

March 13, 2017

Schedule 1 to the Minutes of the Regular meeting of Richmond City Council held on Monday, March 13, 2017.

Council's Direction to Staff and Public

Jan..... Option 2 BAN SHORT TERM RENTALS (STR)

Feb..... direct staff BAN STRATA Short Term Rentals

B&B's owner operated

B&B Insurance

Spot Zoning

NONE of this happened short term rentals are rolled into B&B's

Richmond Business Regulation Bylaw No 7538 required B&B to have Tourism BC approved accommodation rating. This rating required owner/operator status and B&B insurance. This was not voluntary as the staff report has misled the legal department but a regulation requirement for licence in Richmond. For over 5 years B&B's were required to be owner operators with B&B insurance.

Proposed B&B regulation is for operator to have a telephone bill for ID and to be available by phone. I sell real estate and believe me some realtors answer their phones in Hawaii and direct me to a lockbox for a key to the premises that allows me entry to home. I have insurance.

These new B&B's have... No onsite.. oversight!

Staff say "encourage" for insurance "" This is ineffectual as ~~was~~ "persuasion" was a disaster to preventing 3 storey houses in LUC's

3 bedroom limits in ALR B&B's in purpose built 10 to 20 bedroom mansions will be next to impossible to enforce. Where is the teeth in this bylaw.

Party houses, gambling houses, maternity houses, hotels, this B&B bylaw does not help restrict activity in ALR megamansions. Make them owner operator.

City's new definition of "residential rental accommodation" means the accommodation of guests in all or a portion of a dwelling....

* See Bylaw 9649 Part 22 B&B Business Reg Bylaw 7538
added definition (h)

B&B's is considered secondary use and cannot be the primary permitted use of a residential dwelling. This definition is in violation of the Official Community Plan and the Zoning Bylaw as the B&B...the SHORT term RENTAL ...can not be conducted "IN ALL" of the dwelling.

It is not just your election platform but the law...You must protect the quality of our single family neighbourhoods.

You want to review in a year... do it right the first time... we don't need to grandfather bad decisions.

Presented by:
Lyn for Borg
Sanderson Oct

3 attachments



The Richmond First Council Team is running on an eight point platform:

1. Controlling city spending and respecting taxpayer dollars
2. Working to create road and transit solutions to reduce traffic gridlock
3. Ensuring support for public safety and first responders
4. Calling for increased transparency for your tax dollars at City Hall, the Richmond Oval and other city facilities
5. Balancing growth with the need to preserve the character of single family neighborhoods
6. Ensuring new development pays their fair share towards community infrastructure and amenity improvements
7. Working with Vancouver Coastal Health to encourage expansion of medical services for our growing and aging community
8. Protecting Richmond's farmland and supporting local food production

*platforms
& OCP must
be followed.*

8. Residential Zones

8.1 Single Detached (RS1/A-H, J-K; RS2/A-H, J-K) [Bylaw 8672, Jan 24/11]

8.1.1 Purpose

The **zone** provides for **single detached housing** with a range of compatible **secondary uses**. **Subdivision** standards vary by sub-categories (A-H; J-K). The **zone** is divided into sub-zones: RS1 for traditional **single detached housing**; RS2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the **City's** affordable housing objectives. [Bylaw 8672, Jan 24/11]

8.1.2 Permitted Uses

- housing, single detached

8.1.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- secondary suite
- bed and breakfast

8.1.4 Permitted Density

1. The maximum density is one principal dwelling unit per lot.
2. For **single detached housing** zoned RS1/A-H, J-K [Bylaw 8672, Jan 24/11], the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. For **single detached housing** zoned RS2/A-H, J-K, the maximum **floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
4. Notwithstanding Section 8.1.4.3, the reference to "0.4" is increased to a higher **density** of "0.55" if:
 - a) the building contains a secondary suite; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RS2/A-H, J-K **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
5. Further to Section 8.1.4.4, the reference to "0.4" in Section 8.1.4.3 is increased to a higher **density** of "0.55" if:
 - a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
 - b)
 - i) 100% of the **lots** contain **secondary suites**; or [Bylaw 9641, Jan 16/17]
 - ii) at least 50% of the **lots** contain a **secondary suite** and the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RS2/A-H, J-K **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw for the **floor area** permitted on any **lot** not containing a **secondary suite**; or [Bylaw 9641, Jan 16/17]



