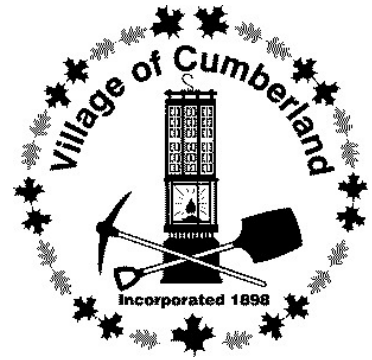


COUNCIL REPORT



REPORT DATE: 3/18/2022

MEETING DATE: 3/28/2022

File No. 6700

TO: Mayor and Councillors

FROM: Karin Albert, Senior Planner

SUBJECT: Vacation Rentals – Public Engagement Summary and Analysis

RECOMMENDATION

- i. THAT Council receive the March 18, 2022 report “Vacation Rental Regulations - Public Engagement Summary and Analysis” report.
- ii. THAT Council refer the report to the Advisory Planning Commission, Homelessness and Affordable Housing Committee and Economic Steering Committee for comment.

PURPOSE

This report presents the Public Engagement Summary Report and Analysis – Vacation Rental Regulations Review. The first part of the report summarizes public and stakeholder input received during engagement activities in January and February of this year. The second part discusses the different regulatory options and makes recommendations for updates to vacation rental regulations based on:

- a. level of public support;
- b. the Village’s ability to enforce the regulations;
- c. potential to protect long term rental housing supply.

PREVIOUS COUNCIL DIRECTION

Date	Resolution
June 28, 2021	THAT Council endorse the Vacation Rental Regulations Review Resident and Stakeholder Engagement Plan; THAT Council approve the expenditure of up to \$10,000, to be funded by the general financial stabilization reserve, for the Vacation Rental Regulations Review project and amend the adopted 2021-2025 Financial Plan bylaw to reflect this expenditure; and further that Council investigate an agreement with AirBnB to recoup the hotel tax that is currently being collected by the company
June 22, 2020	THAT Council accept the “Village of Cumberland Housing Needs Report Data Results, May 2020.

	THAT the “Cumberland Housing Needs Report Data Results May 2020” be referred to the Advisory Planning Commission and the Homelessness and Affordable Housing Committee for information.
June 10, 2019	THAT vacation rental regulations be reviewed upon completion of the 2019/2020 Housing Needs Assessment and in conjunction with the review of the Official Community Plan in 2020. THAT the June 5, 2019 staff report on vacation rental regulations be referred to the Homelessness and Affordable Housing Committee, the Economic Development Steering Committee and the Advisory Planning Commission for comment.
December 10, 2018	That staff review the Zoning Bylaw in regard to vacation rentals and report back to Council as soon as possible.
November 14, 2016	THAT Council adopt the Affordable Housing Implementation Framework. Action 9: Develop regulation to protect existing rental market housing stock by bringing protections to purpose-built rental and mobile homes, as well as limiting short-term vacation rentals in existing rental stock, can ensure that existing rental housing is protected

BACKGROUND

The Village issued and promoted an on-line survey and held two on-line workshops to review regulatory options for vacation rentals with local residents and stakeholders. Overall, the participation rate was high, with 658 survey responses and 21 on-line workshop participants.

Both survey respondents and workshop participants came from a variety of backgrounds. Homeowners, renters, full-time and part-time residents, as well as people who do not live in the Village responded to the survey. Survey respondents included business owners, vacation rental owners, and residents who live near a vacation rental or have had guests who used a vacation rental in the Village. Workshop participants included developers, business owners, vacation rental operators and residents with no business interest.

At the outset of this regulatory review process, staff identified the wide range of tools available to municipalities to regulate vacation rentals ([June 10, 2019](#) Council meeting, agenda item 6.3). Those regulatory tools were explored with the public through the survey and during the on-line workshops. The Public Engagement Summary and Analysis report presents the input received (Attachment 1 – Public Engagement Summary and Analysis).

There was a high level of support for some regulatory options while views diverged on others. The level of public support is one of several criteria considered in the analysis section of the Public Engagement report to evaluate the regulatory options. Two other key criteria are the Village’s ability (effort and cost) to enforce the regulations, and the potential to protect long term rental housing supply. Further criteria, such as reducing the potential impact of vacation rentals on neighbourhoods are also considered where applicable. Each regulatory option is discussed and recommendations and/or next steps for further review and possible bylaw amendments to the vacation rental regulations are provided.

An overview of the regulatory options and the recommendations in the attached Report is provided below.

1. Parking requirement

Recommendation: Retain the current requirement of one space per bedroom. Further, explore under what circumstances a reduction in parking may be warranted based on the likelihood that units may be rented by families who use a single vehicle requiring less parking.

2. Business license number on advertisements

Recommendation: Make the listing of the business license number on advertisements a requirement in the updated vacation rental regulations.

3. Distinguish between year-round and occasional vacation rentals

Recommendations:

Change the definition of vacation rentals in the Zoning Bylaw to distinguish between the commercial use of a home as a year-round vacation rental, occasional use for less than a month per year, and home-sharing of a principal residence.

4. Caretaker requirement

Recommendation: Require a caretaker/principal resident to live on property with vacation rentals.

5. Limit on number of bedrooms that can be rented and/or on number of guests

Recommendation: Review and present a possible limit on the total number of bedrooms and guests for further discussion.

6. Type of dwellings where vacation rentals should be permitted

Recommendation: Do not restrict the type of dwelling that can be rented as a vacation rental unit.

7. Cap on total number of vacation rentals permitted

Recommendation: Pursuing a cap on total number of vacation rentals is not recommended until decisions have been made with respect to other regulatory options that will restrict vacation rentals.

8. Cap on number of vacation rentals per block

Recommendation: Do not pursue a cap on the number of vacation rentals per block.

9. Sign at vacation rental

Recommendation: If a principal residency requirement is introduced, require posting a sign with contact information at the property.

10. Zones where vacation rentals should be permitted

Recommendations:

Continue to permit vacation rentals in the R1-A zone only.

ALTERNATIVES

1. THAT Council direct staff to draft amendment bylaws to implement the above recommendations and present the bylaws to Council for referral to Committees.

STRATEGIC OBJECTIVE

- ☐ Healthy Community
- ☐ Quality Infrastructure Planning and Development
- ☐ Comprehensive Community Planning
- ☐ Economic Development

FINANCIAL IMPLICATIONS

If the Village's vacation rental regulations change as a result of this review process, financial and staff resources will be required to communicate the changes and enforce the regulations. A review of the financial impact will be provided when staff present specific regulatory changes and proposed amendment bylaws to Council.

OPERATIONAL IMPLICATIONS

Policy planning and regulatory reviews are part of the services provided by Development Services. To ensure effective implementation, communication and enforcement of updated regulations will be required, drawing staff resources and impacting other work.

CLIMATE CHANGE IMPLICATIONS

An update to the vacation rental regulations does not have an easily quantifiable impact on factors contributing to climate change.

ATTACHMENTS

1. Existing Vacation Rental Regulations
2. Public Submissions
3. Public Engagement Summary Report and Analysis

CONCURRENCE

Courtney Simpson, Manager of Development Services **CS**

Respectfully submitted,

K. Albert

Karin Albert
Senior Planner

C. Postings

Clayton Postings
Chief Administrative Officer

Attachment 1: Existing Vacation Rental Regulations

4.15 Vacation Rental

- a) No noise, vibration, smoke, dust, odors, heat, glare, electrical or radio disturbance detectable beyond the property boundary shall be produced by the *vacation rental*.
- b) The use of a principal *dwelling unit* and *accessory dwelling units* are permitted to operate as *vacation rental* instead of the principal *residential use*.
- c) Meals may be provided to customers of a *vacation rental* operation only and not the public.
- d) Any person intending to operate a *vacation rental* shall hold a valid business license from the *Village*.

From Zoning Bylaw 1027, 2016

Attachment 2: Public Submissions

From: _____

Sent: Wednesday, February 02, 2022 9:06 AM

To: Karin Albert <kalbert@cumberland.ca>

Subject: Link for February 3 on-line meeting on vacation rentals

Hi Karin,

Thank you for the good zoom discussion on vacation rentals last Thursday.

I want to highlight that my wife and I are happy with the R1-A zoning bylaw for vacation rentals.

If the vacation rental zoning bylaw is expanded into R1 it will have the unintended consequences of making housing in our community less affordable. Increased revenue from a vacation rental allows you to pay for a larger mortgage making housing prices increase. I think it would also increase the price of rentals as owners would want to get a price less than but comparable to a vacation rental.

Anyone who has purchased or renovated a house in R1 recently to add a suit was aware that R1 zoning did not allow vacation rentals and should have budgeted accordingly.

Having an owner or caretaker on site is also important.

One solution to increase overnight stays in the village would be to increase camping spaces available. Or adding a new campground.

Having biking, camping and access to a fun downtown that does not require driving makes a very desirable destination.

Thank you for your time

From: _____

Sent: February 7, 2022 2:59 PM

To: Planning <Planning@cumberland.ca>

Subject: comments regarding short-term rentals

Hi Planning Department,

I completed the survey, but after further consideration realized that I had more I wanted to share.

Overall, I believe that the struggle between short-term and long-term rentals is, in large part, a result of zoning that does not allow for a variety of housing stock in Cumberland.

Rather than focusing exclusively on regulating short-term rentals, I hope you will consider and call for new zoning that permits a greater variety of housing stock.

I'm sure you are all better educated in this area than me, but I will point to the book, Missing Middle Housing, by Daniel Parolek (<https://missingmiddlehousing.com/>) as an interesting read. He describes missing middle housing as house-scale buildings that fit seamlessly into existing residential neighborhoods and support walkability, locally-serving retail, and public transportation options (stacked duplex, stacked fourplex, cottage court). He has spent considerable time figuring out how to add a variety of housing stock while maintaining the form and character of our neighbourhoods. This includes zoning, not just for density, but also zoning for form (max building width, depth, height and character to match single family homes in the area). As a community, we would need to determine parking requirements that allow parking but don't make the density impossible as well as where these types of housing would go (often in transition areas between commercial and single family or on corner lots).

Many communities have made the addition of 'Missing Middle Housing' a priority for increasing both attainable housing and rental units. For example, the State of Oregon and the City of Minneapolis have both eliminated single family zoning. Planning scholar Jake Wegmann of the University of Texas-Austin writes "for members of the planning profession to make headway against the climate and inequality crises, they must cease defending the indefensible concept of single-family zoning."

Thanks so much for taking the time to read my email!
Cheers,

Village of Cumberland
2673 Dunsmuir Ave
Cumberland, B.C.
VOR ISO

January 26, 2022

Dear Members of Council, Re: Vacation Rentals in Cumberland

I am a ____ year old senior who is single and trying to maintain a reasonable quality of life in my retirement years. The government pensions and my small savings leaves money tight with the increasing cost of living. I was fortunate to be able to buy a home here in Cumberland in 2017. As time progressed, the influx of people into the Comox Valley increased and accommodations became hard to find. Then Covid-19 reared its ugly head, the cost of living increased and we were locked down for extended periods of time. I thought it would be a reasonable solution to share my home with someone to help solve these challenges.

The Bylaws of _____ do not restrict owners from having someone stay in their home or to restrict the length of time they are there as long as the owner is there also.

Whether they help to pay for expenses or not is not anyone's concern except the owner. Rentals of the entire home is limited to 8 units and there is a waiting list for who is permitted to rent out their home. Airbnb offers many benefits in this situation. They screen the people looking for accommodations by requesting 2 pieces of Government issued ID. They also collect payment from the guests and transfer into the owner's bank account, which eliminates a lot of problems up front. Airbnb also provides an insurance policy of \$100,000.00. They are a great company and offer good support to us Hosts.

My home is at _____. My guests do not cause extra traffic through the complex. They park their vehicles on my driveway, so are not using Visitor Parking and they are required to follow my house rules which are: no pets, no smoking, no vaping, no alcohol and no drugs. My noise curfew is from 11:00 pm. to 7:00 am. So, there are no parties and they do not use or alter the common property in any way.

Most of my guests have come here for business purposes. I have had people who come for banking and relocation purposes, to work on the new Water Treatment Plant, inspect the firewalls in new buildings, do a medical internship at the hospital, be in a quiet place to record music, work short term at The Views and for new employment. I have also had people come to visit family who have stayed for weekends (less than 10). All of my guests have willingly followed my house rules and were happy to be in a home rather than a Motel room while they were here to work in the Comox Valley.

I exhibit 'Pride of Ownership' and keep my place tastefully attended to, so most often my guests are not even noticeable. Given the present situation of many people looking for accommodations, would you possibly consider rezoning areas that can offer this kind of service? Proper rental restrictions could be put in place so that rentals do not become a challenge to the community, but rather an asset of financial contribution. If I am not allowed to continue with my Airbnb, I will be forced to sell and join the multitude of people looking for accommodations.

I have nothing against paying for a Business Licence. Back in October of 2019, I spoke to one of the Councillors regarding this issue and was informed that the issue of Airbnbs in the community would be addressed and I would be contacted.

Thank you for taking the time to make great decisions on behalf of all of us who live in this community. You are all doing a great job!

Attachment 3: Public Engagement Summary Report

Public Engagement Summary and Analysis

Vacation Rental Regulations Review

March 2022



THE VILLAGE OF
CUMBERLAND

250.336.2291
info@cumberland.ca
cumberland.ca

2673 Dunsmuir Avenue
Box 340, Cumberland, BC
V0R 1S0

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1.0 INTRODUCTION

In January and February 2022, the Village engaged the public in the review of its vacation rental regulations. The goal of the engagement was to explore different regulatory options and to find the right balance between protecting long-term rental housing and providing tourist accommodation in Cumberland.

1.1 Public Engagement Process

The Village engaged the public through an on-line survey and two on-line workshops.

The survey was open from January 7, 2022 to February 7, 2022 and gathered 656 responses. Survey respondents represented a broad spectrum of the population including home owners, renters, business owners and vacation rental owners.

In addition, two workshops, hosted February 2 and 3, 2022, explored the pros and cons of different regulatory options with participants. Twenty-one people attended the workshops. Participants included concerned residents, developers, business owners, vacation rental owners, and property owners thinking of starting a vacation rental.

The engagement events were part of a comprehensive review of vacation rental regulations in the Village which included background research into Village housing needs, different options to regulate vacation rentals, and practices in other jurisdictions (Figure 1).



Figure 1: Vacation Rental Regulations Review Process



Next steps in the review process are presentation of the consultation summary to Village Council, discussion of options with Council and Council Committees, introduction of a draft bylaw based on those discussions, and the bylaw review and adoption process.

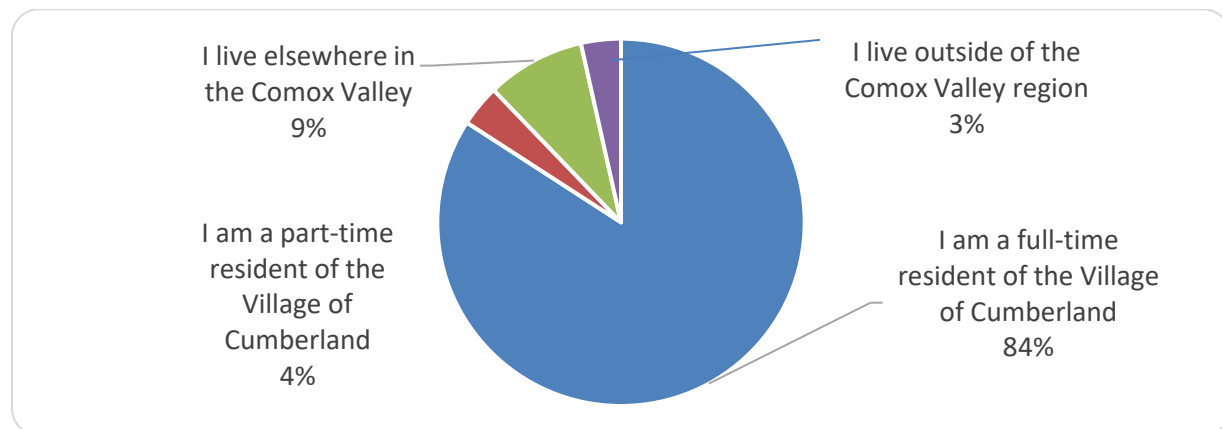
Following is a summary of the input received organized by survey question. The analysis at the end of the report reviews that input in the context of the regulatory options and provides a short conclusion.

2.0 RESPONDENT PROFILE

2.1 Residency

The survey gathered 656 responses, 84% (552) were full-time residents of Cumberland, 4% (24) were part-time residents, 9% (57) live elsewhere in the Comox Valley and 3% (23) live outside of the Comox Valley.

Q1: Where do you live?

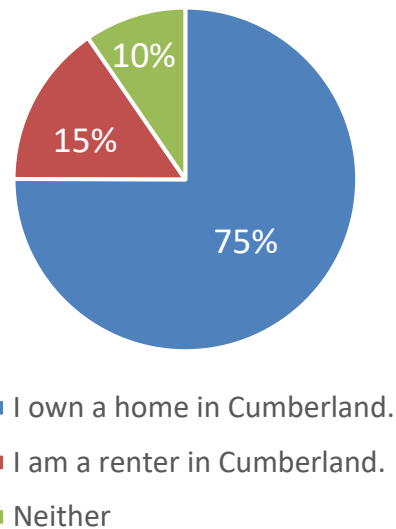


2.2 Homeowner or Renter

Seventy-five percent (493) of respondents own a home in Cumberland and 15% (101) rent. According to 2016 census data, 73.8% of residents in Cumberland are homeowners and 26.5% rent. Therefore, homeowners make up a larger proportion of survey respondents than their proportion of the Village's population.

10% (63) neither own or rent a home in Cumberland and, therefore, can be assumed to have their permanent residence outside of the Village.

Q2: Do you own or rent in Cumberland?

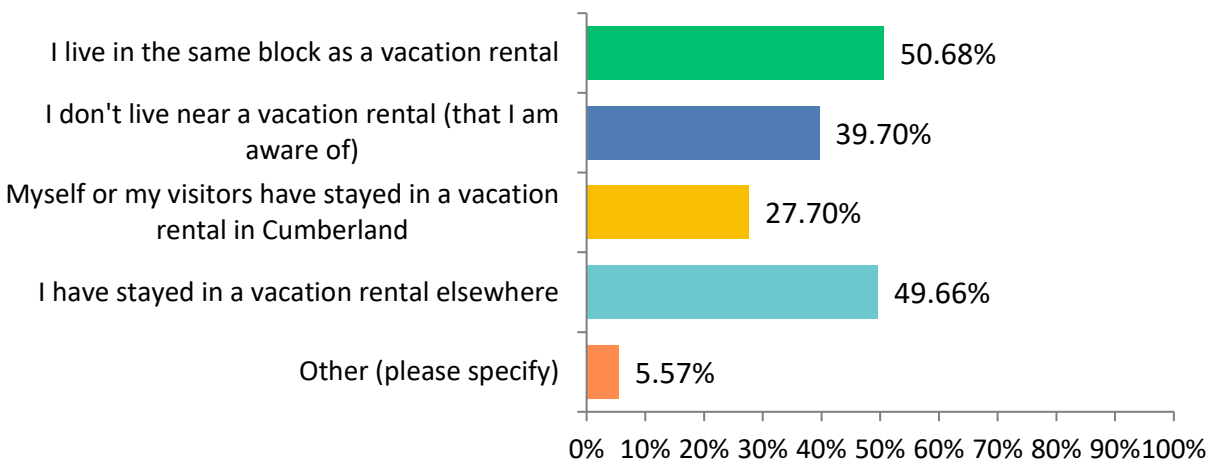


2.3 Experience with Vacation Rentals

With respect to their experience with vacation rentals, 51% (300) live on the same block as a vacation rental; 40% (235) do not live near a vacation rental as far as they are aware; 28% (164) have stayed or had a visitor stay in a vacation rental in Cumberland; and 50% (294) have stayed in a vacation rental elsewhere. Six percent (33) responded 'other'.

Responses to *Other (please specify)* included being aware of more than one vacation rental in their block, being aware of illegal vacation rentals, having had a vacation rental prior to COVID but now renting to a long term tenant, and planning to have a vacation rental. For the complete 'other responses' see appendix 1.

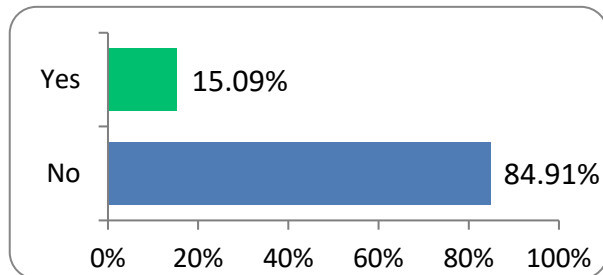
Q3: Please select all that apply to you.



2.4 Ownership of Business Relying on Tourism

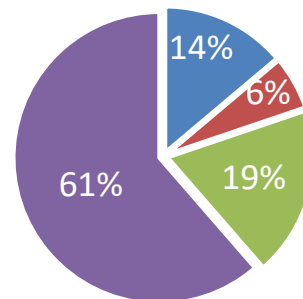
Ninety-nine (15%) of respondents own a business in Cumberland. Of those, 14% (14) own a vacation rental, six (6%) own another business that relies primarily on tourism, 19% (19) own a business that relies partially on tourism and 62% (62) own a business that does not rely on tourism.

Q4: Do you own a business in Cumberland?



Q5: What type of business do you own?

