



Re: Item No. 12.1
HALIFAX

Short-term Rentals

Case 22423

Public Hearing

Regional Council

February 21, 2023

What are short-term rentals (STRs)?

- STRs are temporary overnight accommodations rented out by property owners or tenants, typically for a few nights or weeks.
- STRs have grown more popular in recent years with online platforms such as Airbnb, VRBO and HomeAway.

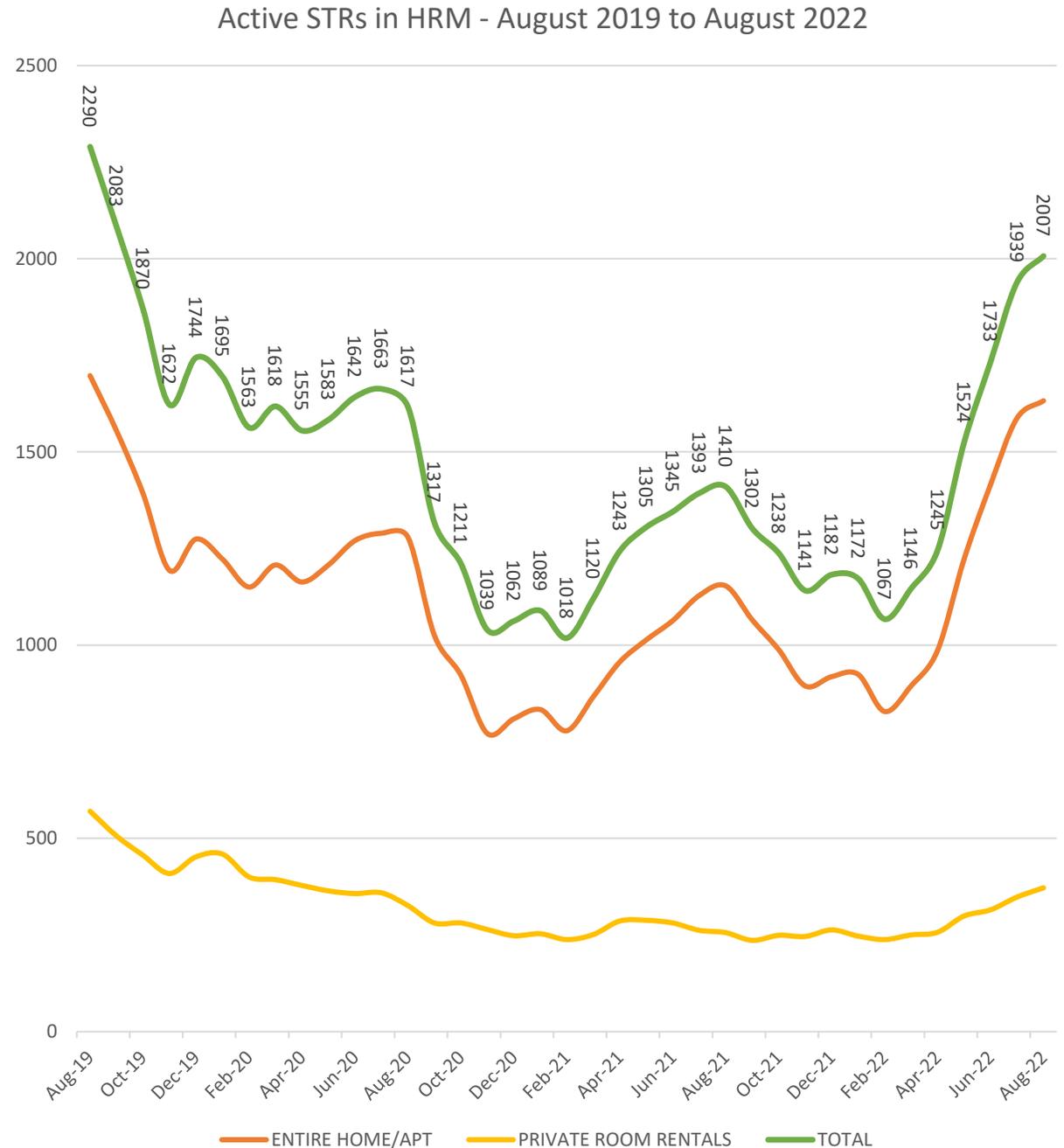
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Prevalence

