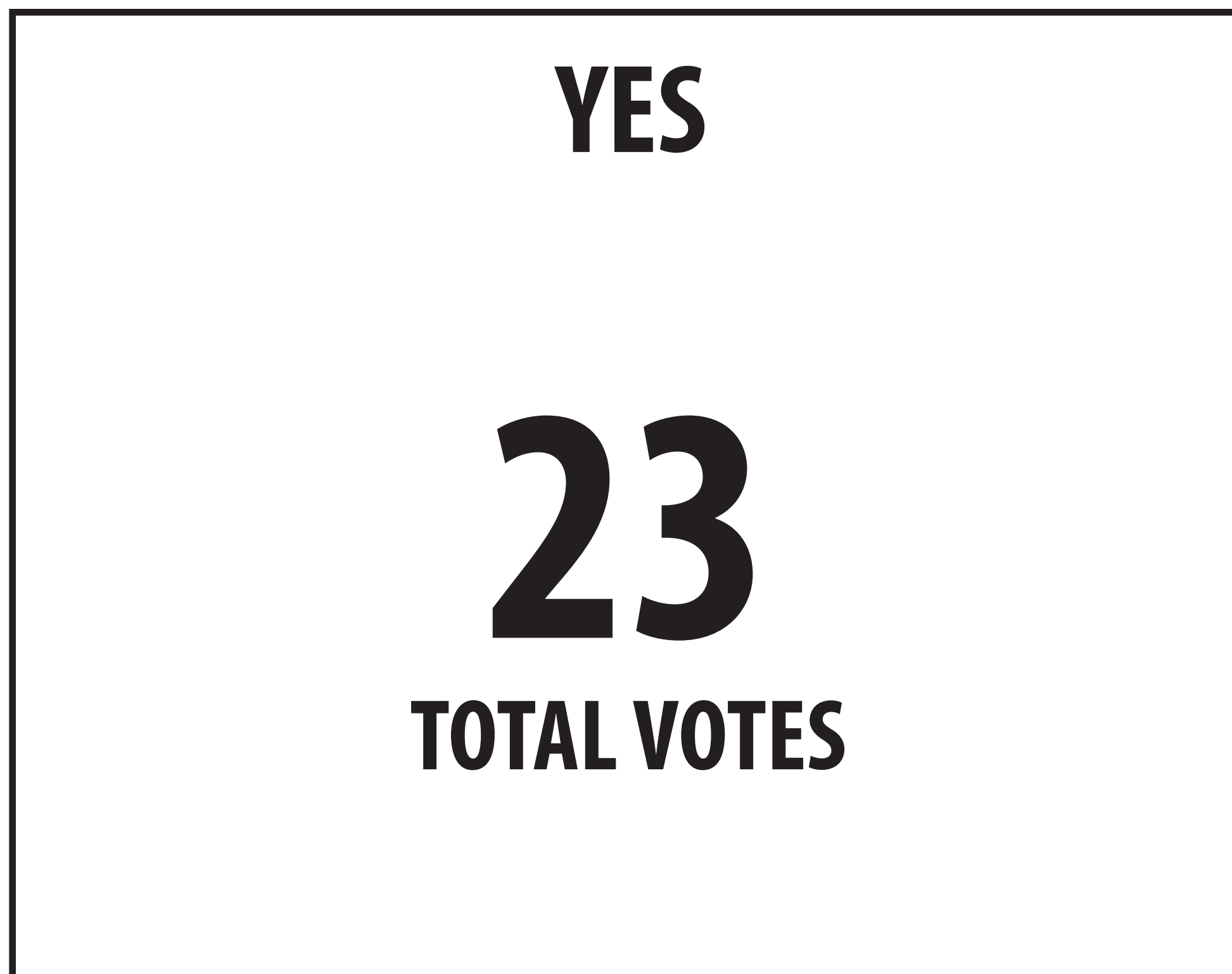
Image (above) shows average full time short-term rental income in Vancouver neighbourhoods as a percentage of average long-term rental income in the same neighbourhood. No similar study exists for Nanaimo.

Source: Combs et al. Short-term rentals in Canada: Uneven growth, uneven impacts. School of Urban Planning, McGill. June 2019.