- A vacation rental
- Another business that relies primarily on tourism.
- A business that relies partially on tourism.
- A business that that does not rely on tourism

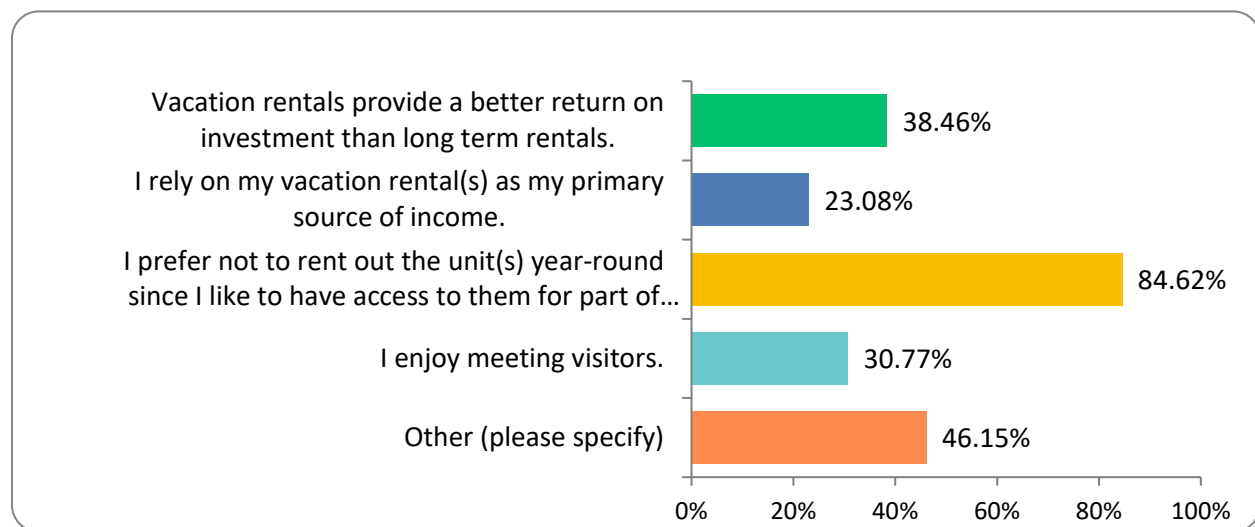


3.0 PERSPECTIVES ON VACATION RENTALS

3.1 Vacation Rental Owner Reasons for renting short term

Thirteen of the 14 respondents who checked off in the previous question that they own a vacation rental, responded to the question asking them their reason for renting short-term to tourist rather than to long term tenants. The most common reason (85% /11) is that they like to have access to the rental unit for part of the year. Thirty-eight percent (5) agree with the statement that vacation rentals provide a better return on investments than long-term tenants. For 23% (3), the vacation rental is their primary source of income.

Q6: As a vacation rental owner, please identify your reasons for renting to short term instead of long term tenants. Select all that apply.



Other -please specify comments

Respondents had the option to provide other reasons under *Other (please specify)*. Forty-six percent (6) provided comments in that field. Of those, 23% (3) stated that they don't rent long-term because they feel the rights of landlords are too restricted. Two indicated that they need the vacation rental when family is visiting or use it as office space during the week. One noted that their rental unit was not built for long term rental since it does not have laundry and has limited storage.



3.2 Concerns about impacts

When asked how concerned they are about possible impacts of vacation rentals, the greatest concern, with 70% (392) *very concerned* or *somewhat concerned*, was that vacation rentals take away possible long-term rental units. Of concern was also taking away available street parking with 55% (311) indicating that they are *very concerned* or *somewhat concerned* about this impact.

The potential for noise was of least concern. Thirty-two percent (179) indicate that they are *very concerned* or *somewhat concerned* about this possible impact.

Other - please specify comments

There were 53 additional comments provided under *Other (please specify)*. Other concerns expressed include the impact on the cost of long-term rental units (driving up rents and driving up prices of homes that have rental units), traffic due to vacation rentals, missed opportunity to tax vacation rentals as a business, fear of a loss of community in residential neighbourhoods which have vacation rentals. One respondent pointed to the rise in the use of vacation rentals in sex trade commerce.

On-line workshop discussions

Many on-line workshop participants expressed concern about parking. A few mentioned that permitting vacation rentals throughout the Village would reduce the impact on the downtown core where parking is scarce. However, others felt that parking is also tight in Coal Valley Estates, in particular on Kendal Avenue. A cap on vacation rentals by neighbourhood was also discussed as an option to help alleviate parking issues.

Opinions diverged on what are appropriate parking requirements. A number of participants felt that one on-site parking space per bedroom should continue to be required, as per the current regulation. One vacation rental operator stated that not all her guests come by car, many carpool and one space per unit is more than what is needed. She suggested one parking space per unit.

Generally, participants did not want to see vacation rental guests park on the street. A few participants wanted the Village to eliminate the cash-in-lieu of parking option for vacation rental owners, requiring instead all the parking to be provided on the property.

Another suggestion to deal with the parking issue was to consider a maximum number of bedrooms for vacation rentals to reduce parking pressure.



Q7: As the number of vacation rentals in Cumberland increases, how concerned are you about the following possible impacts?

	Very concerned	Somewhat concerned	Neutral	Not particularly concerned	Not concerned at all	Don't know	Weighted Average*
Potential for more noise in the evenings and on weekends.	12% 68	20% 111	18% 103	26% 149	23% 131	0% 0	2.8
Taking away available street parking	24% 134	31% 177	14% 79	17% 94	14% 79	0% 0	2.3
Taking away possible long-term rental units.	45% 254	25% 138	11% 59	9% 53	10% 56	0.3% 2	2
Commercialization of residential neighbourhoods	25% 138	22% 123	15% 85	22% 122	16% 92	0% 0	2.5
Not knowing my neighbours	19% 108	26% 147	22% 121	18% 100	14% 81	0.54% 3	2.5
Increased use of resources (water, energy, garbage generation)	23% 129	25% 107	19% 107	17% 96	16% 89	0.18% 1	2.5

* The weighted average facilitates comparing the items on the list. The lower the weighted average, the higher the level of concern.

3.3 Importance of Benefits of Vacation Rentals

When queried regarding the potential benefits of vacation rentals, the largest number of respondents identified increased revenue for Village restaurants and retail businesses as a potential benefit with 78% (441) indicating this to be a *very important or somewhat important* benefit.

The next important benefit identified is mortgage helper/revenue source for property owners with 59% (331) indicating this to be *very important or somewhat important*.

Another benefit respondents recognize is more family-friendly accommodation for visitors with 62% (350) agreeing this is *very important or somewhat important*.

Somewhat less important as a benefit is cultural exchange between visitors and residents. Forty-six percent (261) indicate this to be *very important or somewhat important*.



Q8: How important are the following potential benefits of vacation rentals?

	Very Important	Somewhat Important	Neutral	Not very Important	Not Important at all	Don't Know	Weighted Average*
More family-friendly type of accommodation for visitors.	27% 153	35% 197	21% 116	8% 47	9% 48	0.2% 1	2.2
Increased revenue for Village restaurant and retail businesses.	42% 237	36% 204	12% 65	6% 31	4% 25	0% 0	1.8
Cultural exchange between visitors and residents.	18% 99	29% 162	27% 150	15% 84	11% 63	1% 4	2.5
Mortgage helper/revenue source for property owners.	31% 173	28% 158	16% 90	12% 65	13% 72	1% 4	2.3

* The weighted average facilitates comparing the items on the list. The lower the weighted average, the higher the level of importance assigned to an item by respondents.

Other – please specify

Forty-nine respondents to this question provided further comments under *Other (please specify)*. Comments include the benefit to the local tourism economy, the flexibility vacation rentals afford landlords, and help in offsetting rising property taxes.

Many of the comments express further concerns rather than benefits such as companies owning multiple suites and how that detracts from community life in Cumberland; contribution to the housing crisis; need to tax vacation rentals; that benefits of vacation rentals can be realized through traditional accommodation businesses (BnBs, hotels, motels, hostels); and undue restrictions on property owner's choice.

One respondent acknowledges that vacation rentals are important for both local business and homeowners but states that there needs to be a balance between income and affordable and reliable long-term housing.



3.4 General Perspective on Vacation Rentals

Seventy-three percent (412) of respondents *strongly agree* or *agree* that vacation rentals take away from long term rental housing. In line with that level of agreement, 64% (362) of respondents *strongly agree* or *agree* that provision of long-term rental housing should be a priority over vacation rentals.

At the same time, a balanced approach is important to respondents. Seventy-two percent (403) *strongly agree* or *agree* that we need to protect long-term rental housing but also need to permit some vacation rentals. Fifty-six percent (317) *strongly agree* or *agree* that vacation rentals are an important part of the Village's economy.

Views are more divided on the statement "We need more vacation rentals". Twenty-nine percent (164) *strongly agree* or *agree* with that statement, while 25% (139) are *neutral* and 43% (240) *disagree* or *strongly disagree*. Views are also divided when it comes to whether anyone should be able to rent out their place as vacation rental. Thirty-five percent (199) *strongly agree* or *agree* while 11% (64) are *neutral* and 52% (289) *disagree* or *strongly disagree* with that statement.

Q9: To help us understand your perspective on vacation rentals, please indicate your level of agreement with the following statements.

	Strongly Agree	Agree	Neutral	Disagree	Strongly disagree	Don't Know
Vacation rentals are an important part of the Village's economy.	22% 121	35% 196	17% 91	16% 93	10% 54	1.3% 7
We need more vacation rentals.	12% 70	17% 94	25% 139	21% 120	21% 120	3.6% 20
Anyone should be able to rent out their place as vacation rental.	15% 82	21% 117	11% 64	26% 144	26% 145	1.4% 8
Vacation rentals take away from long term rental housing.	42% 234	32% 178	12% 66	11% 62	4% 21	0.4% 2
Provision of long term rental housing should be a priority over vacation rentals.	40% 224	26% 138	15% 84	11% 61	9% 53	0.5% 3
We need to protect long term rental housing but we also need to permit some vacation rentals.	34% 187	39% 216	15% 83	8% 47	4% 22	0.9% 5



Other – please specify

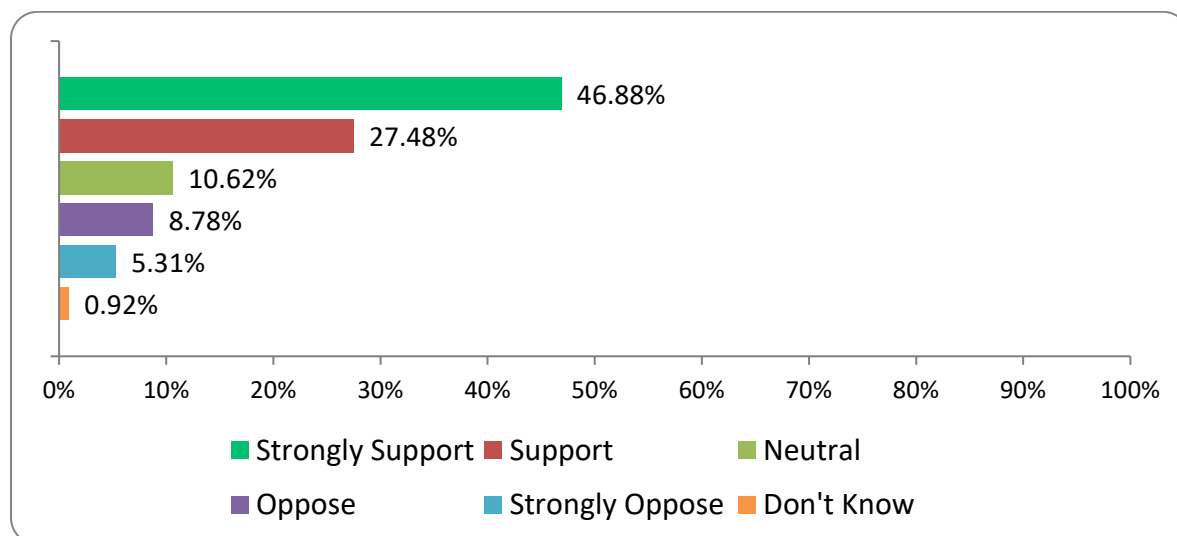
Forty-six respondents provided further comments. Comments include that people should be able to use their properties the way they wish as long as they fit licensing guidelines; the Village needs to have more housing options; more inclusive zoning and faster development application processing time so that both vacation rentals and long term rentals can be provided; landlords need to be given more rights to evict tenants if necessary to make renting long term more attractive to home owners; people may only be motivate to build suites for vacation rentals but not for long-term tenants; there is a need for a hotel in the Village; permit Bed and Breakfasts / rooms in a house instead of vacation rentals.

4.0 REGULATORY OPTIONS

4.1 Business License Number on Advertisements

In response to whether vacation rental owners should be required to list the business license number on print and on-line advertisements, 74% (407) *strongly agreed or agreed*. Fourteen percent (81) *strongly disagreed or disagreed*.

Q10: All businesses, including vacation rentals, operating in the Village are required to obtain a business licence. To help potential guests identify whether a vacation rental in the Village is permitted, the Village could require that vacation rental owners list their business licence number on all print and online advertisements. This would also help the Village identify businesses that are advertising but may be operating without a licence. Please identify your level of support for this approach.



Other – please specify

Highlights of comments on this question include that vacation rentals should pay higher property taxes like business owners or contribute some amount of their profit toward creation of long-term affordable housing; visitors will not care if someone has a business license; what is the benefit of a business license to the business; Village should enforce its regulations; the Village is busy enough and doesn't need to be regulating vacation rentals; the number of vacation rentals per capita should be limited; should ensure suites -whether long-term or vacation rentals – are legal; the Village should partner with license holders to attract visitors and provide a quality experience for them.

On-line workshop discussions

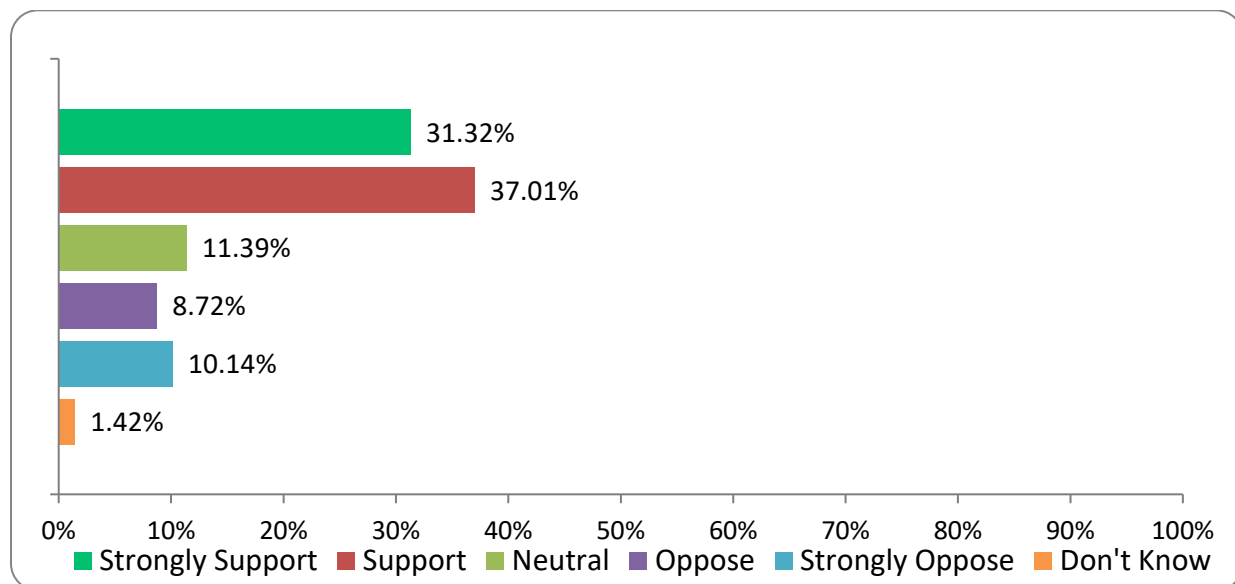
During the on-line workshops in February on the vacation rental regulation review, participants discussed regulatory options. With respect to requiring business license numbers to be displayed on print and online advertisements, the majority of participants were in support of this approach since it is a simple requirement but increases the ability of the Village to enforce vacation rental regulations.



4.2 Distinguish between year-round and occasional vacation rentals

Sixty-eight percent (384) *strongly support* or *support* distinguishing between year-round and occasional vacation rentals.

Q11: Some municipalities distinguish between year-round commercial vacation rentals and occasional home share vacation rentals. Year-round vacation rentals generate regular income for owners. Occasional home share vacation rentals refer to situations where owners rent out their home for no more than a few weeks in a given year while they are away. In your view, should the Village distinguish between the two types of vacation rentals by requiring on-site parking and a higher business license fee for year-round commercial vacation rentals and a minimal license fee and no additional parking requirements for occasional home share vacation rentals? Please indicate your level of support for having different requirements for those two types of vacation rentals.



Other – please specify

Seventy-three comments related to this question were received under *Other (please specify)*. Some question what the Village would be providing for an additional cost for year-round vacation rental business license fees. Others state the maximum rental should be twice a year or occasional rental; all need to have on-site parking; this would be difficult to monitor and manage; don't allow either; regulating house-sitting should not be the Village's business; and home share is not a business.

On-line workshop discussions

Generally participants were not concerned about permitting rental of a home by the principal resident (owner or long term tenant) while on vacation. Views diverged on requirements for year-round vacation rentals. The latter were seen as having the potential to contribute to



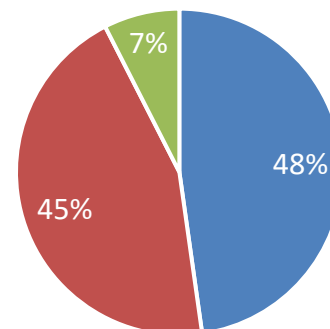
parking issues and noise year round. Requirements for year round vacation rentals were discussed and are summarized under the specific topics.

4.3 Caretaker/Permanent Resident Requirement

Responses as to whether there should be a requirement for a caretaker/permanent resident to reside on the property of the vacation rental) diverge. Forty-eight percent (267) support this approach, while 45% (250) are opposed.

Q12: Under current Village bylaws, anyone with a property in the R1-A Residential Infill zone (which includes most of the old part of Cumberland close to the downtown core) can rent out all, or any of, the following as vacation rentals: the main house, a secondary suite, a laneway or coach house. There is no requirement for a caretaker to live on the property. Please select your preferred approaches from the options below.

- Caretaker requirement: A permanent resident, such as the property owner or a caretaker, should be required to live on the property.
- No caretaker requirement: Owners should be able to rent out properties as vacation rentals without having to live on the property or having a caretaker live on the same property.



Other – please specify

Forty-two respondents provided further comments. Suggestions include tying the requirement of a caretaker to receipt of three valid complaints from neighbours at license renewal; capping the number of vacation rentals but not require a caretaker; having someone easily accessible should problems occur but not require them to live on site. A few respondents pointed out that a caretaker requirement would reduce out of town investors buying up single family homes as vacation rentals. On the flipside, others expressed their concern that a caretaker requirement would make entire unit rentals impossible and is impractical in the case where a single unit is rented on a property.

On-line workshop discussions

During the on-line workshops, several participants felt that a caretaker is not needed to prevent impacts on the neighbourhood. The majority of participants were supportive of a caretaker requirement to have a contact person in case of disturbance/partying by vacation rental

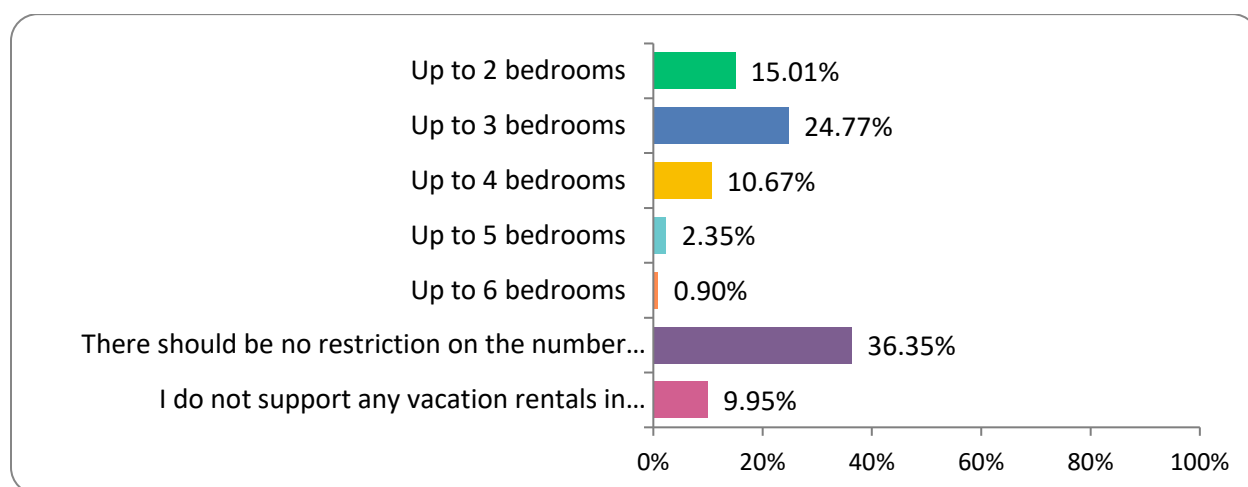


occupants, having oversight to discourage disturbance in the first place, ensuring at least one resident on a property is a community member to keep the neighbourhood occupied and not have homes sit empty for part of the year, leaving the street feel empty and less vibrant. A caretaker requirement was also seen as a way to discourage purchase of a home by non-resident investors who rent entire homes as vacation rentals.