- 2,007 Listings in August 2022
- Entire home rentals account for 80% of STRs
- 38,728 reservation days in August 2022 or 19.2 days per STR

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Background

May 2019 CPED

Request staff report:

- jurisdictional scan of regulations in other municipalities
- resident survey to understand impacts of STRs
- engage with industry and Province

September 2020 Regional Council

Direct the CAO to:

- amend the Regional Plan and all applicable SMPs and LUBs to introduce region-wide policies, definitions and regulations for STRs
- develop STR rental registration requirements
- engage with community on proposed regulations
- request the Mayor write a letter to Province to request amendments to the HRM Marketing Levy Act



Background

February 2023 First Reading

- prepare a staff report that explores approaches to tourist accommodations in rural parts of the Municipality that are outside of the urban service area boundary; and
- provide a supplementary report so that Council may consider short-term rentals in secondary units on the same lot as a resident's primary dwelling, and identify proactive enforcement to short-term rentals, including staff requirements and funding options required to carry out the approach.



2020 Council Direction

1. Require all STRs to register with the Municipality. This would include STRs that are located within the host's primary residence and STRs located in the host's secondary residence (cottage) or income property(ies);
2. Within residential zones/neighbourhoods, only permit STRs in the host's primary residences;
3. Within neighbourhoods where hotels or other types of tourist accommodations are already permitted, allow commercial STRs; and
4. Consider modified provisions for STRs in rural areas.

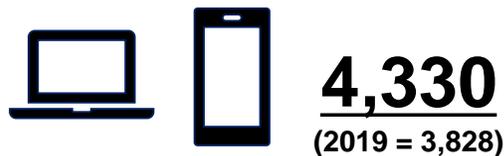
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Public Engagement Feedback

- Level of engagement completed was consultation, achieved through information sharing on the HRM website, public on-line survey, and stakeholder and community meetings.
- Feedback from the community generally included the following:
 - General agreement that regulation is needed in current housing crisis
 - Support for a primary residence requirement
 - Hosts note the importance of supplementary income and tourism support

Survey Responses



Stakeholder Meetings



Webpage Views



Engagement Summary

- Stakeholder Meetings
 - Discover Halifax, Halifax Partnership, Tourism NS, other Tourism Professionals
 - Dartmouth Neighbourhood Meeting
- Balancing tourism and housing
- Safety and compliance

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Provincial Legislation

- **Tourist Accommodations Registration Act (TARA)**
 - Will require all STRs to register with the provincial registry
- Marketing Levy Act
- Assessment Act

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Proposed Approach

- Region Wide LUB Amendments
 - Primary Residence Requirement
 - Commercial Permissions
- Further work on Rural Areas
- Additional regulations assessed in the future

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Proposed Amendments

Consistent Terminology

“**Short-term Rental**” means a dwelling unit, or part thereof, that is used mainly for the reception of the travelling or vacationing public and is provided as temporary accommodation for compensation for a period of 28 days or less.

“**Short-term Bedroom Rental**” means a short-term rental where individual bedrooms within a dwelling unit are rented to separate parties or groups with or without meals.