**Business Regulation Bylaw No. 7538,
Amendment Bylaw No. 9649**

The Council of the City of Richmond enacts as follows:

1. **Business Regulation Bylaw No. 7538**, as amended, is further amended by deleting Part 22 and replacing it with the following:

**"PART TWENTY-TWO: BED & BREAKFAST ESTABLISHMENT
REGULATIONS**

22.1. Without first obtaining a **licence** to do so, persons must not provide guests with **residential rental accommodation** for rental periods of less than 30 days.

22.2 **Bed and Breakfast Establishments** shall be subject to the following regulations:

22.2.1. the premises must be the **operator's principal residence**;

22.2.2. the **operator** must permit the **City's Licence Inspector** to inspect the operator's guest register maintained pursuant to the *Hotel Guest Registration Act* to determine whether the applicable zoning bylaw restrictions on the number of guests permitted in the premises are being complied with;

22.2.3. the **operator** must prepare a fire evacuation plan showing the location of exits, fire extinguishers and smoke detectors, install and maintain the fire safety equipment, and post a copy of the fire evacuation plan in each bedroom used for guest accommodation; and

22.2.4. the **operator** must not provide or install any equipment or facilities used for the preparation of food in any bedroom or sleeping unit used for guest accommodation."

2. **Business Regulation Bylaw No. 7538**, as amended, is further amended at Part 23 by deleting Section 23.1 and replacing it with the following:

"23.1 Any **licencee, operator**, or any other person who:

- (a) violates or contravenes any provision of this bylaw, or who causes or allows any provision of this bylaw to be violated or contravened; or
- (b) fails to comply with any of the provisions of this bylaw; or

- (c) neglects or refrains from doing anything required under the provisions of this bylaw or the **Business Licence Bylaw**; or
- (d) fails to maintain the standard of qualification required for the issuing of a **licence**; or
- (e) makes any false or misleading statement,

commits an offence and upon conviction shall be liable to a fine of not more than Ten Thousand Dollars (\$10,000.00), in addition to the costs of the prosecution, and where the offence is a continuing one, each day that the offence is continued shall constitute a separate offence.”.

3. **Business Regulation Bylaw No. 7538**, as amended, is further amended at Section 26.1 by:

- (a) adding the following as the definition of “**boarding and lodging**” in alphabetical order:

“**boarding and lodging** means **boarding and lodging** as defined in the City’s zoning bylaw.”;

- (b) adding the following as the definition of “**community care facility**” in alphabetical order:

“**community care facility** means a **community care facility** as defined in the City’s zoning bylaw.”;

- (c) adding the following as the definition of “**dormitory**” in alphabetical order:

“**dormitory** means a **dormitory** as defined in the City’s zoning bylaw.”;

- (d) adding the following as the definition of “**dwelling**” in alphabetical order:

“**dwelling** means a dwelling as defined in the City’s zoning bylaw.”;

- (e) adding the following as the definition of “**hotel**” in alphabetical order:

“**hotel** means a hotel as defined in the City’s zoning bylaw.”;

- (f) adding the following as the definition of “**motel**” in alphabetical order:

“**motel** means a motel as defined in the City’s zoning bylaw.”;

- (g) adding the following as the definition of “**principal residence**” in alphabetical order:

“**principal residence** means a principal residence as defined in the City’s zoning bylaw.”;

- (h) adding the following as the definition of “residential rental accommodation” in alphabetical order:



“residential rental accommodation”

means the accommodation of guests in all or a portion of a dwelling, with or without food service, but excludes accommodation that is a boarding and lodging, community care facility, or dormitory.”;

- 4. This Bylaw is cited as “Business Regulation Bylaw No. 7538, Amendment Bylaw No. 9649”.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating Division <i>CE</i>
APPROVED for legality by Solicitor <i>JH</i>

MAYOR

CORPORATE OFFICER