

Tourism Golden
PO Box 20181
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Golden
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To: Mayor Oszust and Council
Town of Golden
810 9th Ave South
Golden
BC, V0A 1H0

February 27th, 2020

RE: Short Term Rentals in Residential Areas

Your Worship and Council

With the adoption of the Bylaw Number 1424, 2019 Zoning Bylaw Amendment to allow short term rentals in commercial zones C1, C2 and C3 the opportunity for large-scale growth in short term rentals is much increased.

Tourism Golden believes that the recent zoning changes are positive in confirming that commercial zones are better suited to STR inventory growth than residential zones. This directly aligns with the policies and objectives laid out in the Official Community Plan:

OCP Residential Development Policy #2 states *"Prohibit 'vacation rentals' in new and existing areas and encourage 'vacation rentals' in commercial areas. Canyon Ridge subdivision will be the only residential area where 'vacation rentals' will be considered, subject to, design considerations which lessen the potential impact on adjacent existing neighbourhoods"*

The policy, written in 2008, does not account for short-term rentals, but the definition of 'vacation rental' which in the OCP, *"means the use of an otherwise residential dwelling for the temporary accommodation of paying guests ... for any period shorter than 4 consecutive weeks"* can be applied as easily to short term rentals with all of the same assumptions of increased vehicles and social impacts in residential neighbourhoods.

The OCP Residential Development Objective #5 also determines *"To preserve the character of existing neighbourhoods,"* which cannot be guaranteed if there is no mechanism to control the number of STRs.

We believe the regulation of STRs should include control on the number of STRs in Golden, either by:

1. Implementing a mechanism to cap numbers, the administrative cost of which can be recovered through permits, or,
2. By directing them into the location that has already been identified in the OCP.



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In late 2017, the Town of Golden held focus groups which included a few representatives from the traditional accommodation sector. With no action since that time, the inventory of STRs has increased over 280% and has had a direct impact on the availability of affordable long-term rentals as well as the occupancies of the traditional accommodation sector. As an outcome, the Council has heard vociferously from members of that sector who feel that their concerns on both issues have not been seriously considered. We would strongly recommend that the Council direct Town staff to engage with all representatives of the accommodation sector before proposing legislation for STRs in residential zones.

Finally, we reiterate our comment expressed at the January 7th public hearing to allow STRs in C4 as adopted for C1, C2 and C3. It is perplexing that C4 was not included in the zoning amendment when the Purpose for C4 as described in Zoning Bylaw No. 1294, 2011 Schedule O Highway Corridor Commercial - C4 states *"This zone provides for the commercial development along the TransCanada Highway that serves the travelling public, destination tourists and residents"*. A perfect fit for commercial STR developments.

With the RMI investment into the highway corridor, it would be a shame that this highly visual and economically important zone does not meet its potential for developments similar to OSO because of this disadvantage created for existing businesses and future developers by the current situation.

In conclusion, we respectfully request to Council to:

1. Control STRs in residential zones by either capping numbers or allowing them only in Canyon Ridge as outlined in the OCP.
2. Engage with accommodation businesses prior to proposing residential zoning for STRs.
3. Amend C4 zoning to allow for commercial STR use as per C1, C2 and C3.

With thanks for your attention,

Yours sincerely

A handwritten signature in black ink that reads "Joanne Sweeting". The signature is written in a cursive style with a long horizontal line extending to the right.

Joanne Sweeting
Executive Director