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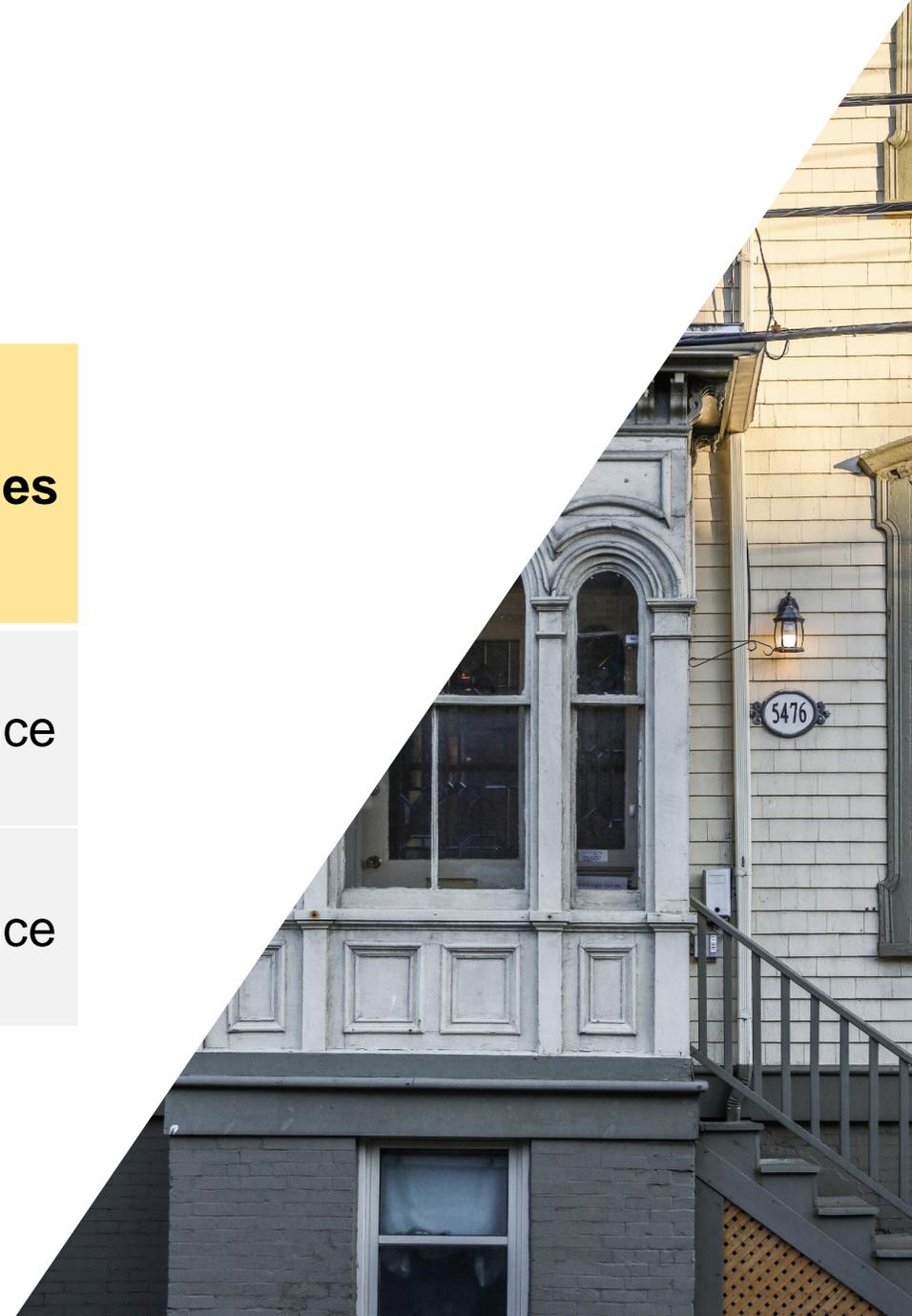


Proposed Amendments

Consistent Permissions

	Commercial Zones (those that already permit commercial accommodations)	Residential Zones
Whole Home STR	Permitted	Permitted In Primary Residence Only
Short-term Bedroom Rental	Permitted	Permitted In Primary Residence Only

