

Executive Committee: Residential Short Term Accommodation (Homestay)(Tabled September 30, 2020)

Date	October 28, 2020
To	His Worship the Mayor and Members of City Council
From	Executive Committee
Service Area	Office of the City Solicitor
Item #	CR20-79

RECOMMENDATION

That City Council:

1. Approve the following regulatory changes:
 - (a) amendments to *The Regina Zoning Bylaw, 2019*, effective January 1, 2021, to change Service Trade, Homestay from a discretionary use to a permitted use in all zones where it is currently discretionary and related amendments to facilitate the establishment of the licensing program as further described in this report;
 - (b) amendments to *The Licensing Bylaw* to establish a licensing and regulatory regime for all residential short term accommodations as further detailed in Appendix A of this report;
 - (c) an amendment to *The Regina Appeal Board Bylaw* to enable the Regina Appeal Board, which hears appeals related to business licences, to hear licensing appeals for short term accommodation licences.
2. Direct the City Solicitor to prepare the necessary bylaws to implement the licensing and regulatory scheme for residential short term accommodation and the amendments to *The Regina Zoning Bylaw, 2019* described in this report to the meeting of City Council one month following the approval of the recommendations described in this report.

3. That Administration report back to City Council on an annual basis on the operation of short term accommodation (Homestay).
4. Approve the percentage limit in a multi-unit dwelling be set at 35%.
5. Approve a cap on licenses if vacancy rate drops below 3% be applied.

HISTORY

At the September 16, 2020 meeting of the Executive Committee, the Committee considered the attached EX20-27 report from the City Solicitor's Office.

The following addressed the Committee:

- Tracy Fahlman, Regina Hotel Association
- Brett Ackerman
- Nathan Rotman, Airbnb

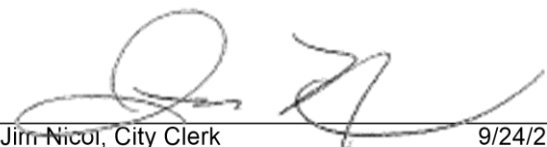
The Committee adopted a resolution to concur in the recommendations contained in the report after adding the following recommendation:

3. That Administration report back to City Council on an annual basis on the operation of Short Term Accommodation (Homestay).
4. That the percentage limit in a multi-unit dwelling be set at 35%.
5. That a cap on licenses if vacancy rate drops below 3% be applied.

Recommendation #6 and 7 do not require City Council approval.

Respectfully submitted,

EXECUTIVE COMMITTEE


Jim Nicol, City Clerk 9/24/2020

ATTACHMENTS

EX20-27 - Residential Short Term Accommodation (Homestay)
Appendix A Executive Committee Questions
Appendix B Zoning Map Permitted use

Appendix C Jurisdictional review

Appendix D Survey Results

Appendix E1 Saskatchewan Bed and Breakfast Association

Appendix E2 Regina Hotel Association

Appendix E3 Airbnb response

Appendix F STA Licence Program