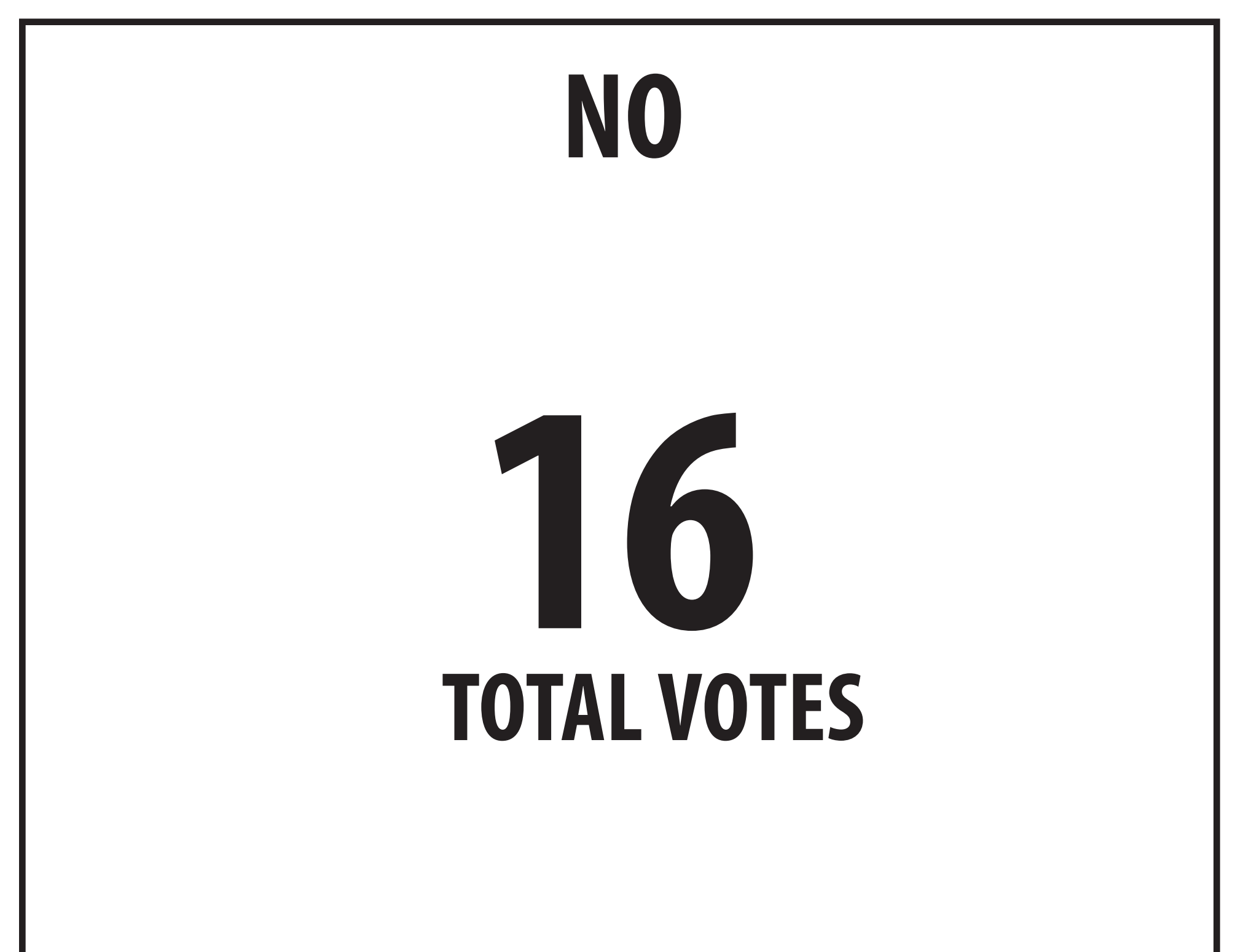
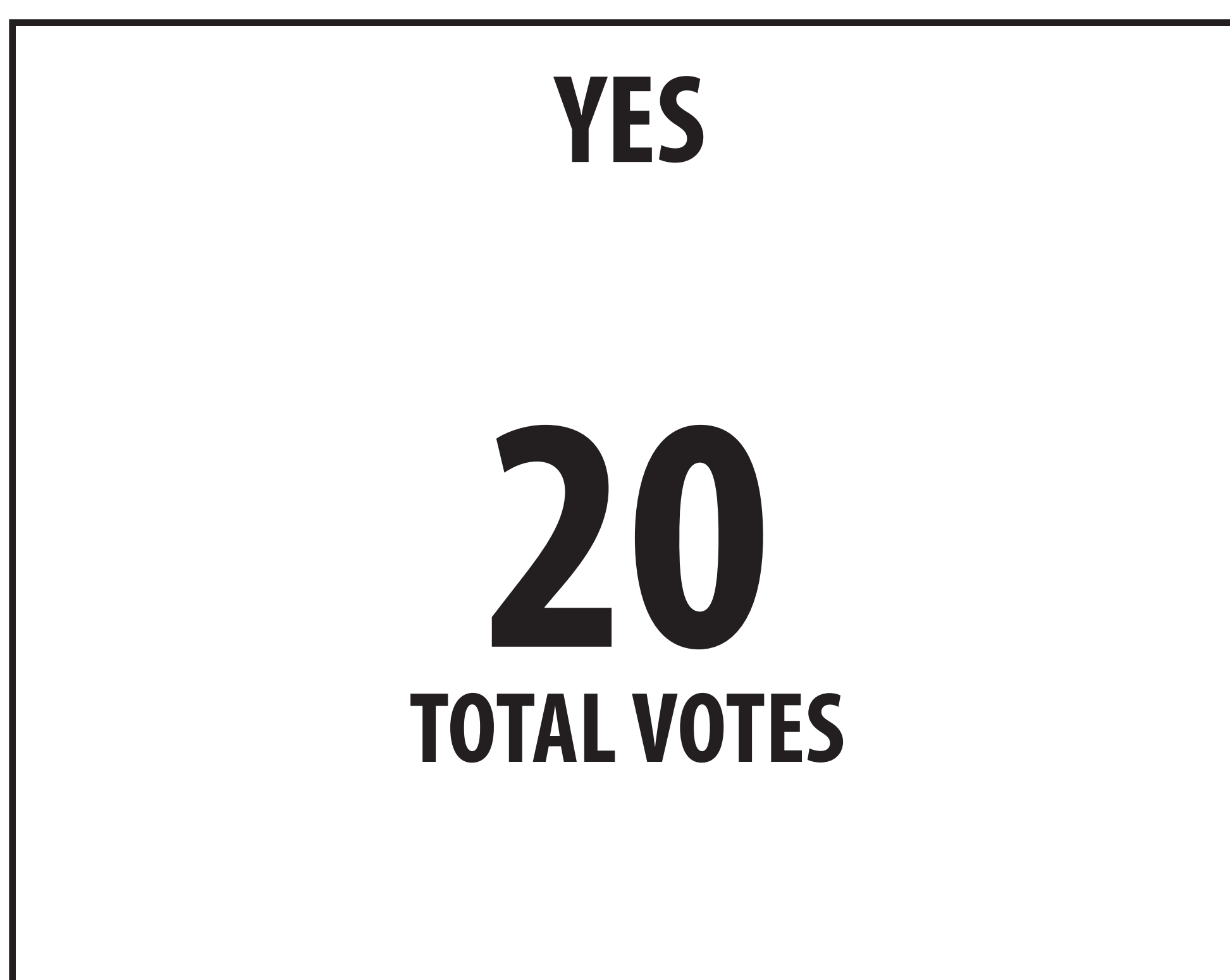
<https://upgo.lab.mcgill.ca/publication/short-term-rentals-in-canada/short-term-rentals-in-canada.pdf>

