



Memorandum

To: Council (via CAO)
From: Phil Armstrong, MDS / Planner
Date: 2017-02-20
File: 3900-20 Short Term Rentals

RE: Short Term Rentals Next Steps and Website Post - Report 2

BACKGROUND

- On April 8, 2016, Council received a letter from Honourable Minister Fassbender (Ministry of Community, Sports and Cultural Development) soliciting Council's perspective in regards to Short Term Rentals (STRs) and new transportation services.
- On July 15, 2016, at the Standing Committee on Finance (SCOF) meeting, the enclosed discussion paper was reviewed and discussed.
- On August 5th, Council sent a reply letter to Honourable Minister Fassbender focusing on STRs impact on rental housing, leveling the playing field from a Provincial assessment and taxation perspective, and the challenges of implementing local regulations.
- On December 21st, a further letter was sent to the Province, in response to a request from the Chamber and Golden Tourism, to Honourable Minister Michael de Jong, (Ministry of Finance) requesting an elimination of the exemption for operators of fewer than four units not having to collect provincial sales taxes (or MRDT).
- On February 7th, Mrs. Stephanie Templeton made a presentation to Council in regards to STRs in the community.

NEXT STEPS

The proposed next steps for the STR matter include:

Short Term (0-6 months)

The Town needs to launch the new bylaw enforcement officer position and complete implementation of the bylaw notice and adjudication system (then staff intends to discuss general bylaw enforcement priorities with Council). This short term goal is advancing nicely.

Also, in the short term the intent is to provide information to the community on current STR regulations. This may serve as new information or a reminder to STR operators that they are operating illegally. This will be undertaken via the proposed website posting below which will also be posted on the Town's Facebook page. The live date is Wednesday, February 22nd.

Medium Term (4-12 months)

Develop a proposed STR regulatory framework; attain Council approval; engage current STR operators and the public in further development and refinement; finalize the framework and establish operational tactics for success.

Long Term (12+ months)

Implement and maintain regulatory framework including tactical enforcement of both administrative and regulatory violations.

Through the SCOF meeting discussions as well as the mid-term Strategic Priorities setting, Council gave direction that the STR regulatory framework needed review and modernizing to better address the development of this evolving economic sector and agreed that an opportunity for public input should be undertaken at the onset of this process.

Council and staff felt that staged next steps were appropriate due to the sheer magnitude of the issue, work priorities, and a want to learn from other communities. Numerous communities are facing this disruptor and have been grappling with similar policy questions, and have found their STR regulations difficult to enforce and controversial if not either carefully thought out or not having the buy-in from the sector.

Staff's goal is to have new regulations in place by the end of the year. A briefing note as to what the proposed regulations will look like will be presented to Council in the next couple months along with a public consultation plan for consulting with stakeholders and the community.

If desired, please provide feedback on the proposed website posting below.



Phil Armstrong MCIP, RPP
Manager of Development Services / Planner

Enclosed

- 2016 04 08 Letter from the Minister Fassbender re transportation and accommodation
- 2016 07 15 Short Term Rental Discussion Paper Town of Golden Manager of Development Services / Planner
- 2016 08 05 Letter from Town of Golden Mayor in Response to Minister Fassbender
- 2016 12 21 Letter from Town of Golden Mayor re Provincial tax structure.