4.4 Number of bedrooms that can be rented

In response to how many vacation rental bedrooms should be permitted to be rented on a single property, 36% (201) indicate that there should be no restriction on the number of bedrooms. This was followed by 25% (137) who believe the maximum number of bedrooms that can be rented should be three. None of the other options presented (0, 2, 4, 5, or 6 bedrooms) received more than 15% support.

Q13: The current regulations do not limit the number of bedrooms that can be rented as vacation rentals on a single property. If there is a main dwelling, secondary suite and a laneway house (or coach house) on a property, all bedrooms in those dwellings could be rented out to visitors. Depending on the number of bedrooms in each dwelling, that means three to nine bedrooms could be rented to visitors with associated parking requirements. Please identify your preference for how many bedrooms should be permitted as vacation rentals on a single property.



On-line workshop discussions

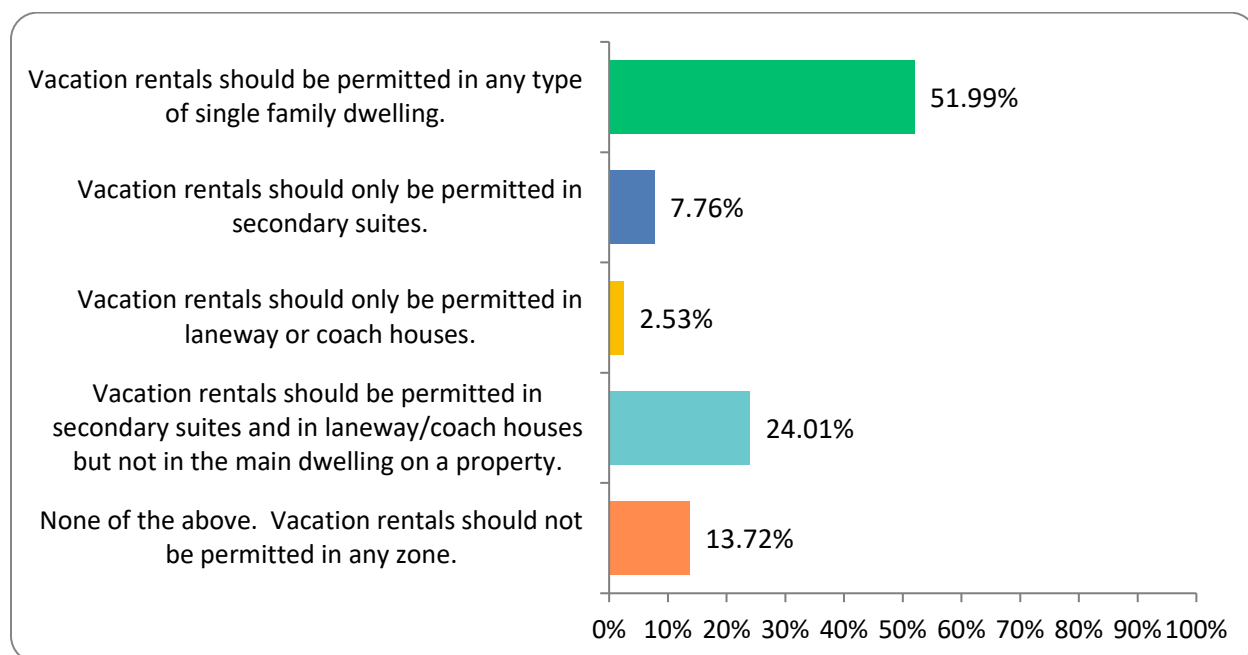
During the on-line workshops, a few participants commented that restricting the number of bedrooms or the number of guests might be easier than a cap of vacation rentals per block. One participant suggested that the maximum number of guests should be based on two people per bedroom. For example, if there are three bedrooms in a house, the maximum number of guests should be six. Another approach that was discussed was a cap per lot, for example, permitting one vacation rental unit per lot.



4.5 Types of dwellings where vacation rentals should be permitted

When asked in what zones vacation rentals should be permitted, 52% (288) agree with the statement that vacation rentals should be permitted in any type of single family dwelling. Twenty-four percent (133) agree that they should be permitted in secondary suites and laneway houses but not in the main dwelling. Fourteen percent (76) believe vacation rentals should not be permitted anywhere; 8% (43) believe that vacation rentals should only be permitted in secondary suites; 3% (14) believe they should only be permitted in laneway or coach houses.

Q14: Thinking about the types of dwellings where vacation rentals are permitted, please select the statement that you most agree with from the list below.



On-line workshop discussions

Most participants felt that the more important question is whether to require a principal resident/caretaker to live on the property. If that is a requirement, the type of dwelling that is rented is not important.

Participants discussed whether a property would still be considered a residential property if all units are rented as vacation rentals. Several participants felt that was a commercial use and should require a rezoning and be subject to the commercial tax rate.



4.6 Ideas to reduce possible impact of vacation rentals

When asked about their support for ways to reduce the overall impact of vacation rentals, 62% (344) *strongly support* or *support* a requirement to post a sign with the vacation rental name and a contact number at the property. Fifty-seven percent (321) *strongly support* or *support* a cap on the total number of vacation rentals permitted in the Village. Fifty-three percent (294) *strongly support* or *support* a cap on vacation rentals permitted per block while 31% (171) *strongly oppose* or *oppose* this approach.

Q15: Following are a few ideas to reduce the possible impact of vacation rentals on residential neighbourhoods. Please indicate your level of support for each.

	Strongly Support	Support	Neutral	Oppose	Strongly oppose	Don't know
There should be a cap on the total number of vacation rentals permitted in the Village.	34% 192	23% 129	12% 65	16% 87	13% 74	2% 12
There should be a cap on vacation rentals permitted per block.	32% 176	21% 118	15% 82	17% 97	13% 74	2% 11
Owners should be required to post a sign with the vacation rental name and a contact phone number at the property.	34% 188	28% 156	11% 63	15% 82	12% 65	0.4% 2

Other – please specify

Fifty-one further commented on the question. A number of comments caution that a cap may be difficult and costly to enforce and implement, in particular, how it was to be decided who is licensed and who is not. One suggestion is to hold a yearly lottery. A few comments suggest that a cap should only apply to year-round rentals.

A couple of comments suggest that the cap should be set as a percentage of total available housing.

With respect to a signage requirement, comments warn of privacy infringement, making vacation rentals which are not always occupied, vulnerable to vandalism and theft.



On-line workshop discussions

Participants during the on-line workshops pointed out that signage at the property could make a residential neighbourhood look more commercial. Also, participants were concerned that signage could let potential thieves or vandals know that a house is empty at times.

Participants agreed that contact information for a property manager or owner should be provided to the Village. Participants pointed out privacy concerns with posting contact information on a sign.

Signage for Bed and Breakfast establishments was seen as different since B&B's may want to encourage walk-ins whereas vacation rentals are booked solely on-line.

There was some interest in a possible cap on the total number of vacation rentals. Participants suggested that if there was a cap, vacation rentals could be permitted in all parts of the Village. From the perspective of a vacation rental owner, a cap was seen as a tool to ensure the vacation rental market in Cumberland does not become too competitive which could reduce the number of bookings for individual vacation rentals.

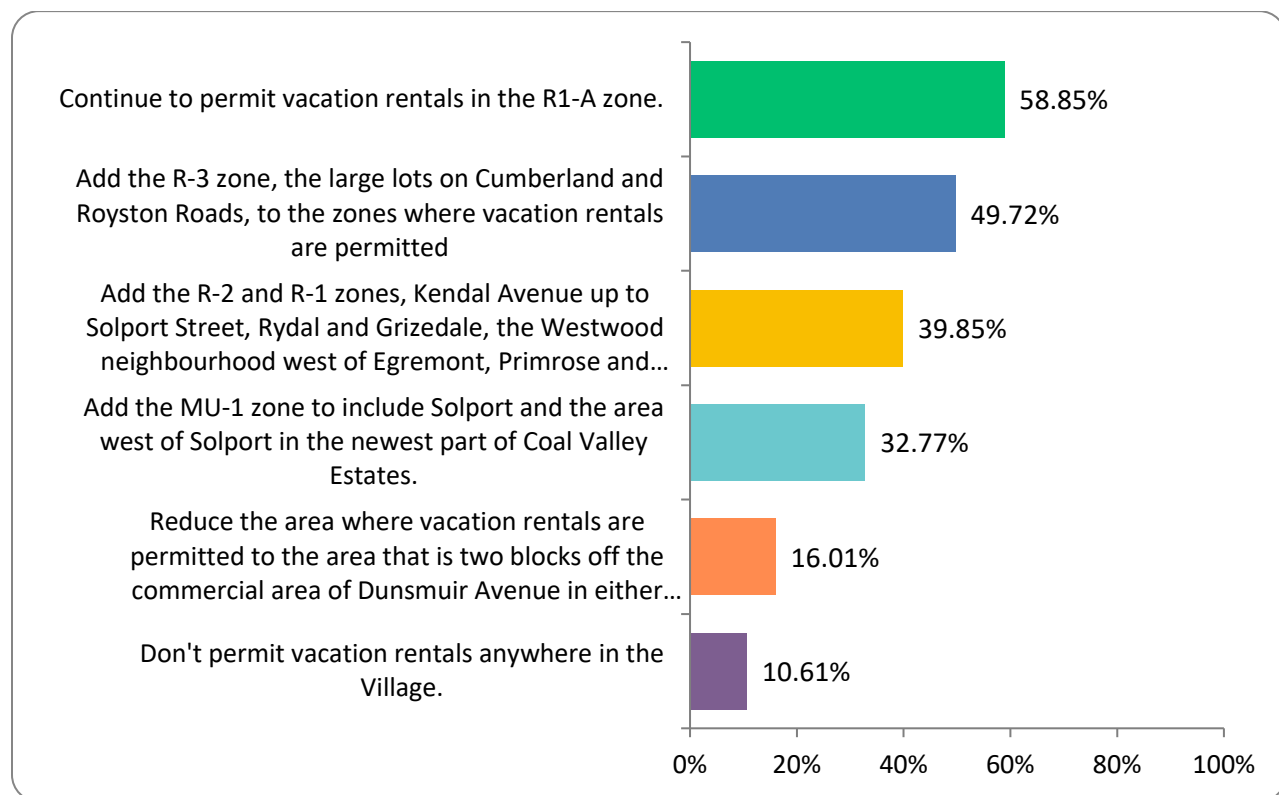
One participant commented that as long as vacation rentals were an accessory use to a principal single family use on the same property, it would not matter if they are spread out across the Village.



4.7 Zones where vacation rentals should be permitted

In response to the question in what zones vacation rentals should be permitted, 59% (316) agree that vacation rentals should continue to be permitted in the R1-A zone. Fifty percent (267) suggest adding the R-3 zone, 40% (214) would like to see the R-2 and R-1 zones added and 33% (176) support adding the MU-1 zone (Coal Valley Estates). Sixteen percent (86) would like to see the area where vacation rentals are permitted reduced to two blocks off the commercial area of Dunsmuir Avenue in both directions. Eleven percent (57) want to see the Village not permit vacation rentals anywhere.

Q16: Finally, the Village would like to know if you agree with the current regulation which permits vacation rentals in the R1-A Residential Infill zone or if you would like to see vacation rentals permitted in a smaller or a larger area. (To find out where the R1-A zone is, view the Zoning Bylaw map.) Please tick off all the statements that you agree with.



Other – please specify

Sixty-two respondent provided further comments on this question. A couple of respondents supported increasing the area where vacation rentals are permitted but putting a cap on the total number or limit the number per block. Others agree with permitting vacation rentals in other zones if there is strict enforcement.



One respondent suggests adding vacation rental as a permitted use to the VCMU-1 zone, while another suggests only to permit them in the new part of town. A few respondents point out that vacation rentals exist in all zones. One suggestion is to require a rezoning to add vacation rental as a permitted use.

On-line workshop discussions

There were several views on whether vacation rentals should be permitted in other zones during the on-line discussions. Most participants seemed comfortable with continuing to restrict vacation rentals to the R1A -Residential Infill zone since that area is within walking distance of the commercial core. In addition, limiting the use to one area/zone assists with enforcement and limits the total possible number, especially if there is no total cap.

Others suggested that vacation rentals could be permitted throughout the Village, in particular if a caretaker requirement, an overall cap and/or a restriction on the number of vacation rentals permitted per lot were in place. One of the reasons provided for permitting vacation rentals in other areas of the Village was that there are less parking pressures in other areas of town, such as Coal Valley Estates (except Kendal Avenue).

One participant expressed their interest in having a vacation rental permitted in one of their residential units in the downtown commercial core.

5.0 OTHER COMMENTS AND SUGGESTIONS

The survey provided the option to leave other comments at the end. Thirty-seven percent (245) respondents took the opportunity to do so. The full comments are attached as Appendix B. The responses are categorized according to themes in the graph below.

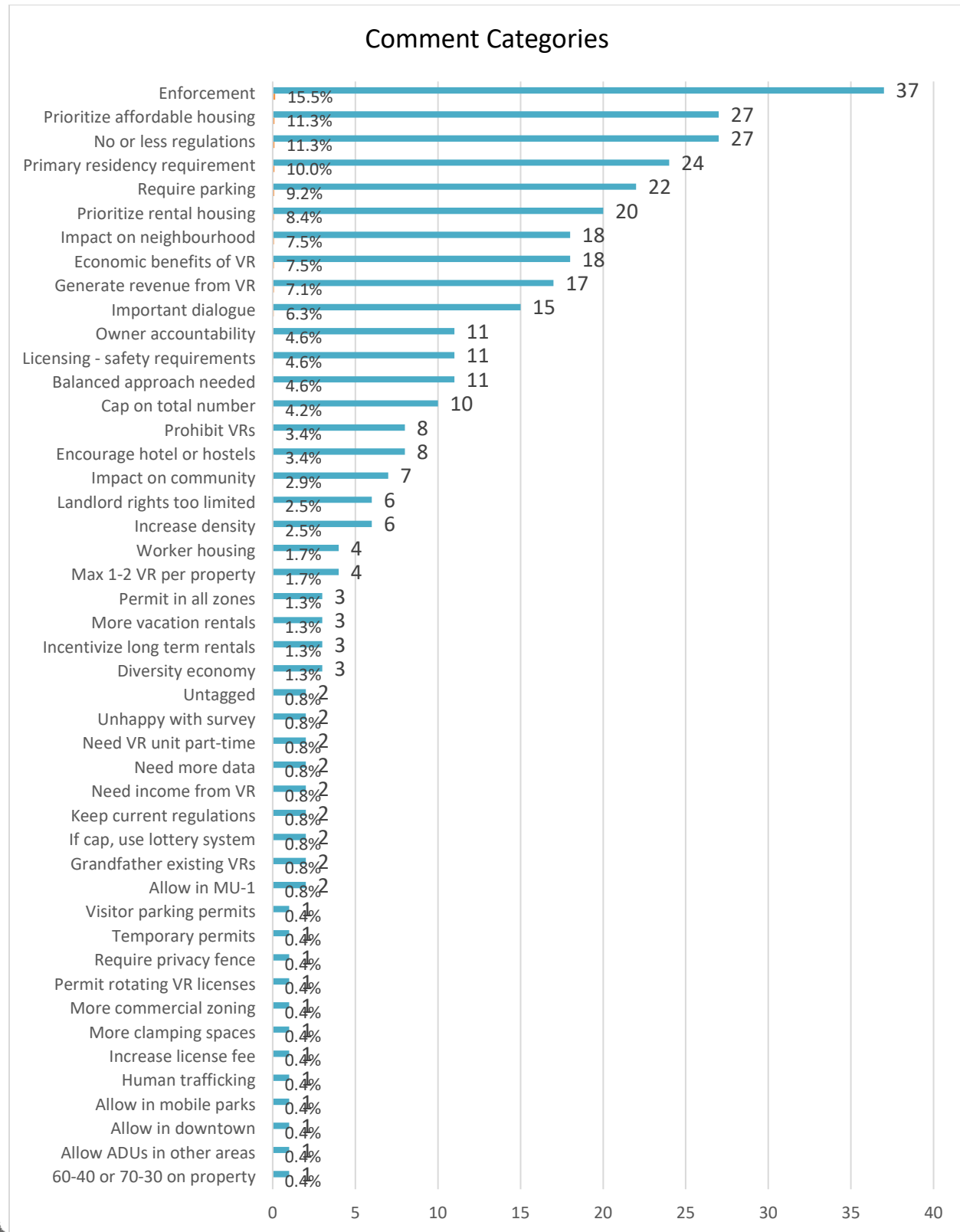
The most frequent concern expressed relates to enforcement. Fifteen percent (37) of respondents comment on enforcement. Eleven percent (27) mention the importance of affordable housing (11%/27). On the flipside, 11% (27) express in their comments that they want to see no or less regulation of vacation rentals. Ten percent (24) comment that they support a primary residency requirement. Parking is also an important issue, raised by 9% (11) of respondents. The importance of rental housing was mentioned by 8% (20).

Many respondents acknowledge in their responses that multiple objectives need to be met when considering amendments to the regulations. Eight percent (18) mention impacts of vacation rentals on neighbourhoods while 8% (18) mention their economic benefit to the community. Seven percent (17) suggest that the Village should generate revenue from vacation rentals through a hotel tax or commercial taxes.

Six percent (15) thanked the Village for the survey and/or recognized the public engagement as inviting an important dialogue. Further comments and ideas are captured in the categories below.



Q17: Please leave us any other comments or suggestions you have on how the Village should regulate vacation rentals



6.0 ANALYSIS – REGULATORY OPTIONS

As evidenced in the responses to the questions, there is a high level of support for some regulatory options while views diverge on others. The following analysis summarizes the level of public and stakeholder support for each regulatory options and briefly discusses implications of each option on enforcement, availability of long-term rental housing, and other considerations that might be applicable such as reducing potential impact on neighbours. Following the discussion, recommendations and next steps for possible bylaw amendments to the vacation rental regulations are provided.

6.1. Parking requirement

In response to how concerned they are about possible impacts of vacation rentals, 55% (311) survey respondents indicate that they are very or somewhat concerned about vacation rentals taking away available street parking. Parking also came up as an important issue in the open-ended comments. Nine percent (22) of respondents who provided additional comments mentioned the importance of requiring on-site parking. One respondent suggested a visitor parking permit.

Parking was also identified as an issue during the on-line workshop.

Discussion

Given the concern about parking, and the potential impact that vacation rentals can have on availability of street parking, the current parking requirement of one space per bedroom rented seems reasonable. There could be a reduction for properties that rent out two units and altogether five or more bedrooms to account for use of some units by families who are likely only to use one vehicle for four persons (two bedrooms). Further the Village could consider limiting the cash-in-lieu option.

Recommendation

Retain the current requirement of one space per bedroom. Further, explore under what circumstances a reduction in parking may be warranted based on the likelihood that units may be rented by families who use a single vehicle requiring less parking.

6.2. Business license number on advertisements

Seventy-four percent (407) *strongly agreed* or *agreed* with requiring vacation rental owner to list their business number on print and on-line advertisements. The majority of on-line workshop participants also agreed with this requirement.

Enforcement was a key issue identified by those who left comments at the end of the survey. Fifteen percent (37) mentioned the importance of enforcement.

Discussion



Requiring the business license number to be listed on advertisements is central to an effective enforcement program and successful implementation of vacation rental regulations. This requirement allows the bylaw officer to scan listings and investigate any that do not display a business license number in order to seek greater compliance with the regulations.

Recommendation

Make the listing of the business license number on advertisements a requirement in the updated vacation rental regulations.

6.3. Distinguish between year-round and occasional vacation rentals

Sixty-eight percent (384) of survey respondents *strongly support* or *support* distinguishing between year-round and occasional vacation rentals. The purpose of this distinction would be to not regulate occasional vacation rentals, or to have fewer regulations and requirements for them than year-round vacation rentals. Comments on this topic state that both types of rentals should provide on-site parking. Some caution that a distinction would be difficult to monitor. Most workshop participants expressed that they are not concerned about permitting rental of a home by a principal resident while on vacation.

Discussion

Some jurisdictions, like Victoria and Powell River, charge a lower business license fee for rentals that operate less than 28 days per year (see Appendix C). However, it is time consuming to monitor which vacation rentals operate year-round and which ones are rented only up to the annual limit of days. Effective monitoring would require host compliance software. Given the Village's limited bylaw enforcement resources and the cost of host compliance software (an estimated \$15,000 per year), it may be preferable in the short term to retain the existing low license fee for both types of vacation rentals. A high license fee may also deter vacation rental businesses from applying for a license.

To facilitate establishing different licensing fees in the future through an update to the Business License Bylaw without also having to amend the Zoning Bylaw, separate definitions for both types of vacation rentals can be added to the Zoning Bylaw as part of this regulatory update.

Recommendation

Change the definition of vacation rentals in the Zoning Bylaw to distinguish between the commercial use of a home as a year-round vacation rental, occasional use for less than a month per year, and home-sharing of a principal residence.



6.4. Caretaker requirement

The on-line survey identifies ‘caretaker’ as a permanent resident, either an owner or long-term tenant designated as a caretaker. Responses on this requirement are divided with 48% (267) supporting this approach and 45% (250) opposed. During the on-line workshop, agreement with a caretaker requirement was high. Those who support the requirement mention the benefit of having a contact person in case of irresponsible behaviour by vacation rental guests, ensuring a property is occupied year-round and does not sit empty for part of the year and discouraging purchase of houses by non-resident investors to operate them as vacation rentals.