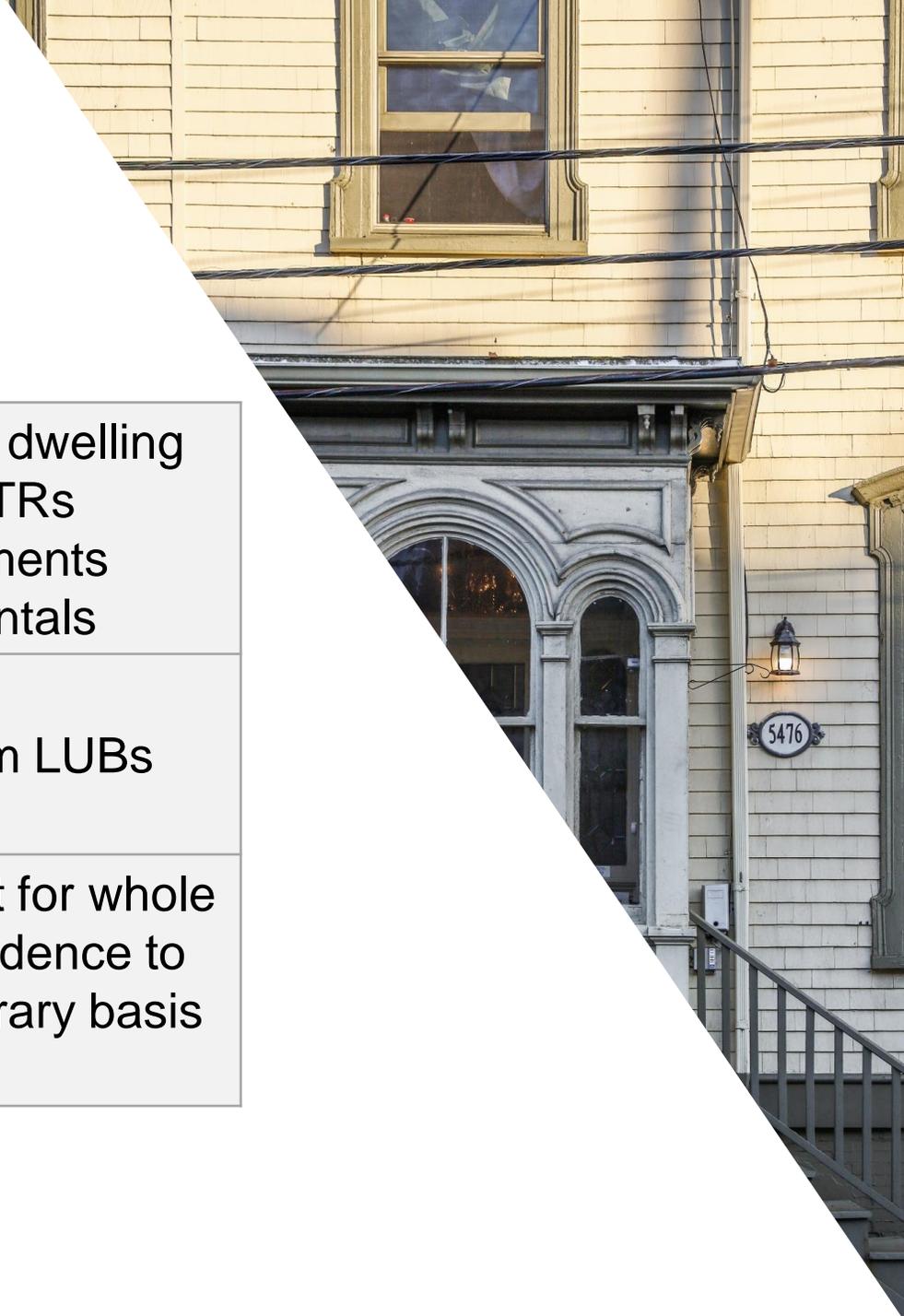
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Proposed Approach