Your Feedback

Should Short-Term Rentals be permitted in an entire home? Place a sticker to indicate your answer:

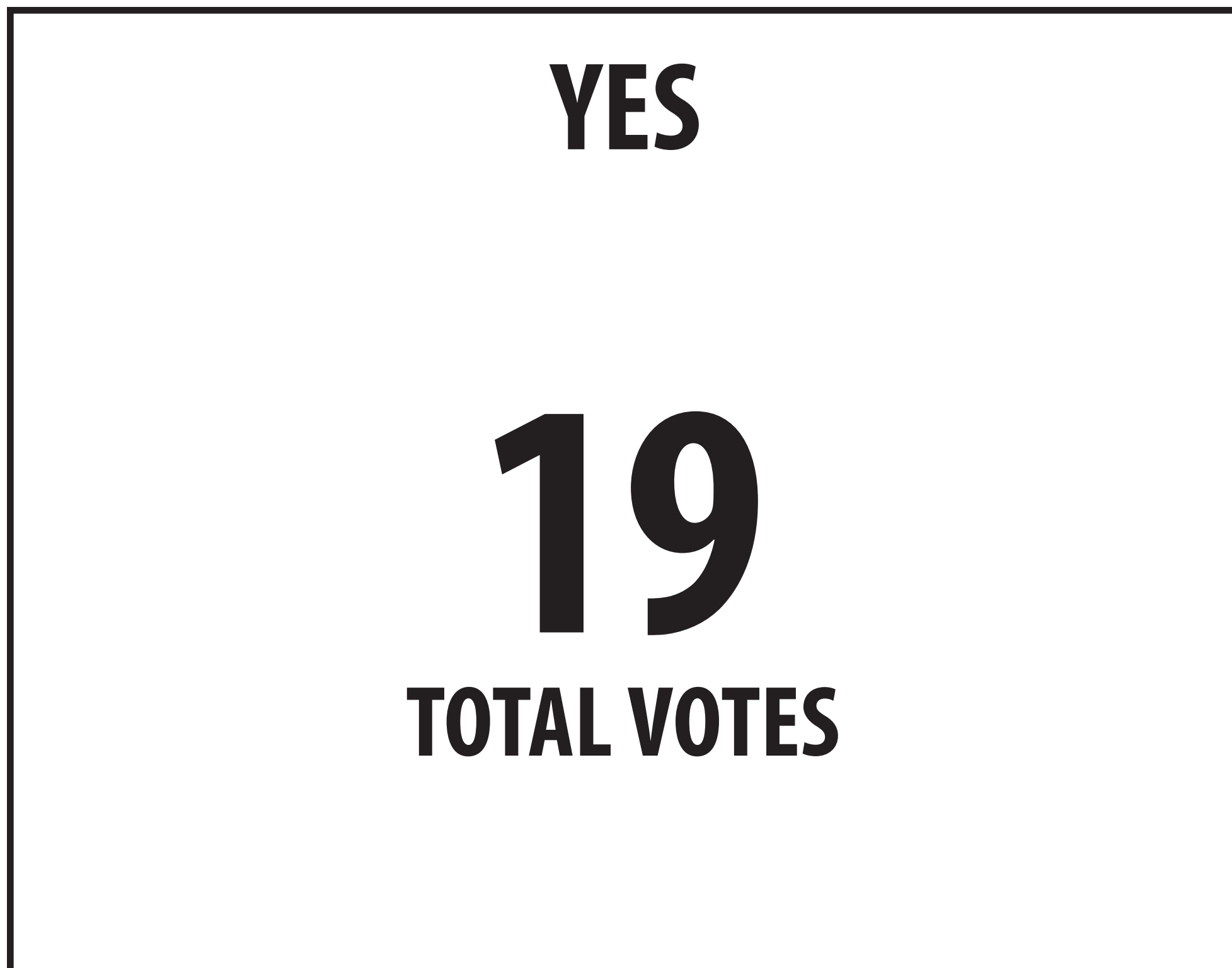


Should Short-Term Rentals be limited to the primary residence, where the owner is still residing on the property? Place a sticker to indicate your answer:

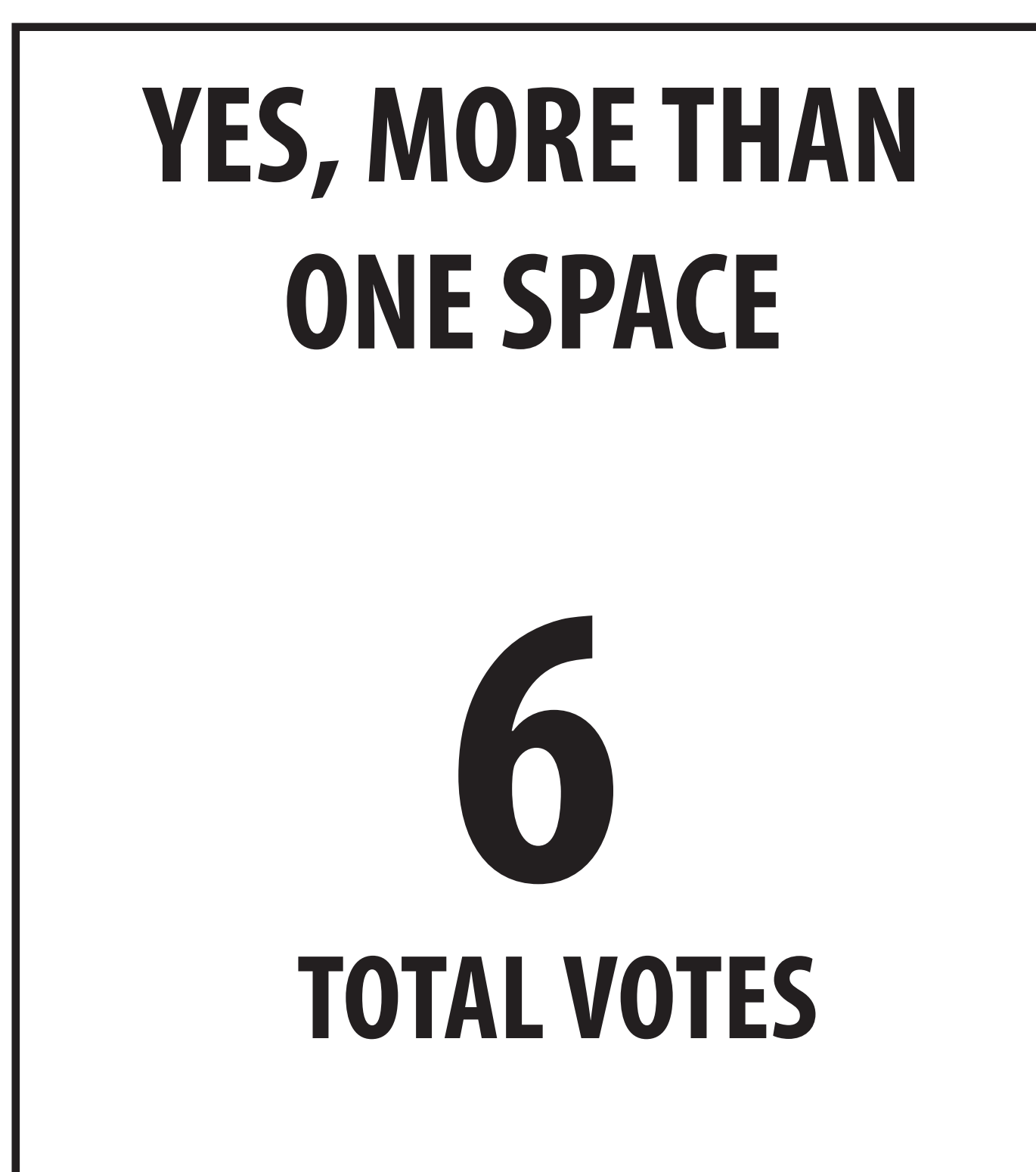
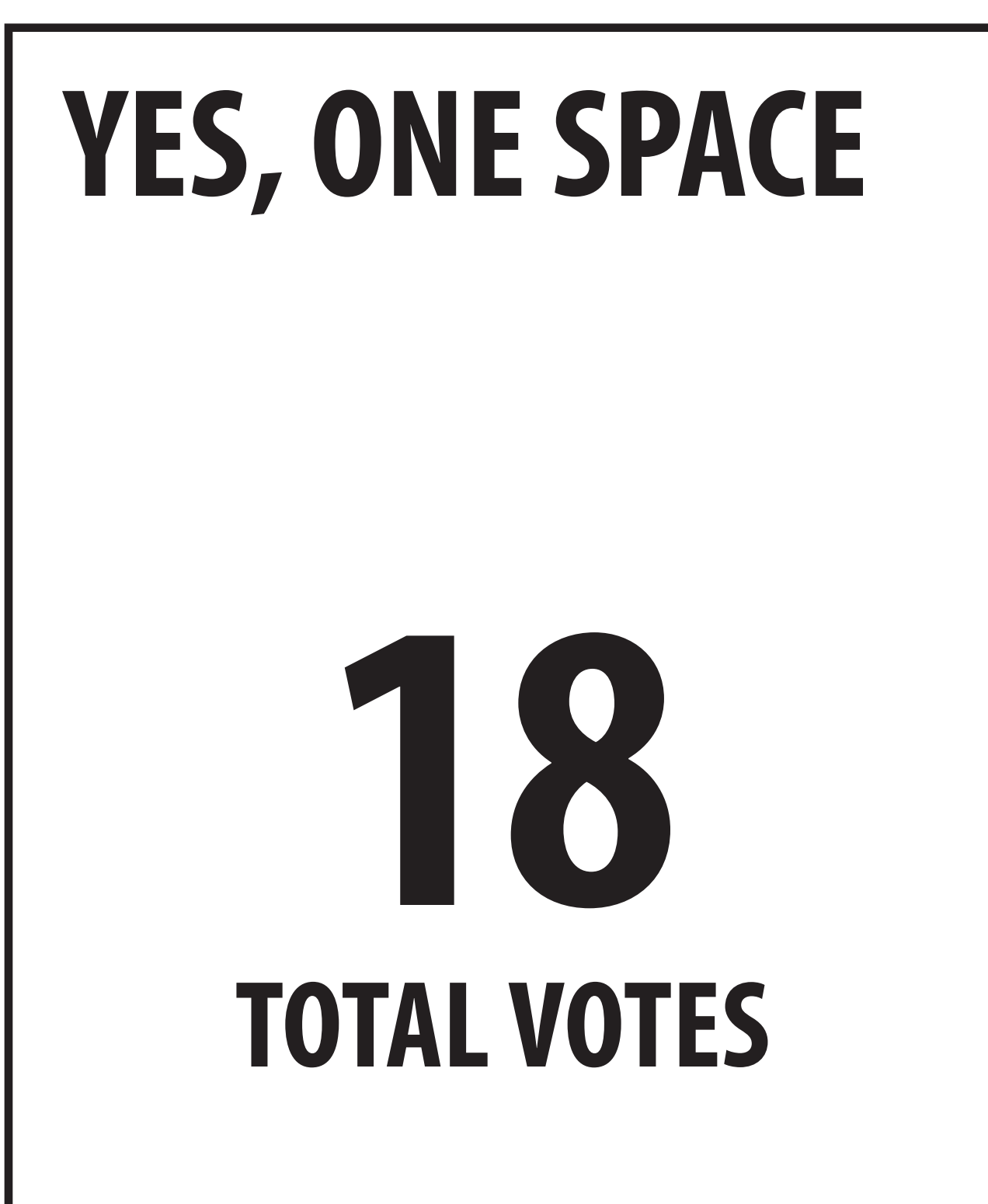


Your Feedback

Should Short-Term Rentals be permitted in apartments, condominiums and townhouses? Place a sticker to indicate your answer:



Should Short-Term Rentals require additional parking?
Place a sticker to indicate your answer:



Short-Term Rental

Other Municipalities

City	Primary Residence (PR) Requirement?	Allowed in entire Secondary Suites?	Allowed in Multiple Family Units	Limit on # of days whole house can be rented out?	Business Licence Fee
Vancouver	Yes	No	Yes	No number on limit but must be the primary residence	\$49 per annum \$51 to renew
Victoria	Yes	Only in special tourist zone	Only in legally non-conforming unit	No numbered limit but must be primary residence	\$150 (PR residential) - \$1500 (other/commercial)
Tofino	Yes	Yes	Prohibited in most multi-family zones	No number limit but must be the primary residence	\$450 for basic +150 for additional bedrooms
Kelowna	Yes, in most zones. No PR requirement in tourist zones	No	Yes	"Principle resident" occupied 8 months/year	\$345 for principle residence, \$750 for 2nd