Concerns of those opposed to this requirement are that this makes entire unit rentals impossible unless there is more than one unit on a property. It was felt that providing a contact for a caretaker who lives nearby or a local property management company would accomplish the same as a live-in caretaker.

Of those who identified themselves as vacation rental owners in the survey, 85% (11) selected the option that they prefer not to rent out the units year-round since they like to have access to them for part of the year. This was also expressed in two of the comments at the end of the survey.

Discussion

A caretaker/principal resident requirement on the property would limit entire unit rentals to properties that have more than one dwelling. While support for this requirement is mixed, this is an important tool to reduce investment properties for the purpose of renting them as vacation rentals and reducing the potential impact of vacation rentals on neighbourhoods. A caretaker/principal resident requirement would be implemented by making vacation rentals a home occupation in the Zoning Bylaw.

Recommendation

Require a caretaker/principal resident to live on the property with vacation rentals.

6.5. Limit on number of bedrooms that can be rented and/or on number of guests

Thirty-six percent (201) of survey respondents believe that there should be no restriction on the number of bedrooms that can be rented; while 25% (137) believe the maximum number of bedrooms should be three. None of the other options presented (0, 2, 4, 5, or 6 bedrooms) received more than 15% support.

On-line workshop participants discussed alternatives to regulating the number of bedrooms such as regulating the maximum number of guests or restricting the number of dwellings on a single lot that can be rented as vacation rental to one of two or two of three dwellings.



Discussion

While there is limited support for restricting the number of bedrooms that can be rented, an upper limit on the maximum number of bedrooms or guests may be desired to distinguish a vacation rental operation from a more intensive commercial use such as a guest house.

A limit on the total number of bedrooms may be easier to enforce than a limit on the total number of guests. If a limit is implemented, property owners wishing to rent out bedrooms beyond that limit or have more guests would be required to apply for a rezoning.

Recommendation

Review and present a possible limit on the total number of bedrooms and guests for further discussion.

6.6. Type of dwellings where vacation rentals should be permitted

Fifty-two percent (288) of survey respondents agree that vacation rentals should be permitted in any type of single-family dwelling (principal dwelling, secondary suite or laneway/coach house). The majority of workshop participants agreed. Workshop participants felt that the type of dwelling that is rented out on a property is not important but that it is more important to have a principal resident or caretaker live on the property.

Discussion

The *type of dwelling* rented out as a vacation rental does not impact the availability of long term rental housing in the same way as the *number of units* that are rented as vacation rentals does. Further, having different types of dwellings and, therefore, dwellings with different numbers of bedrooms available, provides greater accommodation options for tourists, encouraging overnight stays in Cumberland.

Recommendation

Do not restrict the type of dwelling that can be rented as a vacation rental unit.

6.7. Cap on total number of vacation rentals permitted

Fifty-eight percent (321) of survey respondents *strongly support* or *support* a cap on the total number of vacation rentals permitted in the Village. Comments suggest that the cap could be set as a percentage of total available housing. Workshop participants expressed some interest in a cap, with a few being in support if that meant vacation rentals could be permitted in all parts of the Village. A vacation rental owner participating in the workshop saw a cap as a tool to limit competition among vacation rentals and therefore increase bookings for those vacation rentals that are permitted.



How it is to be decided who gets to have a vacation rental and enforcement is a concern expressed by some. A waiting list was discussed as an important tool to facilitate new entries into the vacation rental business since, each year, there is a certain amount of turn-over in business licenses issued for vacation rentals.

Discussion

A cap would permit the Village to be specific about the total number of vacation rentals that are acceptable in the community. The cap can be set with consideration to the important benefits of vacation rentals as well as their impacts on the community, in particular, the availability of long-term rental housing. At the same time, the Village would have to be cognizant that not all vacation rentals would convert to long term rentals since some owners do not want to rent long term for a variety of reasons (explored in question 6).

A cap could be set at a percentage of secondary suites and accessory dwelling units in the zone(s) that permit vacation rentals or as a percentage of total housing supply. According to the Village's 2020 Housing Needs report, commercial year-round entire-unit vacation rentals represented an estimated two percent of total housing supply in 2019 or about eight percent of rental housing supply. Within the Comox Valley region, commercial entire-unit vacation rentals represented an estimated one percent of total housing supply. This represented about four percent of rental housing supply.

To set a cap, the Village would have to gather data to update the above numbers, estimate existing vacation rentals (legal and illegal) and review building permit trends and projections, in particular, for secondary suites and accessory dwelling units. Depending on decisions regarding a principal residency requirement and restrictions on maximum number of bedrooms or guests, similar outcomes to a cap might be achieved through other regulatory options.

A further challenge is that implementing a cap may require introducing a Temporary Use Permit system for vacation rentals since the Village may not be able to restrict their numbers in the zone where they are permitted in the Zoning Bylaw. Temporary Use Permit applications for vacation rentals could be processed in batches but would nonetheless require considerable staff time.

If of interest, data to inform setting a cap can be collected and possible mechanisms to apply a cap reviewed and outlined in detail.

Recommendation

Pursuing a cap on total number of vacation rentals is not recommended until decisions have been made with respect to other regulatory options that will restrict vacation rentals.



6.8. Cap on number of vacation rentals per block

Fifty-three percent (294) *strongly support* or *support* a cap on vacation rentals permitted per block; while 31% (171) *strongly oppose* or *oppose* this approach.

Discussion

A cap on the number of vacation rentals per block could still permit a fairly large number of vacation rentals given the number of blocks (approx. 70) in the R1-A zone, and in other zones, if vacation rentals are to be permitted in additional zones. A clear definition of 'block' would be required, given that some blocks are very long, some have a different zone across the street, some end in a cul-de-sac, others are separated by an undeveloped road allowance. This regulatory tool would require mapping of business licenses issued and likely would have to be supported by specialized software. Unless only one vacation rental is permitted per block, this approach still allows for a relatively high number of vacation rentals and may not be particularly effective at protecting long term rental housing supply.

Similarly to a cap on the total number of vacation rentals, a cap per block may require a Temporary Use Permit system for vacation rentals.

Recommendation

Do not pursue a cap on the number of vacation rentals per block.

6.9. Sign at vacation rental

While 62% (344) of survey respondents *strongly support* or *support* a requirement to post a sign with the vacation rental name and a contact phone number at the property, the majority of workshop participants opposed such a requirement. In their comments, some survey respondents cautioned of privacy infringement and making vacation rentals, which are not always occupied, vulnerable to vandalism and theft. This sentiment was echoed by workshop participants who had the opportunity to discuss the implications of this type of regulation.

Discussion

A principal residency requirement would mitigate against the possibility of exposing a vacation rental property to greater risk of theft or vandalism if a sign is posted at the property. With respect to posting a phone number, since a vacation rental is a business, it can be assumed that the operator (owner or a management company) would have a business phone number that can be posted publicly. Requiring a sign at the property would increase accountability by the vacation rental owner/operator and facilitate resolution of issues with vacation rental guests between owner/operator and neighbours.



If a principal residency requirement is not introduced, a sign requirement should be further explored and balanced with concerns over greater exposure to theft or vandalism of the vacation rental.

Recommendation

If a principal residency requirement is introduced, require posting a sign with contact information at the property.

6.10. Zones where vacation rentals are permitted

The majority of survey respondents and workshop participants support continuing to permit vacation rentals in the R1-A zone. Fifty-nine percent (316) of survey respondents agree that vacation rentals should continue to be permitted in the R1-A zone. Most workshop participants agreed. A commonly expressed reason is that the R1A - Residential Infill zone is within walking distance of the commercial core. In addition, limiting the use to one zone assists with enforcement and the total possible number of vacation rentals. This is especially important if there is no cap on the total number.

Opinions diverged on whether vacation rentals should also be permitted in other zones. Fifty percent (267) of survey respondents support permitting vacation rentals in the R-3 zone, 40% (214) would like to see them permitted in the R-2 and R-1 zones, and 33% (176) in the MU-1 zone (Coal Valley Estates). Sixteen percent (86) would like to see the area where vacation rentals are permitted reduced to two blocks off the commercial area of Dunsmuir Avenue in both directions. Eleven percent (57) want to see the Village not permit vacation rentals anywhere.

At the same time, survey respondents recognize the importance of the protection of long term rental housing in the Village. When asked about how concerned they are about possible impacts of vacation rentals, 70% (392) identified that they are *very concerned* or *somewhat concerned* of vacation rentals taking away possible long-term rental units.

In response to the question seeking to understand respondents' general perspective on vacation rentals, 73% (321) *strongly agree* or *agree* that vacation rentals take away from long term rental housing and 65% (362) *strongly agree* or *agree* that provision of long-term rental housing should be a priority over vacation rentals.

Discussion

Given that the R1-A zone permits both secondary suites and accessory dwelling units in addition to the principal dwelling unit, while most of the other zones only permit secondary suites, the R1-A zone allows for the greatest variety of housing types for both vacation rentals and long term rental housing. Even if a caretaker/principal residency requirement is introduced (see 6.4 above), separate entire unit rentals would still be possible in the R1-A zone – either in the principal dwelling or in the accessory dwelling



unit. This protects a diversity of tourist accommodation as well as a diversity of long term rental housing.

In order to protect long-term rental housing, which is important to a majority of survey respondents and workshop participants, any expansion of vacation rentals as a permitted use to other zones should be accompanied by a cap on the total number of vacation rentals permitted and a strong enforcement program. It is also important to consider that once a use is expanded to other areas, it is difficult to pull it back to a smaller area. An expansion to other zones could be considered in the future if updated vacation rental regulations and enforcement work well.

Recommendation

Continue to permit vacation rentals in the R1-A zone only.

7.0 CONCLUSIONS

The public input received indicates strong support for regulations that facilitate enforcement (advertising of business license numbers), while leaving some flexibility for homeowners (choice of type of dwelling unit, no or limited restrictions on number of bedrooms or guests).

There is also strong public support for prioritizing the protection of long term rental housing. However, opinions diverge on how that is to be done and a number of respondents, nonetheless, suggest extending permission of vacation rentals to other zones in addition to the R1-A.

With consideration of public input as well as the Village's ability to enforce regulations and protect long term rental housing stock, the recommendation is to continue permitting vacation rentals only in the R1-A zone. In order to facilitate enforcement and increase accountability to neighbours, requirements to advertise the business number and post a sign at the property are recommended. To limit purchase of investment properties used as vacation rentals, the recommendation is to introduce a caretaker/principal residency requirement. This should also reduce the impact of vacation rentals on neighbours and the community overall. Parking remains an important issue for many engagement participants, indicating that the Village should continue to require one parking space per bedroom. A further review of parking requirements can consider reducing the number of spaces required by one space depending on the total number of bedrooms or guests.

Implementation of the above recommendations will require amendments to the Village's business license and zoning bylaws.



APPENDICES

Appendix A: Comments Received under Other Please Specify by Question

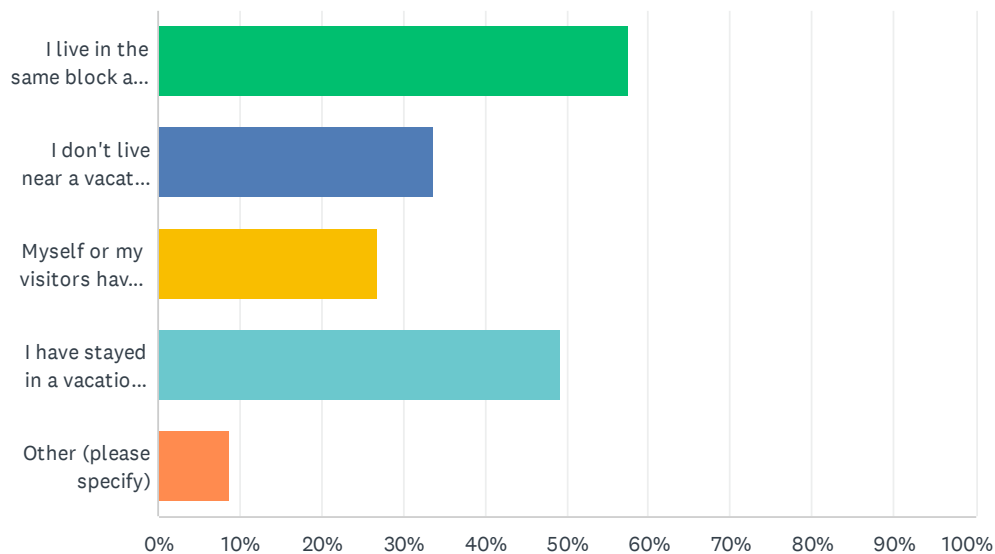
Appendix B: Responses to Question 17: Other Comments and Suggestions

Appendix C: On-line Workshop Presentation



Q3 Please select all that apply to you:

Answered: 219 Skipped: 20



ANSWER CHOICES	RESPONSES	
I live in the same block as a vacation rental	57.53%	126
I don't live near a vacation rental (that I am aware of)	33.79%	74
Myself or my visitors have stayed in a vacation rental in Cumberland	26.94%	59
I have stayed in a vacation rental elsewhere	49.32%	108
Other (please specify)	8.68%	19
Total Respondents: 219		

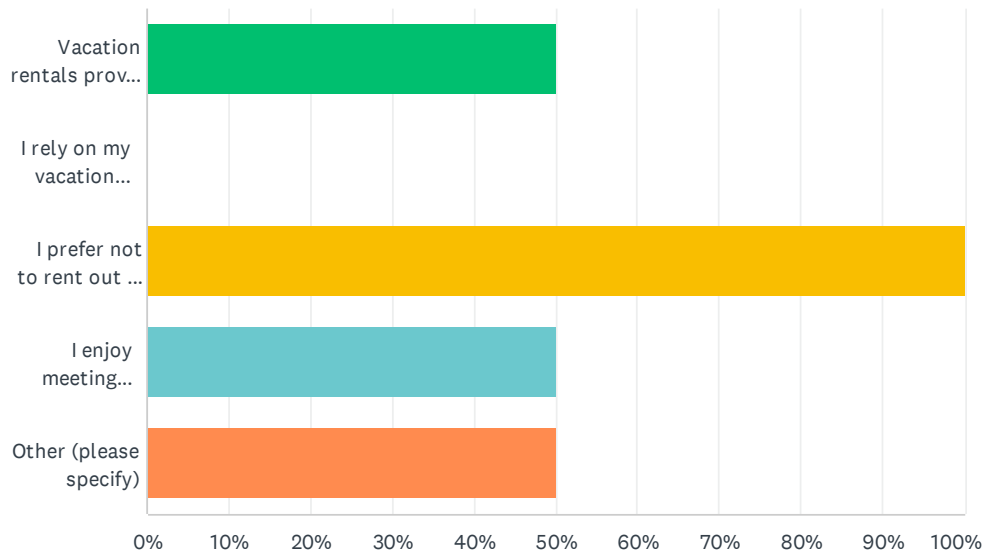
#	OTHER (PLEASE SPECIFY)	DATE
1	Live near more than one more than one on my block...	2/6/2022 8:16 PM
2	There are two vacation rentals in the next block. Their backyards abut my backyard. and they have a serious impact on my enjoyment of my yard and garden.	2/5/2022 12:21 PM
3	Aware of unlicensed VR I live near an illegal vacation rental	1/29/2022 10:30 AM
4	Aware of illegal VR Live in an area with illegal vacation rentals	1/25/2022 10:52 PM
5	Aware of illegal VR neighbours run an illegal air b n b	1/25/2022 10:40 PM
6	Owner of a property outside the Zoned in-fill	1/25/2022 11:45 AM
7	Don't know I'm not sure if I live near a vacation rental	1/23/2022 3:36 PM
8	We own a vacation rental in Cumberland	1/23/2022 8:55 AM
9	Live near more than one I live near two AirBnb rentals	1/20/2022 9:31 PM
10	I live on one of the gulf island and have a rental property with a long term tenant in Cumberland	1/20/2022 8:43 PM
11	I have a vacation rental elsewhere	1/19/2022 5:47 PM
12	I live close to illegal vacation rentals in Cumberland	1/19/2022 2:50 PM

Village of Cumberland Vacation Rental Survey

13	Many people I know have rented airbnb here	1/19/2022 11:15 AM
14	Living in a VR for winter pre-covid we had a vacation rental, now monthly rental (residential)	1/19/2022 10:37 AM
15	Aware of unlicensed VR There is an unlicensed vacation rental in the house where I rent. I do not live in the residential infill area.	1/19/2022 9:59 AM
16	have an ADU development permit, BP application in progress	1/19/2022 6:09 AM
17	Have a VR I have a licensed vacation rental	1/19/2022 5:40 AM
18	3/6 surrounding houses are vacation rentals	1/18/2022 5:25 PM
19	plan to have VR I plan to have a vacation rental	1/18/2022 2:16 PM

Q6 As a vacation rental owner, please identify your reasons for renting to short term instead of long term tenants. Select all that apply.

Answered: 2 Skipped: 237

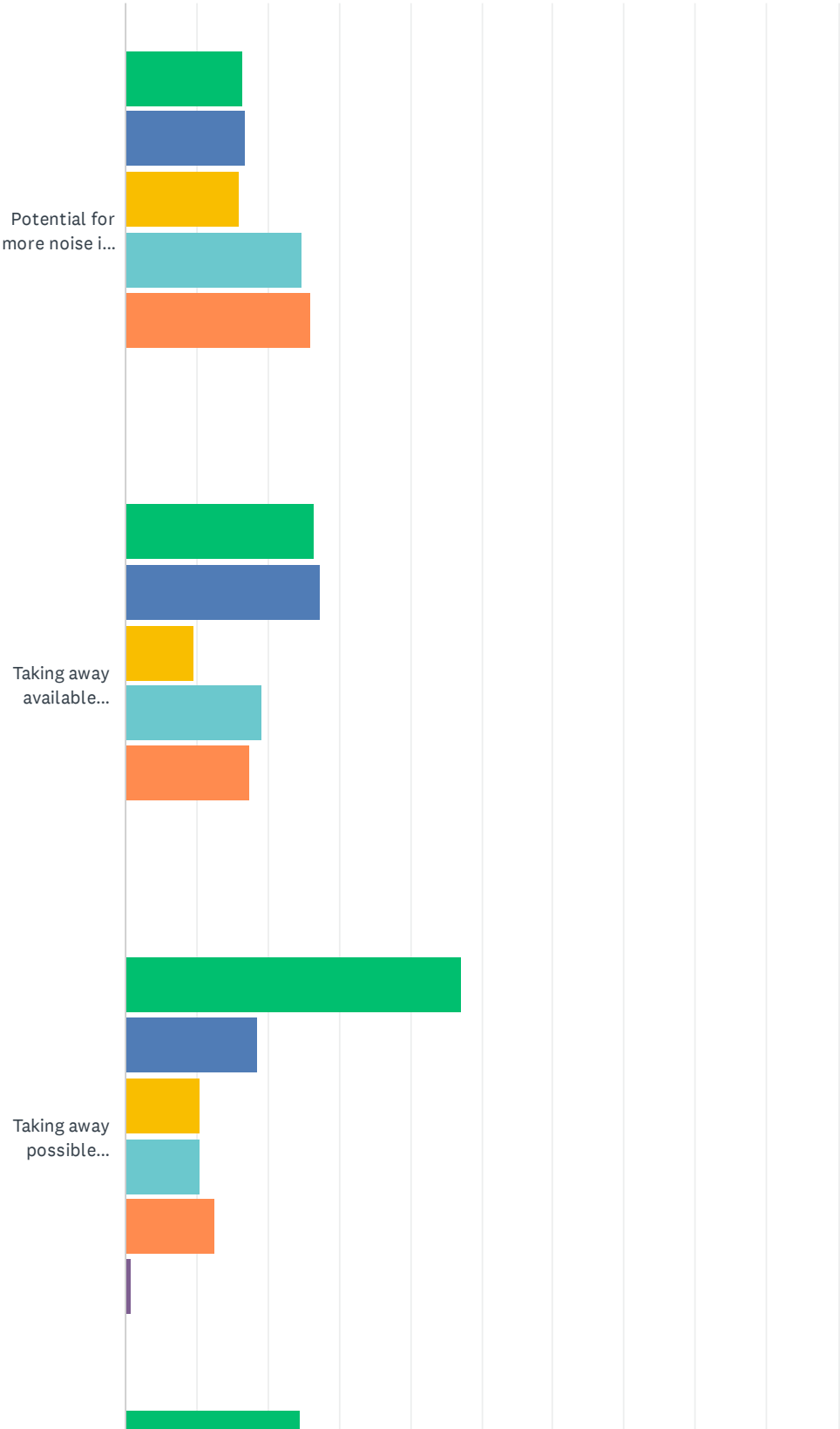


ANSWER CHOICES		RESPONSES	
Vacation rentals provide a better return on investment than long term rentals.		50.00%	1
I rely on my vacation rental(s) as my primary source of income.		0.00%	0
I prefer not to rent out the unit(s) year-round since I like to have access to them for part of the year.		100.00%	2
I enjoy meeting visitors.		50.00%	1
Other (please specify)		50.00%	1
Total Respondents: 2			

