

BRIEFING

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Item # 11.6

**Community Services Briefing to
Community Development Committee
2022 September 27**

**ISC: UNRESTRICTED
CD2022-0996**

Problem Properties and Short Term Rentals

PURPOSE OF BRIEFING

On 2021 July 26 Council approved Notice of Motion PFC2021-1113 directing Administration to investigate ways to address problem properties and report back in stages with a final report no later than Q2 2023. Subsequently, on 2022 July 26 Administration was directed through a Motion Arising to:

Confirm that Short Term Rentals and other residence-based businesses, regardless of their structures' physical state of repair, are included within the scope of work initiated in response to Notice of Motion - Problem Properties, PFC2021-1113, approved by Council on July 26, 2021 no later than Q3 2022

SUPPORTING INFORMATION

This briefing confirms that Short Term Rentals and other residence-based businesses, regardless of their structures' physical state of repair, are included within the scope of work currently underway to respond to Notice of Motion PFC2021-1113. Per Council direction, this project involves reviewing bylaw amendments, taxation strategies, recommended advocacy approaches, and operational changes intended to more effectively address concerns related to problem properties. Administration is working with a 27 member team (external service providers and internal City departments) to address problem properties, which for the purpose of the project are defined as:

Any residential or commercial land or building whether vacant, occupied, or managed that may include one or more of the following: (a) in a state of neglect or disrepair, (b) reoccurring or compounding violations relating to safety codes, fire risks, bylaw violations, or provincial health standards, (c) excessive storage of materials associated with hoarding, (d) construction that contravenes best practices or is perpetually unfinished, or (e) a residential site being used for non-residential purposes that has a detrimental impact on public health, social, safety, and community issues.

Short Term Rentals and other residence-based businesses are captured under the current scope of work for this project. Depending on the nature of the concern, Administration currently addresses concerns related to Short Term Rentals and home-based businesses through multiple bylaws including the Land Use Bylaw, Business Licence Bylaw and Community Standards Bylaw among others.

Administration is working to respond to the Notice of Motion in stages. The first stage involved an initial report with bylaw amendments presented to the 2022 June 07 meeting of Council. Administration intends on returning in Q2 2023 with a final report that includes further bylaw amendments, recommended advocacy approaches, and operational changes intended to more effectively address concerns related to problem properties, including those with residence-based businesses and short term rentals. Administration will return sooner if there are aspects to the project which can be addressed earlier.

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ATTACHMENT

1. Background and Previous Council Direction