

MOTION

10. Action to Strengthen Regulation of Short-Term Rentals

At the Regular Council meeting on April 5, 2016, Vancouver City Council referred this matter to the Standing Committee on Policy and Strategic Priorities meeting on April 6, 2016, to hear from speakers.

MOVED by Councillor Meggs
SECONDED by Councillor Jang

WHEREAS

1. The city of Vancouver has an extremely low rental vacancy rate at less than 1%;
2. Access to affordable, quality rental housing is limited in Vancouver;
3. The City's *Zoning and Development By-law* prohibits rentals for less than thirty days, unless in approved zones for Hotel and Bed & Breakfast businesses, accompanied by an appropriate City business licence;
4. New online technologies such as AirBnB and other popular websites (Vacation Rental by Owner (VRBO), Tripping, Roomorama), are enabling short-term rentals in cities throughout North America;
5. Recent third party reports potential counts of more than 4000 units being offered on AirBnB listings in Vancouver;
6. It is probable that many of these units are being offered in violation of the *Zoning and Development By-law* with a negative impact on vacancy rates, building security and public safety considerations;
7. Enforcement of existing bylaws is complaint-driven and requires more evidence than a simple listing to prove a violation.

THEREFORE BE IT RESOLVED THAT City staff report to Council as soon as feasible on work under way to study the issue of short-term rentals in Vancouver, the impact of short-term rentals on housing stock; options to mitigate negative impacts, both in rental and home ownership housing stocks; and steps that other cities are taking to address these issues;

BE IT FURTHER RESOLVED THAT Council direct staff to seek co-operation from AirBnB and other listing services, including detailed data on listings, to ensure an accurate assessment of the issue; and

BE IT FINALLY RESOLVED THAT Council direct staff to consult with the Renters Advisory Committee, the tourism industry, and others as needed on the City's response to this issue.