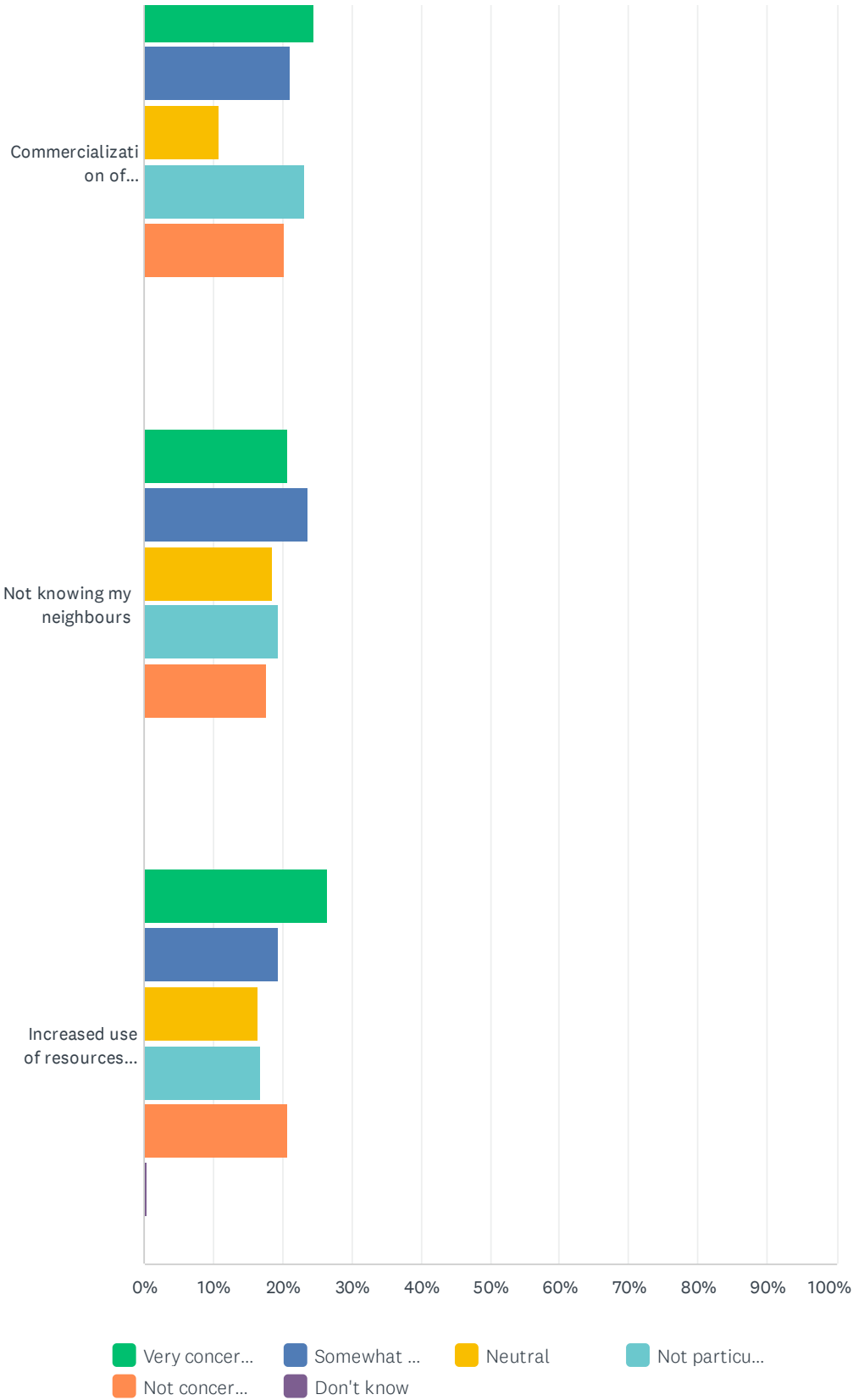
#	OTHER (PLEASE SPECIFY)	DATE
1	Limits on landlord rights I don't give up control of my assets tenants have all the rights and landlords have none. Not fair to the property owner	1/19/2022 5:42 AM

Q7 As the number of vacation rentals in Cumberland increases, how concerned are you about the following possible impacts?

Answered: 239 Skipped: 0



Village of Cumberland Vacation Rental Survey



Village of Cumberland Vacation Rental Survey

	VERY CONCERNED	SOMEWHAT CONCERNED	NEUTRAL	NOT PARTICULARLY CONCERNED	NOT CONCERNED AT ALL	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Potential for more noise in the evenings and on weekends.	16.39% 39	16.81% 40	15.97% 38	24.79% 59	26.05% 62	0.00% 0	238	2.7
Taking away available street parking	26.36% 63	27.20% 65	9.62% 23	19.25% 46	17.57% 42	0.00% 0	239	2.3
Taking away possible long-term rental units.	47.06% 112	18.49% 44	10.50% 25	10.50% 25	12.61% 30	0.84% 2	238	2.0
Commercialization of residential neighbourhoods	24.47% 58	21.10% 50	10.97% 26	23.21% 55	20.25% 48	0.00% 0	237	2.5
Not knowing my neighbours	20.68% 49	23.63% 56	18.57% 44	19.41% 46	17.72% 42	0.00% 0	237	2.5
Increased use of resources (water, energy, garbage generation)	26.47% 63	19.33% 46	16.39% 39	16.81% 40	20.59% 49	0.42% 1	238	2.4

#	OTHER (PLEASE SPECIFY)	DATE
1	Too many tourists tourists taking over our community, our forests and our lakes. the amount of airbnb's is insane and they do fill up with the hype around cumberland. the more availability the more they come... the village has changed and it is not for the better	2/6/2022 8:31 PM
2	Less community A big part of what makes Cumberland great is the people who are engaged and invested in the community, through home ownership and long term rental.	2/1/2022 10:11 PM
3	No concern As long as vacation rentals are a part of a larger house where my neighbours live, I don't see any concerns.	1/31/2022 9:50 AM
4	Less l-t rentals In the 3 years I have lived in Cumberland, I have already witnessed at least one person lose their long-term affordable rental as a house was sold and then turned into a short-term rental.	1/29/2022 12:06 PM
5	Not fair to neighbours Not fair to property owners who did not expect a short term rental near by	1/29/2022 10:37 AM
6	Stress of moving for l-t "Temporary rentals" ie rentals for less than a year become more common, and therefore much stress of constantly moving year to year	1/27/2022 12:29 AM
7	Used for human traffickin Human Trafficking. It was presented to Council at a meeting in 2021 that Human Trafickers are using AirBnb's and VRBO's instead of motels for engaging John's in sex trade commerce. Most of the time the women and men who are working in these "companies" are being trafficked. Why aren't you more concerned about his and why isn't this on the survey? It was literally brought to your attention at a Council Meeting in the last 7 months.	1/26/2022 9:15 PM
8	Low rental vacancies forced to move after 18 years in village due to low occupancy yet unlimited Airbnb's exist	1/26/2022 8:38 AM
9	Parking Applicants for short term rentals should submit and have a parking plan approved with an emphasis on avoiding street parking.	1/25/2022 7:57 PM
10	Although these resources may be strained, it requires that we further develop our communities systems and increase jobs.	1/25/2022 4:48 PM
11	Missed tax opportunity Concerned the practice will continue to occur and not regulating it provides a missed opportunity to tax it and generate funds to support more rental accommodation	1/25/2022 12:08 PM
12	Not being able to move to Cumberland, which I want to do so I can mountain bike more.	1/24/2022 1:20 AM

Village of Cumberland Vacation Rental Survey

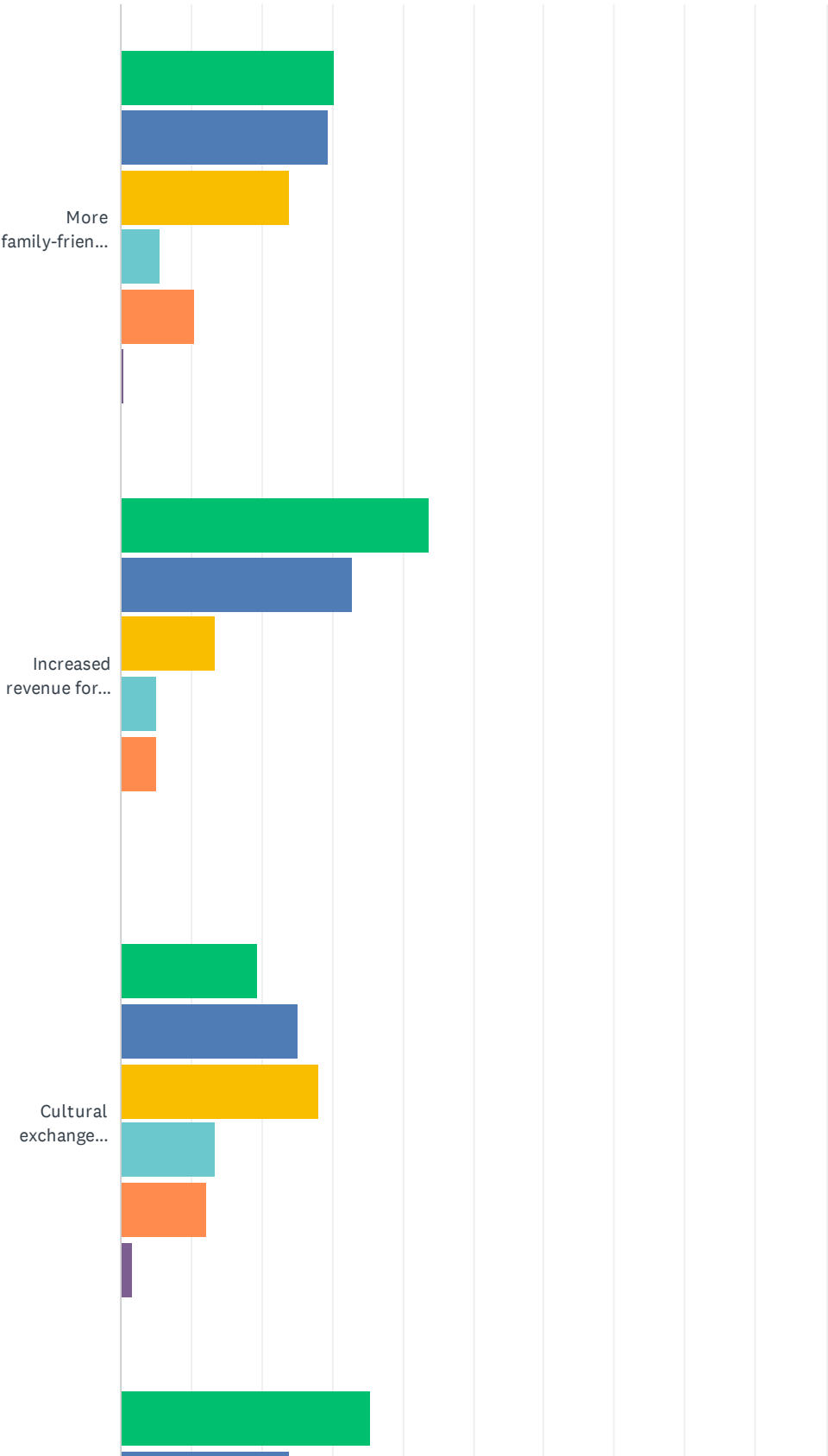
13	Increased l-t rents Driving the price of long term rentals up	1/22/2022 3:52 PM
14	Loss of community My biggest fear is that we are losing our community to vacationers and that we will become the next tofino	1/21/2022 10:24 AM
15	No diff in resource use Vacation rentals wouldn't impact the use of resources any more than having a long term renter in the space	1/21/2022 6:38 AM
16	Growth. Progress. Development. It all comes with the territory. We live in a beautiful place and cannot shield it from the outside world. Our way of life and remoteness has been a precious commodity, one that many fear losing due to progress, growth and development. Welcome to the way the rest of the world has been experiencing population growth and density	1/20/2022 9:06 PM
17	I do not own a vacation property but I feel that the people that do have right to continue just as much as the people that rent out long term rentals. It is a NO BRAINER that Cumberland needs tourists to visit for the businesses, the village itself and everything else to thrive...the village should be more concerned about cleaning up the village itself like the roads, updating the parks, adding street lights for safety, adding lights at the dog park and the skate park etc and leave all the law abiding/taxing paying citizens alone...clean up the village make it inviting and the people will come, spend money and enjoy the village and trails and the people that live here will be happy and safe...	1/20/2022 3:04 PM
18	Fire risk High risk of fire (firepits etc) noise pollution. Less care/investment in the community	1/20/2022 1:56 PM
19	I can not, nor will I rent any of my space long term. As the potential for financial loss is to high.	1/20/2022 1:15 PM
20	Loss of community Vacation rentals makes for a transient type of community and does not necessarily foster a strong sense of community.	1/20/2022 12:51 PM
21	Impact on legitimate short-term accommodation businesses (Waverley, Riding Fool), or removing the incentive to build more legitimate rental businesses.	1/20/2022 10:37 AM
22	Unsustainable increases in rent owing to declining supply of long-term rentals	1/19/2022 7:11 PM
23	I'm concerned about restrictions where homes are already permitted to run a business but not an Airbnb business.	1/19/2022 6:03 PM
24	I am very concerned that some new buildings [the ugly 4 story buildings being built downtown] will be built purposely for short term rental. They will be empty much of the time and detract from Cumberland's community feel. Also, they will rent for way more than long term tenants can afford.	1/19/2022 5:48 PM
25	I believe the increasing prevalence of vacation rentals is at least in part contributing to the enormous decline in affordability of housing - both ownership and rental.	1/19/2022 11:25 AM
26	we produce next to no garbage and have enough parking on our own property. Shared housing (4 people using a 3 bedroom house) create parking issues on streets with +4 cars	1/19/2022 10:46 AM
27	tension in the neighborhood created by the disruption of visitor turn over and not knowing who are neighbors and who are visitors, and the rudeness/entitlement of some visitors	1/19/2022 9:44 AM
28	pedestrian and bicycle safety on residential streets close to commercial core	1/19/2022 6:43 AM
29	Same amount of resources used as there would be with a long term tenant	1/19/2022 5:53 AM
30	Is this actually a thing?	1/19/2022 12:24 AM
31	Possibility of negative or 'bad' behaviour and potential crimes.	1/18/2022 10:36 PM
32	Not concerned if stay within R1A infill properties	1/18/2022 10:09 PM
33	Parking In the case where parking cannot be provided, a Development Variance Permit (DVP) application should be submitted.	1/18/2022 9:18 PM
34	Potential impact on entire community if /when tourism slows, currently Cumberland seems to be primarily economically benefiting from tourism and having a non-diverse economic community is not the sign of a healthy community. Additionally, housing pricing increasing so much that we become another Whistler where no one who works in the community lives there. And finally the loss of a small town feel.	1/18/2022 5:56 PM
35	Safety - having people constantly coming and going from properties, we have observed some strange/disrespectful behavior from vacationers	1/18/2022 5:40 PM

Village of Cumberland Vacation Rental Survey

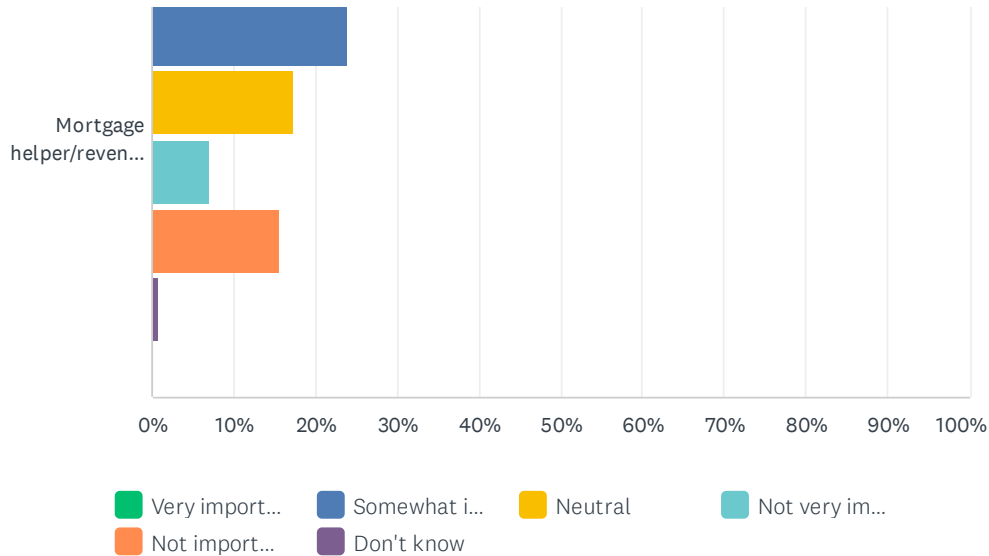
36	Illegally in laneway in an area that doesn't allow vacation rentals	1/18/2022 4:41 PM
37	How about including some positive impacts on this list that might be of concern: Im concerned that I can't pay my mortgage without renting when Im out of town. Im concerned that my friends and family don't have a place to stay when they come visit. Im concerned that tourists won't come here because they have no where to stay. Im concerned that a lot of process/regulation/bylaws will be put in place unnecessarily on vacation rentals just because of some NIMBY issues	1/18/2022 3:52 PM
38		1/18/2022 3:15 PM

Q8 How important are the following potential benefits of vacation rentals?

Answered: 239 Skipped: 0



Village of Cumberland Vacation Rental Survey



	VERY IMPORTANT	SOMEWHAT IMPORTANT	NEUTRAL	NOT VERY IMPORTANT	NOT IMPORTANT AT ALL	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
More family-friendly type of accommodation for visitors.	30.25% 72	29.41% 70	23.95% 57	5.46% 13	10.50% 25	0.42% 1	238	2.21
Increased revenue for Village restaurant and retail businesses.	43.70% 104	32.77% 78	13.45% 32	5.04% 12	5.04% 12	0.00% 0	238	1.85
Cultural exchange between visitors and residents.	19.33% 46	25.21% 60	28.15% 67	13.45% 32	12.18% 29	1.68% 4	238	2.52
Mortgage helper/revenue source for property owners.	35.29% 84	23.95% 57	17.23% 41	7.14% 17	15.55% 37	0.84% 2	238	2.23

#	OTHER (PLEASE SPECIFY)	DATE
1	I pay for my mortgage by working a real job	2/6/2022 8:31 PM
2	People shouldn't buy houses they can't afford without a vacation rental.	2/5/2022 12:28 PM
3	Vacation rentals drive up house prices and longterm rental price, both are too high already.	2/1/2022 10:11 PM
4	For those of us with extra suites in our homes, it's a wonderful mortgage helper that allows flexibility for us to use the space to host our parents and other family	1/31/2022 9:50 AM
5	Vacation rentals are important for income revenue for both local businesses and individual homeowners. However there needs to be a balance between income and affordable and reliable long-term housing	1/29/2022 12:06 PM
6	lack of supply is driving up living costs- cut Airbnb's, increase housing supply, lower cost of living more money for small businesses and restaurants	1/26/2022 8:38 AM
7	home owners should not rely on vacation rentals for income becuase can vary month to month	1/26/2022 7:35 AM
8	Tough question. For those that have owned homes for more than 5 years, they probably do not need the income, but newer home owners buying at peak prices likely do. That being said, vacation rentals are driving up prices so it's a vicious cycle. They could easily pay a mortgage with a rental residential property.	1/25/2022 6:35 PM

