

**BY-LAW NO. 12078**

**A By-law to amend Zoning and Development By-law No. 3575  
Regarding Short Term Rental Accommodation**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends or adds to the indicated provisions of the Zoning and Development By-law.
2. In section 2 Definitions, Council:
  - (a) under Service Uses:
    - (i) strikes out the definition of “Bed and Breakfast Accommodation” and substitutes:

**“Bed and Breakfast Accommodation, which** means the use of one or two bedrooms in a dwelling unit as temporary accommodation where the room rate includes breakfast provided on the premises, but does not include **Short Term Rental Accommodation;**”
    - (ii) strikes out the definition of “Hotel” and substitutes:

**“Hotel,** which means premises providing temporary accommodation by way of furnished sleeping, housekeeping or dwelling units, but does not include **Bed and Breakfast Accommodation** or **Short Term Rental Accommodation;**” and
    - (iii) adds the following definition in alphabetical order:

**“Short Term Rental Accommodation,** which means the use of a dwelling unit, or one or more bedrooms in a dwelling unit, as temporary accommodation, but does not include **Bed and Breakfast Accommodation** or **Hotel.**”
3. Council strikes out section 10.21.1 and substitutes:

“Except when used for Short Term Rental Accommodation in accordance with section 11.32 of this By-law, no dwelling unit shall be used or occupied by more than one family, but it may also be used to keep a maximum of two boarders or lodgers, or a maximum of five foster or eight daycare children.”

4. Council strikes out section 10.21.6 and substitutes:

“No person shall use or permit to be used any dwelling unit for a period of less than 30 days unless such unit forms part of a Hotel, or is used for Bed and Breakfast Accommodation or Short Term Rental Accommodation.”

5. In section 11, Council adds:

**“11.32 Short Term Rental Accommodation**

- 11.32.1 In this section 11.32,

“principal residence unit” means the dwelling where an individual lives, makes their home and conducts their daily affairs, including, without limitation, paying bills and receiving mail, and is generally the dwelling unit with the residential address used on documentation related to billing, identification, taxation and insurance purposes, including, without limitation, income tax returns, Medical Services Plan documentation, driver’s licenses, personal identification, vehicle registration and utility bills.

“booking” means a confirmed reservation of the dwelling unit, or of one or more bedrooms, as Short Term Rental Accommodation.

- 11.32.2 Short Term Rental Accommodation is only permitted in a lawful dwelling unit, secondary suite, laneway house, or lock-off unit that is a principal residence unit.

- 11.32.3 Short Term Rental Accommodation is not permitted in an accessory building or vehicle.

- 11.32.4 Short Term Rental Accommodation is not permitted in a dwelling unit in combination with Bed and Breakfast Accommodation.

- 11.32.5 No more than two adults may occupy each bedroom used as Short Term Rental Accommodation.

- 11.32.6 Short Term Rental Accommodation is only permitted in dwelling units that comply with all applicable occupancy limits as set out in the Fire By-Law.

- 11.32.7 No more than one booking may be permitted as Short Term Rental Accommodation in each dwelling unit at one time.

- 11.32.8 Subject to the provisions of this section 11.32, Short Term Rental Accommodation is permitted in all CD-1 zoning districts where dwelling uses are permitted.

- 11.32.9 Any development permit or exemption from a development permit for a Short Term Rental Accommodation is time limited to two years.”

6. In the RA-1, RS-1A, RS-1B, RS-2, RS-3 and RS-3A, RS-4, RS-6, RT-1, RT-2, RT-3, RT-6, RT-7, RT-8, RT-9, RT-10 and RT-10N, RT-11 and RT-11N, RM-1 and RM-1N, RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-6, RM-7, RM-7N and RM-7AN, RM-8 and RM-8N, RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN, FM-1, C-1, C-2, C-2B, C-2C, C-2C1, C-3A, FC-1, HA1 and

HA-1A, HA-2, and HA-3 District Schedules, Council inserts in correct alphabetical order, the following as a conditional use:

“3.2.S [Service]

- Short Term Rental Accommodation, subject to the provisions of section 11.32 of this By-law.”.

7. In the RS-1, RS-5, RS-7, RT-4, RT-4A, RT-4N and RT-4AN, RT-5, RT-5A, RT-5N and RT-5AN, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, C-5, C-5A and C-6, C-7 and C-8 District Schedules, Council inserts in correct alphabetical order, the following as a conditional use:

“3.2.1.S [Service]

- Short Term Rental Accommodation, subject to the provisions of section 11.32 of this By-law.”.

8. In section 3.2.S of the First Shaughnessy District Schedule, Council inserts in correct alphabetical order, the following as a conditional use:

“3.2.S

- Short Term Rental Accommodation, subject to the provisions of Section 11.32 of the Zoning and Development By-law”.

9. In Section 5, **Exemptions From Development Permit Requirement**, Council adds:

“**5.22** Short Term Rental Accommodation, provided that the Short Term Rental Accommodation otherwise complies with section 11.32 of the Zoning and Development By-law.”

10. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of the By-law.

11. This By-law is to come into force and take effect on the date of its enactment.

ENACTED by Council this 18<sup>th</sup> day of April, 2018

Signed \_\_\_\_\_ “Gregor Robertson”  
Mayor

Signed \_\_\_\_\_ “Katrina Leckovic”  
City Clerk