

## Appendix B

	Council Motion	Included in regulatory approach?	Rationale
1	One host = One listing	Partially	<ul style="list-style-type: none"> <li>In principal, this is aligned with staff's recommended Citywide regulatory approach, except if the units continue to be zoned as transient accommodation (or if the units meet the non-conforming use provisions of the Local Government Act)</li> <li>Residents could not rent a unit that is not their principal residence, so can only have one property they are renting short term (the one they normally reside in); however, one host could have multiple listing <i>types</i> within the same unit (i.e. entire dwelling occasionally, private room and shared room)</li> </ul>
2	Proof of the host's identity and municipal address/ proof that the property is the host's principal/primary residence	Yes	<ul style="list-style-type: none"> <li>Except for properties zoned for transient accommodation (or if the units meet the non-conforming use provisions of the Local Government Act), operators will be required to show government ID verifying their address and identity, and documentation to prove the STR licence is for a unit they normally reside in (ex. utility bills, tax documents, drivers licence etc.)</li> </ul>
3	Proof of a current police background check	No	<ul style="list-style-type: none"> <li>Police record checks are usually required for individuals working with children or vulnerable adults</li> <li>Not a requirement of any other business licence in the City</li> <li>Potentially significant privacy intrusion which offers little effective control as there are no criteria for how the information would be used</li> </ul>
5	Proof that the listed space is in a habitable room in the principal/primary residence	No	<ul style="list-style-type: none"> <li>Definition of habitable is subjective</li> <li>Inconsistent with municipal and provincial policy – verifying a unit meets building code or other metric of habitability is not a requirement of a residential tenancy or occupation of dwelling units</li> <li>Hosts provide photos and descriptions of rooms, which guests view ahead of renting the space to make a determination of whether they want to pay for and stay in that space</li> <li>The purpose of STR is to accommodate people on a short term basis, ex. traveling for business or pleasure, so people are not making 'hard choices' based on scarcity as they might for a long term tenancy</li> </ul>
6	Proof that the host has sufficient insurance coverage	No	<ul style="list-style-type: none"> <li>The City would not have an exposure to third party liability claims for bodily injury or property damage arising out of the business licencing process</li> <li>STR operate as private for-profit ventures and should assess their risks and insurance requirements with the benefit of professional licensed brokers</li> <li>As part of a business licence for STR, the City could include a standard indemnity clause</li> <li>If any insurance requirements were considered, the City would have to bear further administrative burden to review or audit without appreciable benefit</li> </ul>
7	Proof that mortgage terms are not violated, if an owner	No	<ul style="list-style-type: none"> <li>Not a requirement of any other business licence in the City</li> <li>Enforcement of mortgage terms is a private matter between property owner and lender, and not a proper basis for the City to deny a business licence</li> <li>Would create unnecessary administrative burden to review and interpret mortgage terms</li> </ul>
8	Proof that short-term rentals are consistent with the use of the strata lot in the host's land titles declaration, if a strata resident	Yes	<ul style="list-style-type: none"> <li>Addressed through item 9</li> </ul>
9	Proof that the host's strata council rules permit short-term rentals, if a condominium resident	Yes	<ul style="list-style-type: none"> <li>STR operators in strata buildings will need to submit a letter of approval from the Strata Council confirming that the STR is not operating contrary to strata rules in order to receive a business licence</li> <li>A Strata Council will be allowed to raise any legitimate objections to STR use under the Strata Property Act, including strata bylaws, land title declarations, etc.</li> </ul>

10	Proof that the listing does not violate existing zoning bylaws, building codes, fire codes and health and safety standards	Partially	<ul style="list-style-type: none"> <li>• This is not required in long-term rental arrangements under residential tenancy agreements</li> <li>• Zoning compliance is part of routine business licence review</li> <li>• Fire and safety information will be shared with operators as part of receiving a business licence</li> <li>• A restriction can be made that a business licence can be denied if there are unresolved non-compliance issues on record at the City (ex. an outstanding bylaw violation or order)</li> </ul>
11	Submission of site and floor plans accurately depicting the size and location of the existing dwelling	No	<ul style="list-style-type: none"> <li>• Not a requirement of long term landlords</li> <li>• Each listing already posts pictures and fulsome descriptions and are regularly reviewed by users</li> <li>• Address data for each operation can be provided by third party monitoring firms</li> <li>• Unclear how this information would be used by the City</li> </ul>
12	Submission of the number and location of the designated off and on-street parking spaces and the number of vehicles allowed for overnight guests, if applicable	Partially	<ul style="list-style-type: none"> <li>• While not required to obtain a licence, STR operators will share parking details with guests as part of the guest guidelines</li> <li>• Parking requirements are outlined under Schedule D of the Zoning Regulation Bylaw (Home Occupations)</li> </ul>
13	Submission of a list of responsible contact persons;	Yes	<ul style="list-style-type: none"> <li>• Host contact information will be required as part of the business licence application form</li> </ul>
14	Submission of a list of all online platforms used to advertise the listing	No	<ul style="list-style-type: none"> <li>• Online marketplace means these may frequently change from time of business application and so any information manually collected could be quickly out of date; managing updates will be administratively challenging</li> <li>• Third party monitoring firms can easily determine this information</li> </ul>