Village of Cumberland Vacation Rental Survey

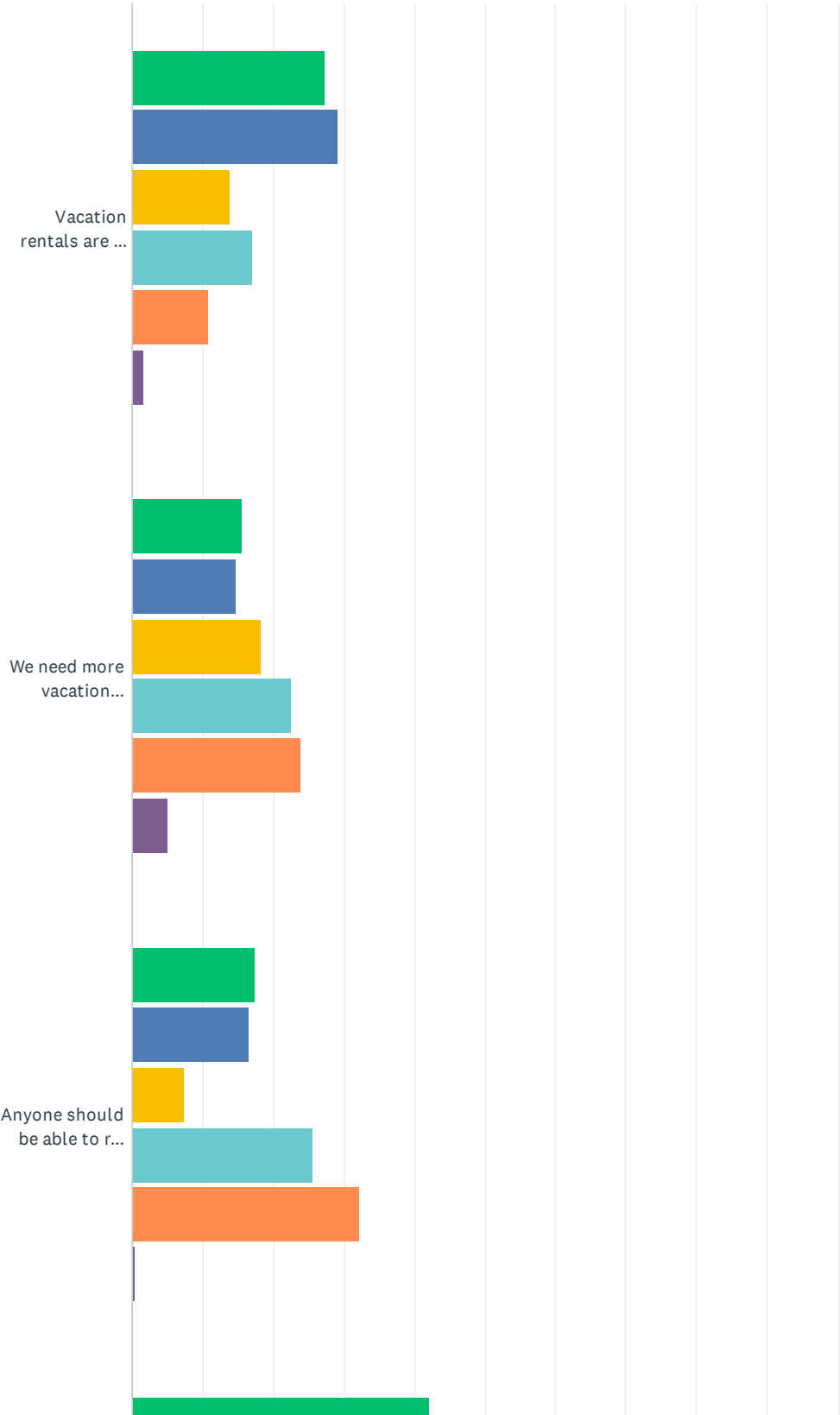
9	Particular to my situation. We want to retire in Cumberland and start small businesses. We know if we wait until retirement, we'll be priced out of the market. In the meantime, we want to come on weekends/ vacations to integrate and contribute to the community before relocating. Short-term rentals would enable this and make it economically feasible for us. If we rent our home long-term, it means we become users of other people's short-term rentals and there's already a supply issue	1/25/2022 12:08 PM
10	As an owner, I am unlikely to rent my property due to the lack of flexibility renting affords. However vacation rentals allow the occasional additional use of the property to generate income for a portion of the year, while allowing the further use and enjoyment of the property for other times of the year.	1/23/2022 10:36 AM
11	To provide a competitive edge to Cumberland compared to the tourism in courtenay or comox	1/23/2022 9:25 AM
12	If you have a property with an infill suite, use it for long term rental to take the stress off of people without homes. If you have a house that you don't want to live in, use it for long term rental so people who are homeless have somewhere to live.	1/22/2022 3:52 PM
13	I think all the qualities listed here are worthy, but the culture of vacation rentals doesn't support sustainable business or appropriate cultural exchange.	1/21/2022 7:38 PM
14	In my particular case, I am searching for a permanent rental to upgrade my situation, which includes a bedroom and a bathtub. I have lived in Cumberland on and off since 1998, this time for six years and no longer want to live here. I have been seriously looking for another rental in another part of the Comox Valley for six months now and have resorted to renting local Air bnb's just to be able to have a bath for five days out of each month, until I find a one bedroom in the Valley which will allow me and my cat. My studio apartment is rent controlled and I have very affordable rent, better than some room mate situations. I have my own space and a washer and dryer in my suite, just no bathtub; which is very important to me. I am willing to pay double than what I am paying to have the upgrades I mentioned, but in the meantime I am forced to leave my home for up to a week at a time to have the luxury of having a bath. I have only found two local Air bnb's which have bathtubs, so to me, more options would be a good thing for me personally....but on the flipside of it, one of the reasons that I am having such a hard time finding a one bedroom suite in the Valley is because of Air bnb's (besides the no pet policy in most of the rentals). I am glad that I do have the option of Air bn's in today's market, but I would prefer to stay in a hotel, rather than in private residences.	1/21/2022 4:51 PM
15	Ethically it seems to lean towards long term rentals rather than vacation rentals	1/21/2022 3:56 PM
16	None of these issues justify the commodification of housing	1/21/2022 10:24 AM
17	As a property owner it was never explained to me in 2008 when the investment was made on the property that my personal choices would be restricted to rent and/or recover the income required to maintain owning the home	1/20/2022 9:06 PM
18	Helps offset rising property taxes and makes Cumberland more affordable	1/20/2022 3:10 PM
19	this town is boring and sad without visitors (that want to spend \$)	1/20/2022 3:04 PM
20	Long term rentals instead of vacation rentals we have a rental crisis and if we have no housing we have no staff for our businesses	1/20/2022 1:31 PM
21	I would ultimately like to use the long-term rental property that I already own as a seasonal/half-year home but this will likely be impossible without the ability to generate some revenue through occasional shorter-term rentals during the period of the year that I am not resident/living in it.	1/20/2022 12:59 PM
22	The nature and trails in/around Cumberland brings in human traffic from outside Cumberland that local businesses can profit from. Long term rentals provide mortgage help and revenue to the homeowners & foster a more stable and stronger sense of community.	1/20/2022 12:51 PM
23	I think it would be preferable that as a revenue source, the owners are on site or at least Village residents.	1/20/2022 12:12 PM
24	If vacation rentals were taxed as such, they could bring in revenue to offset the costs of increased services to the village.	1/20/2022 10:37 AM
25	I would say I find it disturbing that housing is priced such a way that it should no longer be called a "mortgage helper" but rentals (short or long term) have become a requirement to afford. Even the potential of a suite has already been included in the price of houses now.	1/19/2022 10:41 PM
26	Mortgages and rent shouldn't be as high as it is	1/19/2022 9:26 PM

Village of Cumberland Vacation Rental Survey

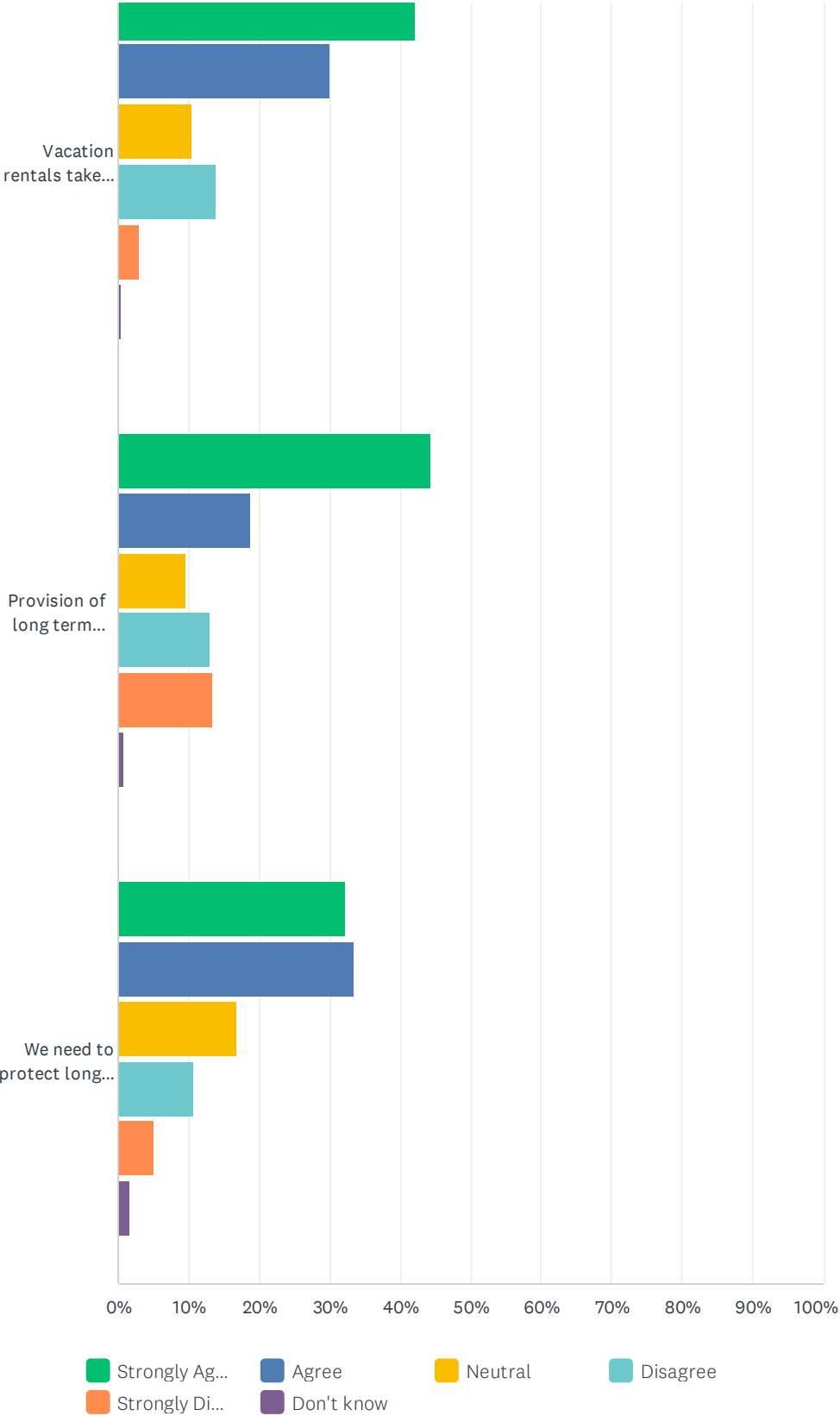
27	if you need to rent to pay your mortgage you shouldnt have a mortgage	1/19/2022 9:09 PM
28	If the rental is a suite in a home owner's home, fine, it would help the owner pay their mortgage. But if a company owns multiple suites, the dynamic changes and will detract from Cumberland's community life. Huge apartment blocks are going up all over the valley and yet rents for people who actually live here are not going down.	1/19/2022 5:48 PM
29	Mortgage revenue might be important to property owners but it's certainly not important to me.	1/19/2022 10:42 AM
30	I paid 800K... I have 3 dwellings. I have a lt rental and need income to support the bills. Definitely a mortgage helper.	1/19/2022 9:36 AM
31	preservation of arts and culture / historic / streetscape values	1/19/2022 6:43 AM
32	Supplements peoples income who live here	1/19/2022 12:24 AM
33	Keep with current allocated areas	1/18/2022 10:09 PM
34	Contributes to housing crisis, houses are empty or unused most of the month/year	1/18/2022 7:27 PM
35	In regards to the 'mortgage helper' I feel this wouldn't be necessary if house prices were lower and adding vacation rentals will only increase them	1/18/2022 5:56 PM
36	Accommodation for family and friends who want to visit and rent close by.	1/18/2022 3:52 PM
37	A safer alternative to renting due to RTB leniency to predatory tenants	1/18/2022 3:34 PM
38	We rent part of our house long term and the other part is a vacation rental so we have the opportunity to use it. We consider the property a long term rental over a vacation rental.	1/18/2022 3:15 PM
39	Helps to support Cumberland's image as a place to come for recreation and participation in the local retail economy. It also provides exposure to a wider array of visitors who may come to live, work and support the economy and improvements in the Village.	1/18/2022 2:00 PM

Q9 To help us understand your perspective on vacation rentals, please indicate your level of agreement with the following statements.

Answered: 239 Skipped: 0



Village of Cumberland Vacation Rental Survey



Village of Cumberland Vacation Rental Survey

	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	DON'T KNOW	TOTAL
Vacation rentals are an important part of the Village's economy.	27.20% 65	29.29% 70	13.81% 33	17.15% 41	10.88% 26	1.67% 4	239
We need more vacation rentals.	15.48% 37	14.64% 35	18.41% 44	22.59% 54	23.85% 57	5.02% 12	239
Anyone should be able to rent out their place as vacation rental.	17.57% 42	16.74% 40	7.53% 18	25.52% 61	32.22% 77	0.42% 1	239
Vacation rentals take away from long term rental housing.	42.26% 101	30.13% 72	10.46% 25	13.81% 33	2.93% 7	0.42% 1	239
Provision of long term rental housing should be a priority over vacation rentals.	44.35% 106	18.83% 45	9.62% 23	12.97% 31	13.39% 32	0.84% 2	239
We need to protect long term rental housing but we also need to permit some vacation rentals.	32.20% 76	33.47% 79	16.95% 40	10.59% 25	5.08% 12	1.69% 4	236

#	OTHER (PLEASE SPECIFY)	DATE
1	Vacation rentals don't bring in more village taxes; they actually cost the village more. All these short term renters use the amenities and don't contribute money or labour to upkeep them. Vacation rentals would help the village economy if the property owners of such rentals were taxed significant higher property taxes for running a vacation rental on their property. Those who provide long term rentals on their property should be given an incentive in lowered taxes.	2/6/2022 8:31 PM
2	Cumberland really lack low-income, co-op, senior and supportive housing!!!!!!	2/1/2022 5:29 PM
3	Not anyone - it should be allowed if the main unit is being lived in by the owner or long-term rentals. Especially in the new larger single-family lots as these often have secondary suites (ie. don't limit it to the downtown core)	1/31/2022 9:50 AM
4	For the 3rd question, I only think permanent local homeowners should be able to rent out some or all of their homes. If the home owner is living out-of-town, and only using the short term rental for income, they should be contribution financially to a fund for long-term affordable housing. There are many examples around the world where short-term vacation rentals have ruined the city, Florence in Italy is but one casualty where it is next to impossible for anyone to live in the city	1/29/2022 12:06 PM
5	until locals have a place to call HOME, we shouldn't be prioritizing visitors	1/26/2022 8:38 AM
6	hotel would be better to acquire hotel tax. also we need affordable housing for people to work at business within the community to offer resources for tourists	1/26/2022 7:35 AM
7	I think strata corps should have control over restricting/ allowing rentals	1/25/2022 12:08 PM
8	Why can't they just camp or stay in hotels? Or better yet, stay on the mainland...	1/24/2022 1:20 AM
9	While we need long term rental housing, an owner should be able to decide which way they wish to generate income from their property. Renting a property long term can substantially limit how an owner can use a property, while short term rentals require more active management. In both cases, it is burden on the owner to bear effort, the financial costs, and the wear and tear on the property. Depending on their situation, the choice should be up to the owner which option they choose, especially if they live on the property.	1/23/2022 10:36 AM
10	Short term rentals should only be permitted in commercially zones property	1/23/2022 9:25 AM
11	Council to approve rental apartment buildings	1/23/2022 7:20 AM
12	We need to protect long term rental. we do NOT need to protect vacation rentals	1/22/2022 3:52 PM
13	Vacation rentals are only an issue when there is not enough housing to support to local population.	1/21/2022 7:38 PM
14	Cumberland is a small place that is already hard to find places to live. Can tourists not stay in Courtenay or comox?	1/20/2022 9:39 PM
15	We need to allow the individual property owner to decide if and how they prefer to make their home available to the global community if they should choose to rent long term or provide a	1/20/2022 9:06 PM

Village of Cumberland Vacation Rental Survey

vacation rental. The lack of affordable long term rentals is not the fault of the individual property owner, the problem is more global

16	Leave it alone...just clean up the village!!! The streets here are pathetic; dark, old, dangerous potholes, cracks and dips...focus on the important things!	1/20/2022 3:04 PM
17	Both long and short term rentals are vital. Cumberland has grossly inadequate vacation rentals available yet huge outdoor recreation and tourism potential! Please bear in mind that shorter-term rentals doesn't necessarily mean a home would be rented out to vacationers all year round. Allowing home owners who were unable to afford a large detached home with a suite to rent out their home to vacationers *from time to time* or to rent out a room in their home (but not the entire home) would make the rules more equitable among homeowners.	1/20/2022 12:59 PM
18	Building a stronger sense of community, by having more longer term residents, is more important than creating a transient community made up of temporary travelers.	1/20/2022 12:51 PM
19	I recognize that STRs provide accomodation that is not otherwise available for visitors.	1/20/2022 12:12 PM
20	The focus should be on densifying the new build areas in suburbs with affordable condos but not on the main drag of Dunsmuir. Folks that are able should be allowed to rent out their homes or suites as vacation rentals as they see fit. If we have enough dense housing to accommodate the full time renters then vacation homes would cease to be an issue.	1/20/2022 11:47 AM
21	Need to make it easier for owners to provide long term rentals. Zoning and fire code are still much too restrictive to allow for sufficient densification.	1/20/2022 11:21 AM
22	There should be a hotel built and income from that put back into the town to increase foot traffic on the main strip	1/19/2022 9:26 PM
23	We need to allow vacation rentals where long term rentals aren't at risk.	1/19/2022 6:03 PM
24	I'd prefer small inns or hostels , family run B & B's to the air-b&b model. Much more accountable to the neighbourhood and more apt to fit in. And why are short term rentals all zoned for our histric neighbourhoods ?	1/19/2022 5:48 PM
25	the flexibility and screening of VR allows us to have a mortgage helper and have space when out of prov family/friends visit. We recently had to give notice to our monthly long term tenant so suite could be available for monthly long term use of our adult offspring. THis costs us a month's rent. IS not flexible and if we happen to get a unsuitable tenant... the power is theirs	1/19/2022 10:46 AM
26	Gentrification and increased property values are the issues for LT renters. The BC Tenancy Act will make landlords hyper stringent on renting long term. The risks are immense on a property carrying a 650K mortgage! Landlords will run credits checks and deny good people because of the risks associated with LT rentals. We need apartment complexes and affordable options, not restrictions on property owners.	1/19/2022 9:36 AM
27	Affordable housing needs to be built within walking distance of the core	1/19/2022 6:43 AM
28	We need to let people use their property as they see fit as long as they fit the licensing guidelines	1/19/2022 5:53 AM
29	Allow vacation rentals within allocated zoning to protect long term housing	1/18/2022 10:09 PM
30	Ultimately we just need more housing (multi family- condos and townhouses please!)	1/18/2022 7:26 PM
31	Laneways and additional housing options should have a faster approval process so that both long term and vacation rentals can be provided	1/18/2022 7:16 PM
32	I think there is a false dichotomy pitting long term rentals versus vacation rentals. As an owner of several long term rentals, I have no desire to do vacation rentals. Different folks will choose to offer different opportunities depending on their availability/needs/life situation. Some may shift back and forth between these. Yes, we need to focus on getting more rentals, but limiting vacation rentals may not the way to get it. We need to change zoning, allow densification, variety of building stock, inclusionary zoning for affordable rentals. ALso, we need to push back on all the rules that make it harder and harder to be a landlord (rent freezes, max rent inreases), The gov is putting all the burden on landlords, so no wonder they are switching to airbnbs. I can't increase rent fast enough to keep up with taxes/insurance/utilities (with max rent increases).	1/18/2022 6:33 PM
33	I feel many owners will NOT rent long term but would do short term	1/18/2022 3:54 PM
34	We should not always mix long term rentals and vacation rentals as if they are the same property. I have a primary residence that I want to vacation rent when I am out of town. It will	1/18/2022 3:52 PM

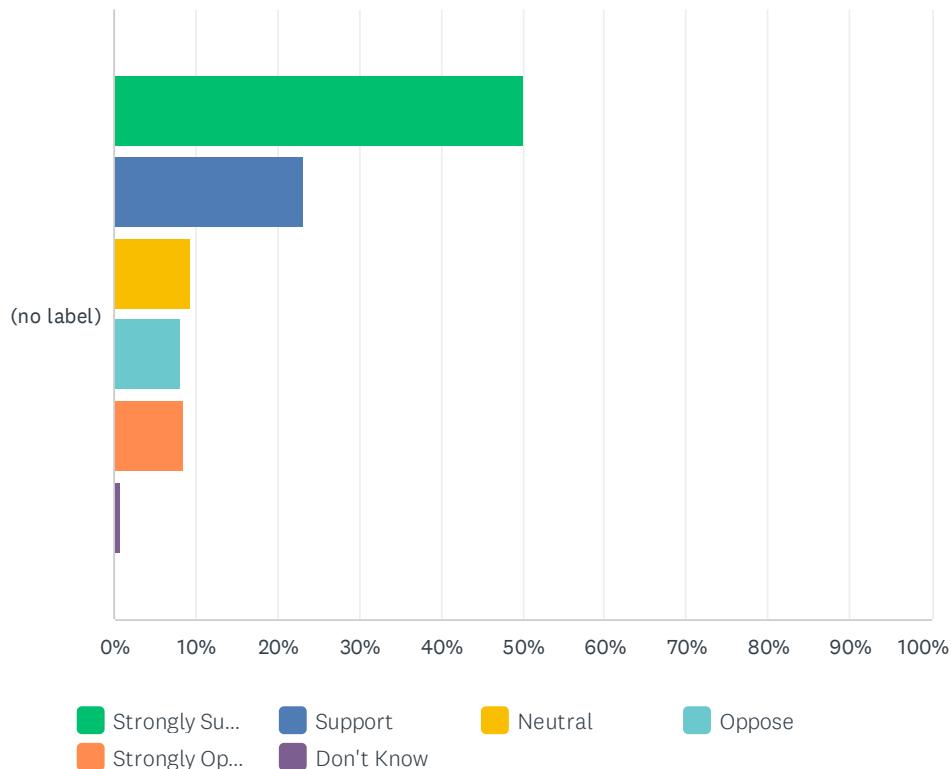
Village of Cumberland Vacation Rental Survey

never be a part of the long term rental market because I live there. Target investors who are buying homes that they never occupy and are vacation renting fulltime by limiting the number of days a year that a home can be vacation rented total to 50% or 6 months total.

35	Homeowners need to be protected from predatory tenants. Until that occurs, vacation rentals are a safe alternative. When a predatory tenant can legally stay months after a landlord applies to get them evicted, doing thousands to 10's of thousands in damages, it is no surprise whatsoever that homeowners prefer to go the vacation rental option. It's so much safer than being at the mercy of predatory tenants and the RTB.	1/18/2022 3:34 PM
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Q10 All businesses, including vacation rentals, operating in the Village are required to obtain a business licence. To help potential guests identify whether a vacation rental in the Village is permitted, the Village could require that vacation rental owners list their business licence number on all print and online advertisements. This would also help the Village identify businesses that are advertising but may be operating without a licence. Please identify your level of support for this approach.

