



Report Number: C2017-1180

Meeting: Combined Meeting of Council

Meeting Date: 2017 November 20

NOTICE OF MOTION

RE: SHORT TERM RENTALS POLICY AND BYLAWS

Sponsoring Councillor(s): Councillor Sutherland

WHEREAS the rental of residential property does not currently require municipal approvals but can be considered a business activity;

AND WHEREAS online platforms that connect travellers with private accommodations, or Short Term Rentals, are becoming increasingly popular;

AND WHEREAS there are currently no City bylaws that specifically address Short Term Rentals;

AND WHEREAS the short-term rental of residential premises can take many different building forms;

AND WHEREAS the Business Licence Bylaw 32M98 currently regulates lodging houses, but this category does not cover many variations of rental arrangements;

AND WHEREAS Land Use Bylaw 1 P2007 defines Bed and Breakfasts but does not have defined uses for Short Term Rentals or lodging houses;

AND WHEREAS the safety of citizens and visitors to Calgary is a critical consideration for The City;

AND WHEREAS Short Term Rentals are not subject to the four per cent provincial Tourism Levy required for hotel stays in Alberta;

AND WHEREAS the Government of Alberta and the Cities of Calgary and Edmonton have agreed, as part of the City Charter process, to improve the administration of the Destination Marketing Fee, a fee that could, after further discussion, conceivably be applied to Short Term Rentals;

NOW THEREFORE BE IT RESOLVED that Council direct Administration to explore the Business Licence, Land Use, Fire and Safety Codes requirements that would ensure Short Term Rentals, Bed and Breakfasts and Lodging Houses are subject to the appropriate level of safety and oversight (commensurate with their scale and purpose), and provide a scoping report with options (including costs of implementation) and recommendations through the Standing Policy Committee on Community and Protective Services no later than 2018 Q4.