

Memorandum

Date: January 14, 2025
Submitted by: Community Development Department – Policy Planning Division
Subject: Short-Term Rentals – Rezoning and Business Licensing Bylaw Nos. 3482 and 3483 – Amended Second and Third Readings

During the October 8, 2024, Council Meeting, the Policy Planning Division presented three bylaw amendments for the purpose of regulating short-term rentals in the City (**Attachment 1**). These amendments were aimed at strengthening *Bill 35: Short Term Rental Accommodations Act* that came into effect on May 1, 2024, which regulates short-term rentals across BC. In summary, the bylaw amendments introduced or revised definitions, added allowable uses and established a fine and enforcement schedule.

During the question period, Council inquired about how the draft bylaw amendments would apply to situations where a household is required to relocate for employment purposes and want to rent out their primary residence during the time they are living elsewhere. It was determined that under the proposed bylaw provisions from October 8, 2024, this situation is not possible and that any amendments to allow this scenario would be difficult to enforce and could detract from efforts to shift short-term rental stock to the long-term rental market. However, upon further review of the bylaws, a number of small amendments were identified to provide clarity to the definition of Host, move the enforcement provisions to the Business Licensing and Regulation Bylaw, and add an additional clause to the Bed and Breakfast and Boarding allowable use. Red-lined versions of the draft bylaws are included as **Attachments 2** and **3**.

City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 101, 2024, No. 3482 (Short-Term Rentals) (**Attachment 4**)—a Bylaw to amend City of Port Moody Zoning Bylaw, 2018, No. 2937 to allow for Short-Term Rentals in Port Moody—and City of Port Moody Business Licensing and Regulation Bylaw, 2015, No. 3000, Amendment Bylaw No. 6, 2024, No. 3483 (Short-Term Rentals) (**Attachment 5**)—a Bylaw to amend City of Port Moody Business Licensing and Regulation Bylaw, 2015, No. 3000 to allow for Short-Term Rentals as a permissible business—will be before Council for consideration of rescindment and re-reading a second (BL3482) and third (BL3483) time as amended at the January 14, 2025, Regular Council meeting. The recommended resolutions are:

THAT second reading of City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 101, 2024, No. 3482 (Short-Term Rentals) be rescinded as recommended in the memo dated January 14, 2025, from the Community Development Department – Policy Planning Division regarding Short-Term Rentals – Rezoning and Business Licensing Bylaw Nos. 3482 and 3483 – Amended Second and Third Readings;

AND THAT City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 101, 2024, No. 3482 (Short-Term Rentals) be read a second time as amended;

AND THAT Bylaw No. 3482 be referred to a Public Hearing;

AND THAT third reading of City of Port Moody Business Licensing and Regulation Bylaw, 2015, No. 3000, Amendment Bylaw No. 6, 2024, No. 3483 (Short-Term Rentals) be rescinded;

AND THAT City of Port Moody Business Licensing and Regulation Bylaw, 2015, No. 3000, Amendment Bylaw No. 6, 2024, No. 3483 (Short-Term Rentals) be read a third time as amended.

Attachment(s)

1. Report considered at the October 8, 2024, Regular Council Meeting – Short-Term Rentals.
2. Tracked Changes in Draft Bylaw No. 3482.
3. Tracked Changes in Draft Bylaw No. 3483.
4. Draft City of Port Moody Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 101, 2024, No. 3482 (Short-Term Rentals).
5. Draft City of Port Moody Business Licensing and Regulation Bylaw, 2015, No. 3000, Amendment Bylaw No. 6, 2024, No. 3483 (Short-Term Rentals).

Report Approval Details

Document Title:	Short-Term Rentals – Rezoning and Business Licensing Bylaw Nos. 3482 and 3483 – Amended Second and Third Readings.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Report considered at the Oct. 8, 2024, RC meeting - Short-Term Rentals.pdf- Attachment 2 - Tracked Changes in Draft Bylaw No. 3482.pdf- Attachment 3 - Tracked Changes in Draft Bylaw No. 3483.pdf- Attachment 4 - Draft Zoning Bylaw, 2018, No. 2937, Amendment Bylaw No. 101, 2024, No. 3482 (Short-Term Rentals).pdf- Attachment 5 - Draft BLandR Bylaw, 2015, No. 3000, Amendment Bylaw No. 6, 2024, No. 3483 (Short-Term Rentals).pdf
Final Approval Date:	Jan 2, 2025

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi, Deputy Corporate Officer - Dec 13, 2024

Kate Zanon, General Manager of Community Development - Dec 17, 2024

Stephanie Lam, City Clerk and Manager of Legislative Services - Dec 18, 2024

Lindsay Todd, Manager of Communications and Engagement - Dec 18, 2024

Paul Rockwood, General Manager of Finance and Technology - Dec 20, 2024

Jeff Moi, General Manager of Engineering and Operations, for Anna Mathewson, City Manager - Jan 2, 2025