Answered: 237 Skipped: 2



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	OPPOSE	STRONGLY OPPOSE	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
(no label)	50.21% 119	23.21% 55	9.28% 22	8.02% 19	8.44% 20	0.84% 2	237	1.86

#	COMMENT	DATE
1	Should pay business tax I also think they should pay higher property taxes, like business property owners.	2/6/2022 8:31 PM
2	I have stayed in AirBnB's in the US in which this was mandated by civic policy. It gave me, as a vacation renter, the assurance that the property met certain standards and those standards were set not only by AirBnB, but by the municipality in which the property was. The properties were regularly inspected & the owners paid fees into the civic program and had to meet qualifications to be included in the program. I think some of those costs were passed down to me, the vacation property renter, but because the process was so transparent I was happy to pay extra to ensure the experience was positive.	2/5/2022 11:05 AM
3	Seems like just another way generate "tax" revenue without actually providing any service .	2/4/2022 9:02 PM

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4	the village should do whatever they need to keep track of the location and number of vacation rentals in the village.	2/1/2022 10:11 PM
5	IMO, Cumberland has a poor record of by-law enforcement about business licenses	2/1/2022 5:29 PM
6	Yes please, let's actually do this rollout process properly.	2/1/2022 10:10 AM
7	Vacation rentals should have to contribute some amount of their profit (a small amount for full-time locals, large amount for out-of-townners) towards the creation of long-term affordable housing.	1/29/2022 12:06 PM
8	VOC would struggle to effectively manage this and visitors will not care if someone has a business license	1/27/2022 1:55 PM
9	Unclear benefit of BL What is the benefit of having a business license? You need to be more clear about this to the visitors, community and the businesses/vacation rentals. At this point your business license fees do not seem to be for anything. Where does the revenue go and what are you doing to encourage and support business in Cumberland. We see the local LoveCumberland folks doing a heck of a lot for Cumberland business. Only recently found out they aren't part of the local municipal government.	1/26/2022 9:15 PM
10	License or not air bns are eating away living spaces so regulating them and the village collecting money off that doesn't build more houses	1/26/2022 8:38 AM
11	We use this in Victoria. It works well. It allowed the city to greatly increase revenue from the practice. The only modification I'd suggest is allowing people to rent entire houses short-term (as opposed to just part of a house). The risk of excluding whole-houses is large investors will buy-up large real-estate portfolios (i.e. all available freehold homes) and then raise long-term rent to a level that's not affordable and leave the village with the same availability challenges.	1/25/2022 12:08 PM
12	VoC need to enforce As you probably know many airbnbs are not registered and are not in the permitted area. I think if you are going to say that they are only allowed in a specific zone you must enforce it.	1/24/2022 1:54 AM
13	Make it extremely difficult to start and operate a vacation rental business in Cumberland.	1/24/2022 1:20 AM
14	Short term rentals should only be allowed in commercial property.	1/23/2022 9:25 AM
15	Do other businesses have to add their BNwhen they advertise now? seems like a double standard. Do not allow vacation rentals, then no problem	1/22/2022 3:52 PM
16	Over regulation Just seems like over regulation. Why really does this matter? If someone has a decent space for a rental, pay taxes, they should be able to use their property as they wish.	1/21/2022 11:04 PM
17	Cap VR Number of vacation rentals per capita needs to be limited	1/21/2022 8:42 PM
18	A good start but here needs to be follow up by the Viilage including consequences for this to have any effect.	1/21/2022 5:13 PM
19	hell yes	1/21/2022 10:24 AM
20	Cash grab... again ... for local government	1/21/2022 7:11 AM
21	This is not a question for the general public to have an opinion on.	1/20/2022 9:39 PM
22	Why? Seriously? If and when our family travels the first thing we look for is a vacation rental by owner. The opportunity to travel and stay in such accommodations provides a healthier, affordable and natural way to enjoy a holiday. It does not make any sense to take away this option nor over control it as the short term vacation rental creates opportunity for people to travel and learn about one another as well as experience community	1/20/2022 9:06 PM
23	Yes!!!	1/20/2022 6:43 PM
24	If we have to have vacation rentals, they should pay their fare share.	1/20/2022 1:56 PM
25	I would support this rule if and only if the Village's rules for vacation rentals were reasonable and not unduly restrictive.	1/20/2022 12:59 PM
26	Since there is a serious housing issue, it is important to implement a system such as business license. The long term wellbeing of people should take precedent over short term profits.	1/20/2022 12:51 PM
27	Local business licence irrelevant to potential guests	1/20/2022 12:21 PM

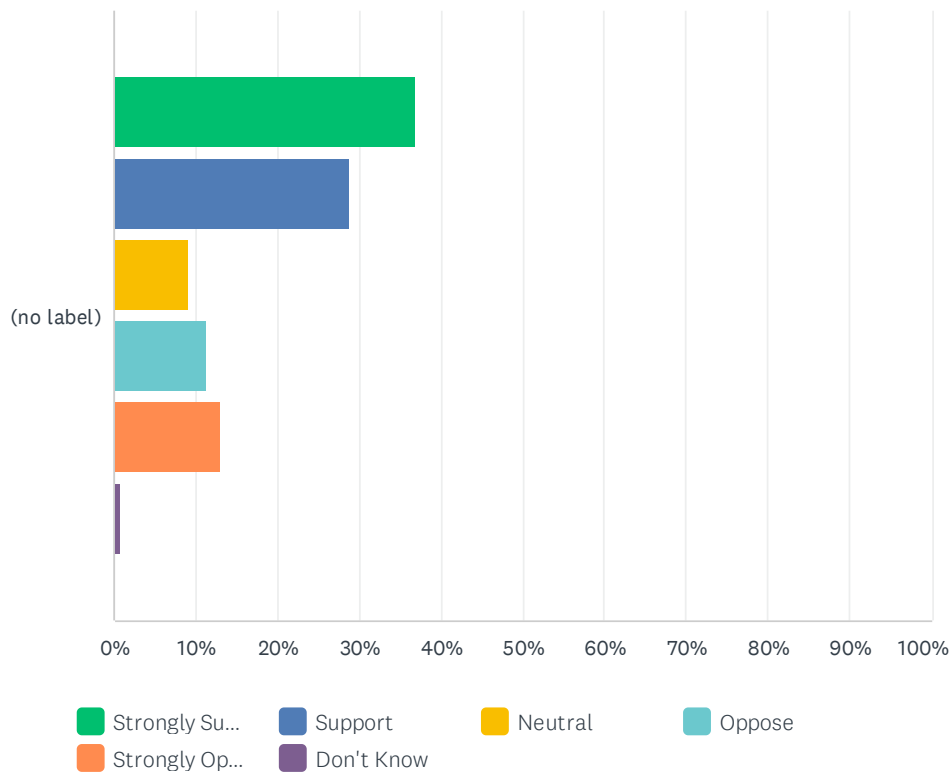
Village of Cumberland Vacation Rental Survey

28	Excellent idea!	1/20/2022 12:12 PM
29	I dont think that short term renters care at all if the rental is legal or not or if they have a license. As long as they can come and enjoy their stay is all that vacationers care about.	1/20/2022 11:38 AM
30	It's the wild west out there with legitimate businesses paying taxes and illegitimate ones freeloading off the rest of the taxpayers.	1/20/2022 10:37 AM
31	It's up to the village to figure out who is operating out of their boundaries.	1/20/2022 10:28 AM
32	I think it's a great step towards transparency.	1/20/2022 5:56 AM
33	And not far enough	1/19/2022 7:37 PM
34	More fees and barriers only impact the people who follow the rules. It won't stop the rest.	1/19/2022 6:03 PM
35	so long as zoning changes happen to all the 'not allowed' areas first. Our suite is actually a legal suite that we pay utilities etc for, many suites are not legal regardless if they are long term rentals or VRs	1/19/2022 10:46 AM
36	this would also help neighbors know that the rental is legit.	1/19/2022 9:44 AM
37	Absolutely. Why not	1/19/2022 9:36 AM
38	The village shall build the Cumberland brand to partner with licence holders in attracting visitors and provide a quality experience for them.	1/19/2022 6:43 AM
39	Most folks advertise online (AirBnB. etc). It would be simple enough to do a monthly or quarterly audit to check numbers are displayed. I'm not sure the best use of Village resources is to monitor and police this, however. What's to stop me from copying someone else's number or making one up to pass a visual check?	1/18/2022 7:22 PM
40	Eh. I don't care that much whether they pay for their business license. I care about housing and about accommodations for visitors.	1/18/2022 4:34 PM
41	Do not want vacation rentals period, too small of a town. Without a local police office there is higher risk for crime stats to increase. Patrols are already infrequent and emergency response time delays are a concern.	1/18/2022 4:26 PM
42	I support this but am not sure why some houses are excluded from being vacation rentals simply by being one street over. I think if this step is taken, all homeowners should have the same opportunities to choose to be a vacation rental.	1/18/2022 3:34 PM
43	As someone who was constantly trying to find a place to stay in Cumberland, I feel like we shouldn't be discouraging people providing accommodations and bringing business to the community. If feel that, depending on the cost of the business license, this would deter people from providing vacation accommodations.	1/18/2022 3:15 PM
44	The business licences are fairly useless as a way to deal with vacation rentals.	1/18/2022 2:37 PM
45	I support this if the costs are low and that there are not unreasonable consequences for incidental (or accidental) non-compliance (i.e., forgetting to renew or display the licence # on a flier or website). If the owner has a licence, that should be sufficient.	1/18/2022 2:00 PM
46	There should be a fine for those operating without a business license.	1/18/2022 1:07 PM

Q11 Some municipalities distinguish between year-round commercial vacation rentals and occasional home share vacation rentals. Year-round vacation rentals generate regular income for owners. Occasional home share vacation rentals refer to situations where owners rent out their home for no more than a few weeks in a given year while they are away.

In your view, should the Village distinguish between the two types of vacation rentals by requiring on-site parking and a higher business license fee for year-round commercial vacation rentals and a minimal license fee and no additional parking requirements for occasional home share vacation rentals? Please indicate your level of support for having different requirements for those two types of vacation rentals.

Answered: 239 Skipped: 0



	STRONGLY SUPPORT	SUPPORT	NEUTRAL	OPPOSE	STRONGLY OPPOSE	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
(no label)	36.82% 88	28.87% 69	9.21% 22	11.30% 27	12.97% 31	0.84% 2	239	2.12

#	COMMENT	DATE
1	Yes, having year round rentals is like running a business and should be treated differently than occasionals.	2/6/2022 8:31 PM
2	Exactly what is the Village providing for these additional cost ?	2/4/2022 9:02 PM

Village of Cumberland Vacation Rental Survey

3	not an option in a lot of the old part of Cumberland to make onsite parking	2/2/2022 7:49 PM
4	maximum rental would be twice a year	2/1/2022 10:11 PM
5	There is a huge difference between renting your personal space for 2-4 weeks to offset the cost of travel elsewhere; and being a year-round vacation rental business. Let's make it easy for folks to live their lives, and distinguish year round businesses	1/29/2022 12:06 PM
6	This would be impossible to manage. The reality is that the VOC has not real control over vacation rentals, as is demonstrated now with vacation rentals going unchecked throughout the community. Do not create rules you cannot administer.	1/27/2022 1:55 PM
7	What an absurd idea for Cumberland. Unless you are planning to fund a full-time bylaw officer who the heck will check and monitor and ticket/fine people who go against these requirements?	1/26/2022 9:15 PM
8	why allow housing to run as a business at all- we have two hotels that aren't operating, why not expand those and leave the housing to people who are already here and need a place to call home	1/26/2022 8:38 AM
9	should be able to offer parking for both	1/26/2022 7:35 AM
10	This should not cripple current vacation rental establishments with new parking criteria. Existing vacation rentals should not be penalized for not meeting new parking allocations	1/25/2022 8:32 PM
11	Totally makes sense. This is the easiest way to flow rental revenues from long-term rentals to the village.	1/25/2022 12:08 PM
12	Just don't allow either.	1/24/2022 1:20 AM
13	An owners situation may change from time to time and they should have the flexibility to decide how to use their property without excessive regulatory burden.	1/23/2022 10:36 AM
14	Year around short term rentals should be limited to commercial properties	1/23/2022 9:25 AM
15	If I support this I am condoning vacation rentals. If someone wants to do a home share for a few weeks, that is a totally different thing than a vacation rental	1/22/2022 3:52 PM
16	Why? Why does it matter? People are allowed to have 'house sitters', and why would that be the municipalities' business?	1/21/2022 11:04 PM
17	If folks are away from their home they should be able to rent it out ... that is not a vacation rental	1/21/2022 8:42 PM
18	Sounds like a licensing and monitoring nightmare. Parking space per visitor unit/per bedroom? What are definitions of few weeks and occasional?	1/21/2022 5:13 PM
19	I don't really consider the second option a vacation rental. It sounds more like a sublet.	1/21/2022 3:56 PM
20	yes, generate some income from the rentals that limit long-term housing	1/21/2022 10:24 AM
21	homeshare is totally different and does not require a business license as it is NOT a business.	1/21/2022 10:16 AM
22	Seriously... how would Village know if someone left or didn't leave or whatever. Keep dollars with residents	1/21/2022 7:11 AM
23	Again, without more knowledge of the situation the general public's opinion on this is not useful.	1/20/2022 9:39 PM
24	Stop collecting more money for the sake of taking away potential income from property owners with short term vacation rentals. Will you be implementing restrictions for home owners with long term rentals? Will I expect to pay fees for our long term tenant in the same manner as outlined for short term vacation rentals as explained? Seems ridiculous to isolate and penalize one if the two options.	1/20/2022 9:06 PM
25	They should never be given no parking requirements in Cumberland.	1/20/2022 8:03 PM
26	A rental is a rental. I see people using this as a way to pay lower fees.	1/20/2022 1:56 PM
27	Need to define occasional. How will the village be policing this? Fines should be substantial and a deterrent for dishonesty	1/20/2022 1:22 PM
28	Cumberland should distinguish between these two rental classes but not by imposing a higher on-site parking requirement (and there is a huge middle ground between "year-round" and "a few weeks in a year". These are two extremes. Anywhere on the spectrum from one of these	1/20/2022 12:59 PM

Village of Cumberland Vacation Rental Survey

extreme to the other extreme should be considered and provided for. A few weeks of rental income is likely not enough for most home owners to bother with the hassle and fees for advertising and cleaning (and risk to their home).

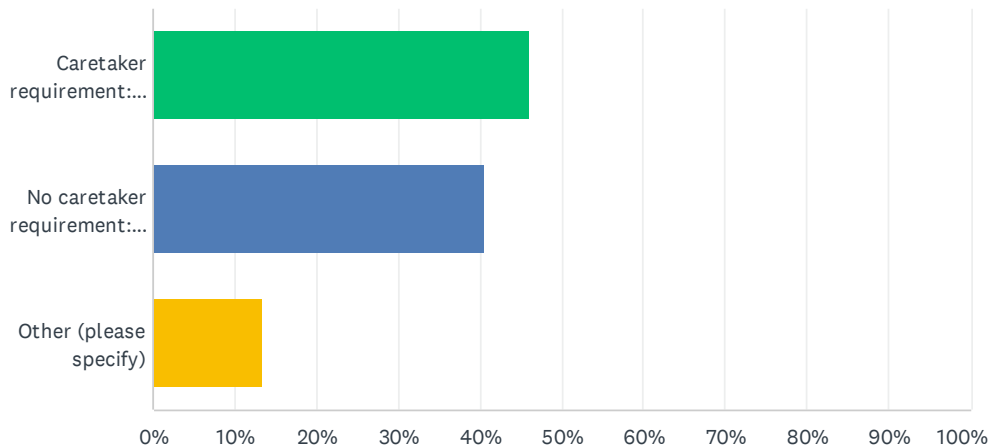
29	If the housing shortage and stability of the community are the issues addressed, year-round vacation rentals are not the answer and should be strictly regulated. It is a question of what type of community is to be achieved. Tourists are temporary and might not give the same level of care toward the community as locals tend to do. It is important to create a stable community and therefore to not increasingly focus on becoming dependent on tourism - the last 2 years of a pandemic have proven this.	1/20/2022 12:51 PM
30	Distinction should be made by home owners who provide both long term rentals and vacation rentals	1/20/2022 12:21 PM
31	This may help distinguish between resident owners that have a interest in the socio-economic health of the Village, and speculative investor-owners.	1/20/2022 12:12 PM
32	this is a great idea	1/20/2022 11:39 AM
33	A year long or multiple month rental is 100% a business and should be treated as such. A vacation rental that is only offered a few weeks year while a household goes on vacation is not a business and should be differentiated, still have rules but in a different class	1/20/2022 11:38 AM
34	I support most of this other than the higher business license fee. On site parking should also be looked at depending on the history and location of each property. There isn't black and white in this vacation rentals should be on a case to case basis and the Village should be researching each case.	1/20/2022 10:28 AM
35	I totally agree with this. I would like the ability to rent out my home when away to ensure someone is there without fear of issues from my neighbours or the city, and I think people who rent out their homes year round should pay more the increased use of resources.	1/20/2022 5:56 AM
36	Ideally I'd rather the city build a hotel on the main strip so that tourists can walk or rent a bike to get around instead of cars clogging up the residential areas.	1/19/2022 9:26 PM
37	Vacation rentals are harmful to our community	1/19/2022 7:37 PM
38	I think if it's a full time business and not a primary residence (6 months or more as a residence), then further regulation is warranted.	1/19/2022 6:03 PM
39	That does make sense - if a family will be away, it makes sense for them to have someone living in their house for that period. Home insurance requires it, for one. Adding a layer of regulations and fees will not help .	1/19/2022 5:48 PM
40	The choices are two part. The y should be uncoupled because it gives an either or with no chance of discussion	1/19/2022 3:44 PM
41	I think vacation rentals should only be allowed in the down town core of Cumberland	1/19/2022 3:03 PM
42	If homeowner is away, the guest can use the owners car and parking space	1/19/2022 11:29 AM
43	I know I would rent on Airbnb summers only. I think we should have a sliding scale business license. Also note however that we need insurance and a bunch of other parameters in place. So this can quickly become cost prohibitive.	1/19/2022 9:36 AM
44	The village shall encourage home share which enhances culture / art / historic / recreational values as much as longer term rentals do.	1/19/2022 6:43 AM
45	Don't understand parking spaces, long term tenants often have more cars	1/19/2022 12:24 AM
46	No license fee for the occasional rental but parking for the year-round rental	1/18/2022 10:09 PM
47	Occasional home share vacation rentals do not show their true revenues. Who keeps track on a the few weeks in the calendar year? Bylaw Officer	1/18/2022 9:18 PM
48	But could see this as a loophole which would not be good.	1/18/2022 7:26 PM
49	I don't think there should be any fee associated with a house swap. It's usually 1 week to a month. It's not usually adding extra people (as the host family is away) so no increase in resources, and the owners are still paying property tax, etc.	1/18/2022 7:22 PM
50	How are you going to police this?	1/18/2022 6:40 PM
51	I think the business licence should be the same price regardless.	1/18/2022 5:27 PM

Village of Cumberland Vacation Rental Survey

52	This seems reasonable	1/18/2022 4:34 PM
53	No vacation rentals be allowed year round or occasional	1/18/2022 4:26 PM
54	Yes, lets distinguish between home owners who want to rent when they are away, and the commercial landlords who are detracting from long term rental stock and running investment properties like commercial hotels	1/18/2022 3:52 PM
55	These two options should be treated the same way. If an owner parks on the street normally then the guest should be allowed to as well. If you also provide long term rental accommodation then you should not fall under the vacation rental umbrella.	1/18/2022 3:15 PM
56	The vacation rentals should be taxed as commercial for the percentage of property use.	1/18/2022 2:37 PM
57	Possible, but I also think the village shouldn't have requirements such as parking spaces etc for vacation rentals.	1/18/2022 2:27 PM
58	There is a difference between doing a week here or there (especially to family or friends), versus a full-time venture, which has greater potential for neighbourhood disruption. There are also home exchanges and other forms of sharing. I think the emphasis should be on how owners behave and what impact their rentals cause (positive and negative).	1/18/2022 2:00 PM
59	This seems time consuming for little pay off	1/18/2022 1:13 PM
60	Absolutely. These are very different.	1/18/2022 1:07 PM

Q12 Under current Village bylaws, anyone with a property in the R1-A Residential Infill zone (which includes most of the old part of Cumberland close to the downtown core) can rent out all, or any of, the following as vacation rentals: the main house a secondary suite a laneway or coach house There is no requirement for a caretaker to live on the property. Please select your preferred approaches from the options below.