Related Provisions

Parking	<ul style="list-style-type: none">• Existing parking requirements for a dwelling continue to apply to whole home STRs• Bed and breakfast parking requirements extended to short-term bedroom rentals
Boarders & Lodgers	<ul style="list-style-type: none">• Boarders and lodgers removed from LUBs
Development Permit Exemption	<ul style="list-style-type: none">• Exemption from permit requirement for whole home STRs in a host's primary residence to allow operators renting on a temporary basis to do so without a permit



Proposed Approach

STR vs Shared Housing

- **STR** considered a business/commercial use targeted to tourists or those in need of short-term accommodation
- **Shared Housing** considered a residential or institutional use offered for longer terms or as permanent accommodation

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Approach to Rural Areas

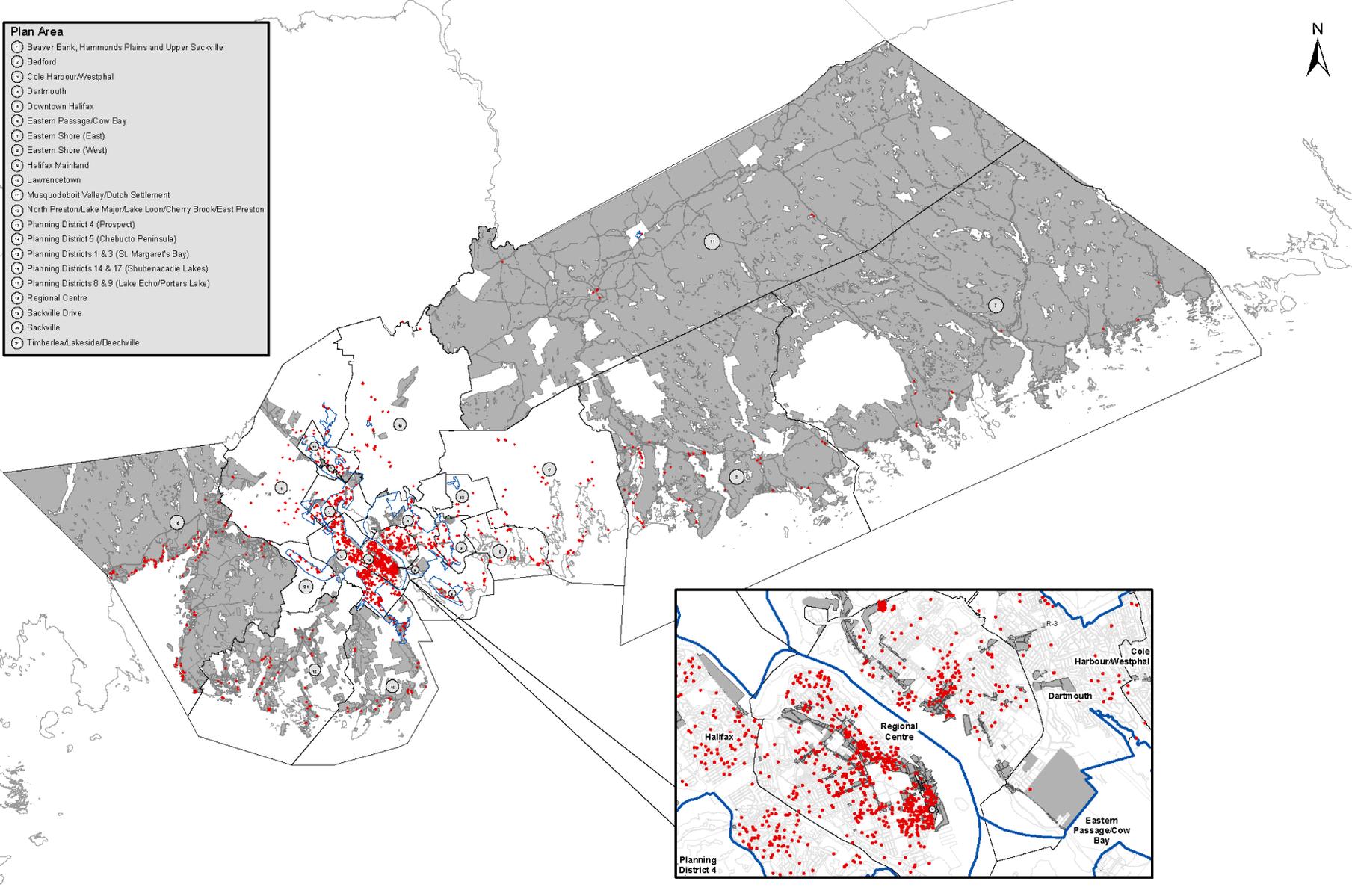
Will return to Council to explore:

- Cottages / Seasonal Properties
- Inconsistent Zoning
- Environmental Impacts
- Non-Permanent Structures

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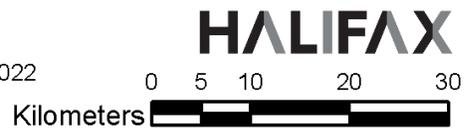
- Plan Area**
- Beaver Bank, Hammonds Plains and Upper Sackville
 - Bedford
 - Cole Harbour/Westphal
 - Dartmouth
 - Downtown Halifax
 - Eastern Passage/Cow Bay
 - Eastern Shore (East)
 - Eastern Shore (West)
 - Halifax Mainland
 - Lawrencestown
 - Musquodoboit Valley/Dutch Settlement
 - North Preston/Lake Major/Lake Loon/Cherry Brook/East Preston
 - Planning District 4 (Prospect)
 - Planning District 5 (Chebucto Peninsula)
 - Planning Districts 1 & 3 (St. Margaret's Bay)
 - Planning Districts 14 & 17 (Shubenacadie Lakes)
 - Planning Districts 8 & 9 (Lake Echo/Porters Lake)
 - Regional Centre
 - Sackville Drive
 - Sackville
 - Timberlea/Lake side/Beechville



Attachment G - Short-Term Rentals in HRM

- Commercial STR Permitted (proposed)
- Urban Settlement Boundary
- Approximate Location of Existing Airbnb or Vrbo Rental as of October, 2022

The accuracy of any representation on this plan is not guaranteed.



Policy Direction - Comparative

More Restrictive → Less Restrictive						
STRs Prohibited	Primary Residence Only - Max. 90 to 180 Nights per Year - Bedroom Limit	Primary Residence Only - Max. 90 to 180 Nights per Year	Primary Residence Only	Primary and Secondary Residence - Multiple bookings only allowed in lodging house with Primary Requirement	Primary Residence Only in Residential Zones - Permitted in Commercial Zones	Permitted in Primary and Secondary Residences
Markham	Brampton Toronto	Los Angeles, USA Paris, France Hamilton (proposed) Mississauga Quebec City	Vancouver Ottawa Vaughan	Calgary	Halifax	Edmonton (more than 2 units requires major home-based business permit) London, ON (no commercial permission) Saskatoon (non primary residence STRs limited to 6 guests and 3 guests in secondary suite)

Notes:

- Winnipeg developing regulations.
- Surrey prohibits STRs but allows bed and breakfasts, no other STR specific regulations.
- Montreal allows primary and secondary residences but only on limited commercial streets, some boroughs prohibit STRs, some boroughs include a minimum separation between each STR

Recommendation:

That Halifax Regional Council adopt the proposed amendments to the Regional Municipal Planning Strategy (Regional Plan), Secondary Municipal Planning Strategies (SMPSs), and all Land Use By-laws (LUBs) as set out in Attachments A, B and C to establish consistent region wide policies and regulations for short-term rentals.

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