Answered: 239 Skipped: 0



ANSWER CHOICES	RESPONSES
Caretaker requirement: A permanent resident, such as the property owner or a caretaker, should be required to live on the property.	46.03% 110
No caretaker requirement: Owners should be able to rent out properties as vacation rentals without having to live on the property or having a caretaker live on the same property.	40.59% 97
Other (please specify)	13.39% 32
TOTAL	239

#	OTHER (PLEASE SPECIFY)	DATE
1	On sites where there are multiple accommodations, limit to number of short term rentals that they are able to have and the rest would be required to be long term residents, either a rental or owner or caretaker.	2/5/2022 12:54 PM
2	There should be a caretaker or owner nearby	2/5/2022 9:59 AM
3	I don't think a care-taker needs to live on the property; however a local contact should be on file with the Village to deal with problems. If the purpose of the caretaker requirement is to create long-term housing then I would support it. If there is no caretaker on the property; a large fee should be paid to the Village for the Affordable long-term housing fund.	1/29/2022 12:06 PM
4	Again, this is great in theory, but other communities struggle to enforce and monitor this. A waste of time unless you are planning on having more bylaw enforcement capacity.	1/26/2022 9:15 PM
5	Any property that receives more than three valid complaints from neighbours be required to have a caretaker upon renewal of their license.	1/25/2022 7:57 PM
6	Depends on whether the main house is accompanied by a secondary dwelling	1/25/2022 6:35 PM
7	I would consider extending R1-A to R-1 under certain conditions. The primary condition in my	1/25/2022 12:08 PM

Village of Cumberland Vacation Rental Survey

mind is allowing a secondary tiny home/ lane home (fully compliant with building code) provided they are willing to rent the primary residence at a below market rate for prescribed period (5-10 years like a covenant) that is defined by the Village. Basically it's an easy way of growing the supply of subsidized housing while still letting people like me enjoy and contribute to the community and local economy

8	I think it's reasonable to cap the number of vacation rentals with no caretaker on site. I'm not opposed to them existing but think they should be capped.	1/24/2022 1:46 PM
9	There should be harsh penalties to owners of rental properties if their tenants get complaints. I think you get one freebie then every complaint after that gets the owner charged \$1000 or a restricted rental license. I just don't want loud parties coming to the village and changing the vibe.	1/24/2022 1:54 AM
10	Caretaker or owners should be readily accessible should problems occur, but do not need to live onsite	1/22/2022 7:23 PM
11	Do not allow vacation rentals , then you won't need a caretaker	1/22/2022 3:52 PM
12	This keeps the upkeep of the properties up as it has to be appealing to guests. Cumberland, not long ago, was very dishevelled in places.	1/21/2022 11:04 PM
13	All vacation rentals need a locally available caretaker	1/21/2022 8:42 PM
14	If single small dweliing, a caretaker is impractical.	1/21/2022 5:13 PM
15	I like the idea of allowing vacation rentals as long as it's also your primary residence.	1/21/2022 3:56 PM
16	someone to care for the property is very important but not necessary to live on the property. The business license for the vacation rental ought to be clear enough witha list of expectations to be met as part of the license. Having been a vacation rental owner (living on the property) and rented vacation rental properties I am well aware of the vast differences in how these rentals are cared for and who is booking them. We had our own website and communicated directly with the guests when it came to booking etc. never once in 5 years did we have a problem with a guest nor they with us. Air BnB has taken away that connection between guest and owner, sadly.	1/21/2022 10:16 AM
17	Specified caretaker nearby	1/20/2022 8:47 PM
18	Each individual situation is different	1/20/2022 2:32 PM
19	Need to dissuade rental properties from being investment properties from outside residents, which is driving up housing prices	1/20/2022 1:22 PM
20	I would like to see them be a resident of the Village, and cognizant of/directly accountable for the potential impact of the STR on neighbours.	1/20/2022 12:12 PM
21	Most lots are too small and the income won't be significant enough for a care taker in the R1-A zoning. One thing that could help would be to help cleaning/ maintenance companies be local.	1/20/2022 10:28 AM
22	There doesnt need to be a caretake r on site. Three should be changes so that this doesnt happen.	1/19/2022 3:44 PM
23	Part time vacation rentals shouldn't have the requirement. Full time vacation rentals should have the requirement.	1/19/2022 12:55 PM
24	There should be an owner/caretaker in the village.	1/19/2022 9:49 AM
25	We need some oversight system in place. A caretaker can be anybody responsible for managing the property. Short-term rentals still require change over labour, cleaning, etc. Some accountable oversight is needed for insurance as well. Whether or not they need to live on the property is another question. I don't see why that would be necessary if someone checks in regularly.	1/19/2022 9:36 AM
26	It depends and should be case by case.	1/18/2022 10:36 PM
27	Home owner should be the main resident of the property- do not need to be there while their renters are (ie. house swap, occasional rental while on vacation)	1/18/2022 7:27 PM
28	You could have a higher fee structure and more restrictions for owner occupied versus non owner occupied. There are fewer problems when a rental is also owner occupied.	1/18/2022 7:22 PM
29	Perhaps a third party company as an alternative - a business opportunity for someone	1/18/2022 6:40 PM

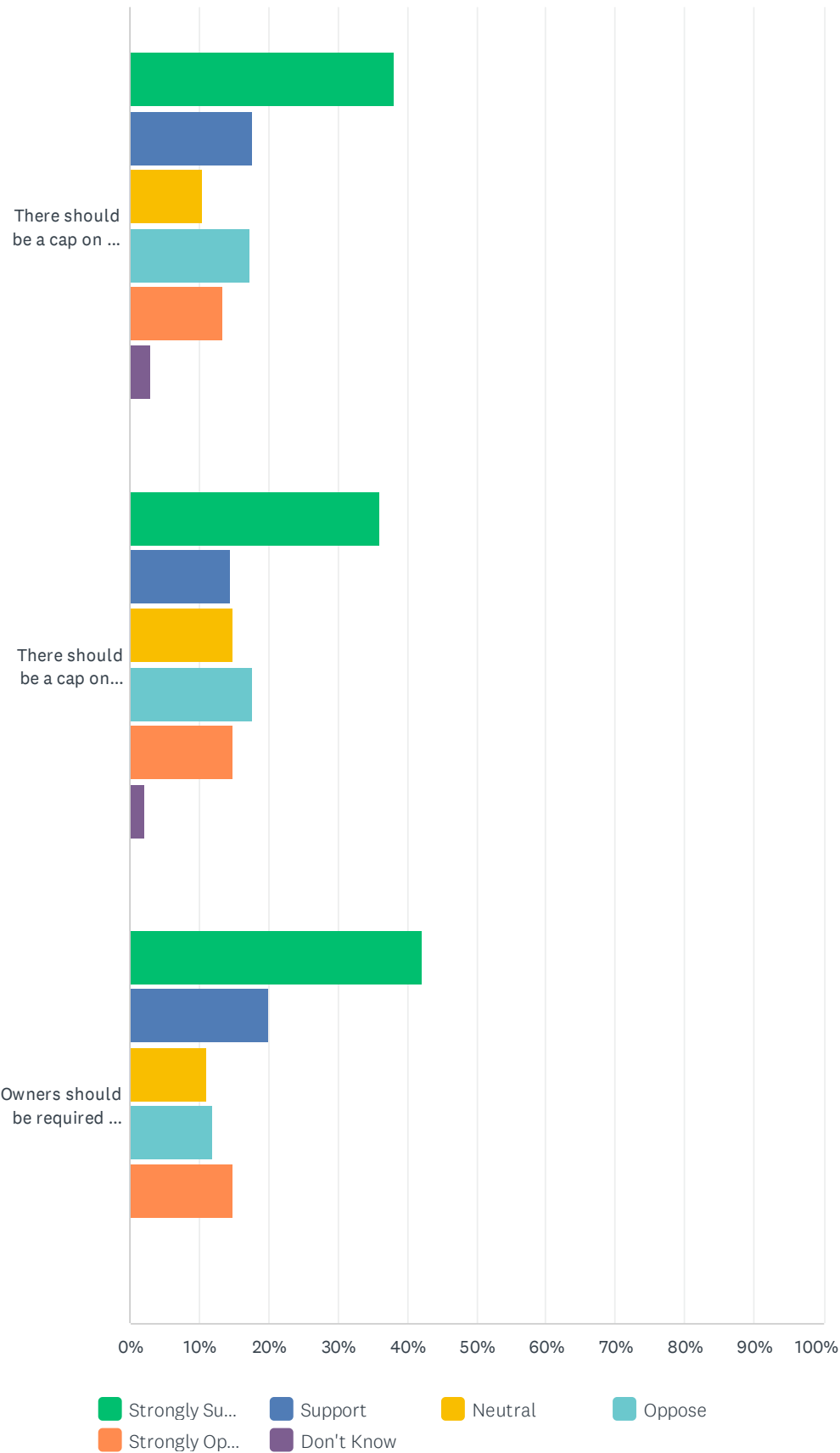
Village of Cumberland Vacation Rental Survey

30	No vacation rentals either way	1/18/2022 4:26 PM
31	I think it depends on the rental. Someone local should be responsible if there are problems with short term rentals and there should be a mechanism in place that neighbours can contact the village if there are issues and maybe have a three strike rule where no caretaker unless there are problems.	1/18/2022 3:09 PM
32	I think there needs to be a balance. Some form of caretaker should live on properties with multiple dwellings because I think only 1 dwelling per property should be allowed as a vacation rental. This would mean all properties with multiple dwellings would have an owner or renter caretaker. Properties with just one dwelling should not be prioritized for a vacations rental as this would be better for long-term rental, but if they were a vacation rental they should not require a caretaker to live on site (no other dwellings to live in) but would need to ensure the upkeep of the property by regularly checking on it.	1/18/2022 1:07 PM

Q15 Following are a few ideas to reduce the possible impact of vacation rentals on residential neighbourhoods. Please indicate your level of support for each.

Answered: 238 Skipped: 1

Village of Cumberland Vacation Rental Survey



Village of Cumberland Vacation Rental Survey

	STRONGLY SUPPORT	SUPPORT	NEUTRAL	OPPOSE	STRONGLY OPPOSE	DON'T KNOW	TOTAL
There should be a cap on the total number of vacation rentals permitted in the Village.	38.24% 91	17.65% 42	10.50% 25	17.23% 41	13.45% 32	2.94% 7	238
There should be a cap on vacation rentals permitted per block.	36.02% 85	14.41% 34	14.83% 35	17.80% 42	14.83% 35	2.12% 5	236
Owners should be required to post a sign with the vacation rental name and a contact phone number at the property.	42.13% 99	20.00% 47	11.06% 26	11.91% 28	14.89% 35	0.00% 0	235

#	OTHER (PLEASE SPECIFY)	DATE
1	I strongly agree with the first question, BUT you must have a fair & equitable process in how you administer this cap in order for it to work.	2/5/2022 11:05 AM
2	Cap on parking passes/spots per vacation rental. One vehicle per rental dwelling; not per room. How would the Village ensure fairness with a cap on vacation rentals per block? Priority should be given to local full-time residents who are renting their properties over out-of-town owners	1/29/2022 12:06 PM
3	The VOC has not ability to monitor or enforce these things. Creating a complicated set of rules that you cannot administer is going to cause you more pain than it is worth.	1/27/2022 1:55 PM
4	Not allow plain and simple	1/26/2022 7:17 AM
5	This has privacy implications. Unsure. The other questions I left blank: I'm not as in favor of limiting the type of vacation rentals and number of rooms, but rather policy should focus on limiting vacation conversions and community benefit. I favor license fees, higher fees if a commercial enterprise full time, and renewal requirements that limit the license so that Village can assess total numbers and adjust policy as required. Perhaps a vacation rental lottery every 3 years? If you don't get a license you must rent to resident.	1/25/2022 6:35 PM
6	I like the concept of a cap in theory, but in practice, it's hard to enforce and could have the unintended consequence of lowering the stock of lane houses and secondary buildings needed to address a supply shortage	1/25/2022 12:08 PM
7	Owners should provide a certain amount off street parking for vacation rentals	1/24/2022 1:46 PM
8	How would you decide who gets to rent and who doesn't?	1/24/2022 1:54 AM
9	There shouldn't be any vacation rentals in Cumberland. Keep housing available and affordable.	1/24/2022 1:20 AM
10	There should be NO vacation rentals allowed in Cumberland.	1/22/2022 3:52 PM
11	People should have the right to advertise as they see fit. No sign is necessary. Neighbours should generally be happy to have family style business in their neighbourhood which brings business to the village. Often short term guests are better 'neighbours' than full time with barking dogs and interpersonal problems with others. Vacationers can bring the best to an area. This needs to be encouraged here, or a Cumberland will find vacationers going to Courtenay and buying their morning coffee, lunch, snacks, beer etc there. We have many festivals and athletic events that people likely enjoy being that much closer to.	1/21/2022 11:04 PM
12	Again you are just forcing a black market with this approach. People will do what they need to meet the bills and if you think a cap will stop that.... wake up	1/21/2022 7:11 AM
13	I would be more than willing to make my contact information available in the event our long term relationship with our tenant changed and we chose to use the property as a short term vacation rental. However do I wish to see a sign posted out front of the property to alert vandals or burglars that this is a short term vacation rental property- no thanks	1/20/2022 9:06 PM
14	I am a small business owner in Courtenay and 16 year home owner in Cumberland. I want to be able to choose what I do with my property. If you are making a business of short term rentals taking away from long term rentals, yes a business license should be required. The more money made by an individual or couple in multiple vacation rentals should be treated as a business. Perhaps we need to look at having a hotel on mainstreet.	1/20/2022 2:32 PM
15	YES to the last one. What a difference this could make. disrespectful renters should be an inconvenience to the home owner NOT THE NEIGHBOURS	1/20/2022 1:56 PM

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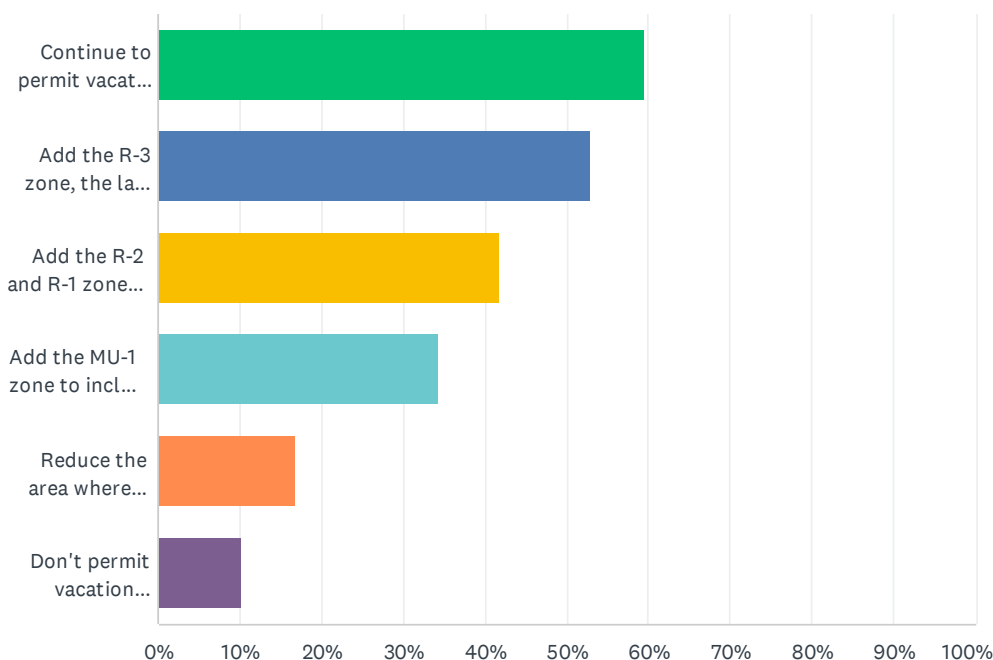
16	Caps will never operate equitably and will always be behind the market. It is better to have rules for the specific concerns: noise, contact #, waste etc.	1/20/2022 12:59 PM
17	I'm neutral on capping the total number in the Village, as long as long term rentals are preserved as a priority. Cap per block is not necessary as long as # of bedrooms is limited and required parking is observed. This keeps the impact lower. Maybe not a rental sign, but a public registry where owner contact info is available.	1/20/2022 12:12 PM
18	Vacation rentals should be capped as a % of total available housing as a blend of housing. XX% long term rentals XX% single family home/multi family XX% Short term rentals	1/20/2022 11:38 AM
19	a Vacation rental license should also be posted just as other business licenses are posted on site	1/19/2022 3:03 PM
20	City should charge an accommodation tax, as a % of revenue.	1/19/2022 12:13 PM
21	Any limits on the number of vacation rentals should be scaled with the population and/or number of dwellings in the village. However, we should also be careful in determining the process of how licenses are allocated as artificial scarcity could lead to some perverse outcomes and competition for licenses.	1/19/2022 11:25 AM
22	Don't agree with the phone number being posted but some form of contact info	1/19/2022 11:05 AM
23	Just as for bed and breakfast use, vacation rentals should require Public Health approvals. (for example: bathrooms and cooking facility inspections)	1/19/2022 6:43 AM
24	Invasion of privacy having to post their phone number in a house. How about village council members also have to post their personal phone number on a sign on their houses to make them more accessible to residents think about that	1/19/2022 5:53 AM
25	The market should determine if vacation rentals are needed and the volume (ie number of bedrooms). Gusts may want varying types o vacation rentals (close to downtown or outside of downtown). Restricting the number of bedrooms may restrict rentals of properties which can enhance affordability for home ownership.	1/18/2022 8:10 PM
26	Cumberland should encourage vacation rentals for its tourism economy but the lack of housing is a village problem that needs to be addressed specifically more multi use family dwellings. Ex why is maple st going to be 24 single family homes when it could be higher density- townhouses etc	1/18/2022 7:26 PM
27	Once again, it depends if a dwelling is owner occupied. There's a big difference between my neighbour renting out a 1-bedroom laneway house versus a 4 bedroom house plus laneway house. Maybe it could be restricted by number of total bedrooms/occupants per block versus number of licenses.	1/18/2022 7:22 PM
28	Also when it comes to constructing a carriage house it should be required to disclose whether it will be used as a vacation rental as opposed to a long term rental.	1/18/2022 5:27 PM
29	Depends on whether the rental is for the whole home and is full-year or not. I would potentially want to cap the full-year rentals.	1/18/2022 4:34 PM
30	Live in strata, signs not allowed. Neither are rentals but there are	1/18/2022 4:12 PM
31	I think any cap would be difficult to implement - if they are all used, how does someone new start one?	1/18/2022 3:54 PM
32	Village can't enforce existing by-laws, I don't see this accomplishing anything productive.	1/18/2022 3:48 PM
33	Until RTB rules are more fair and protect both landlords and tenants, not just tenants, it's reasonable to expect homeowners to prefer to rent as a vacation rental as it's a much safer option. Many homeonwers will allow long term stays through vacation rentals so that they are offering month to month, but thorough a safer option than the current broken RTB system. As a new homeonwer who inherited predatory tenants, and is looking at a cost of \$15 - 20K in lost rents and damages to the home before I can get them out as the RTB ruled to allow them to stay for 3 additional months past the 2 month land lord use of property notice, and they are taking advantage and destroying the home, both the cost of the damage, and the extreme stress an anxiety they are creating, this rental unit is now no longer going to be rented anyway. I now have shellshock from the abuse of these tenants and am too afraid to rent again once they are out. Vacation rental is my only option to potentially generate some income from the mortgage helper as I can not afford to potentially lose another \$10 - \$20K and months of lost sleep over renting to predatory tenants again. The RTB system needs to be fixed, and then people might be more inclined to turn their vacation rentals back into long term rentals.	1/18/2022 3:34 PM

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34	Privacy infringement	1/18/2022 2:27 PM
35	I am neutral on the caps question, because we haven't determined the numbers or impacts. While we wouldn't necessarily want to become a resort only community, there's a chance that limiting vacation rentals could have a negative impact or create disparities. We also need to consider how much Village resources we want to put into compliance and enforcement.	1/18/2022 2:00 PM

Q16 Finally, the Village would like to know if you agree with the current regulation which permits vacation rentals in the R1-A Residential Infill zone or if you would like to see vacation rentals permitted in a smaller or a larger area. (To find out where the R1-A zone is, view the Zoning Bylaw map.) Please tick off all the statements that you agree with.

Answered: 225 Skipped: 14



ANSWER CHOICES		RESPONSES	
Continue to permit vacation rentals in the R1-A zone.		59.56%	134
Add the R-3 zone, the large lots on Cumberland and Royston Roads, to the zones where vacation rentals are permitted		52.89%	119
Add the R-2 and R-1 zones, Kendal Avenue up to Solport Street, Rydal and Grizedale, the Westwood neighbourhood west of Egremont, Primrose and Coniston Crescent.		41.78%	94
Add the MU-1 zone to include Solport and the area west of Solport in the newest part of Coal Valley Estates.		34.22%	77
Reduce the area where vacation rentals are permitted to the area that is two blocks off the commercial area of Dunsmuir Avenue in either direction.		16.89%	38
Don't permit vacation rentals anywhere in the Village.		10.22%	23
Total Respondents: 225			

#	OTHER (PLEASE SPECIFY):	DATE
1	MHP should also be allowed	2/6/2022 7:27 AM
2	You can't do this all at once....it must be done in phases & have limits on each area as to how many properties can be used as vacation rentals. You don't want Cumberland to turn into a ghost town where there are no permanent residents.	2/5/2022 11:05 AM
3	Seems like this question is designed for only a couple of potential outcomes . Why ouwldn't	2/4/2022 9:02 PM

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this be encouraged in the downtown core ?

4	Again, Cumberland has a bad record of bylaw enforcement - we need stronger measures of enforcement.	2/1/2022 5:29 PM
5	Reducing amount with rules, but different areas may be a good option.	2/1/2022 1:24 PM
6	Perhaps the limits should be a percentage of each of these areas; so no more than 5 or 10 percent of any given zone for short-term rentals.	1/29/2022 12:06 PM
7	Vacation rentals are happening in all zones now and will continue to happen in all zones.	1/27/2022 1:55 PM
8	How can I stress enough everyday working people do not have a place to live?????	1/26/2022 8:38 AM
9	There are already several vacation rentals in the R2 zone that are operating outside the bylaw. Parking and driving on Kendall and the surrounding streets is already bordering on dangerous. I fee that vacation rentals should remain centralized in old Cumberland as they already are in accordance with current bylaws	1/25/2022 11:04 PM
10	There is no parking as it is on Kendal and Solport.	1/25/2022 11:13 AM
11	I am more interested on a cap on vacation rentals then where they are	1/24/2022 1:46 PM
12	I think anyone should be allowed but the culture of Cumberland should be maintained. Owners should be held responsible for the good behavior of their tenants.	1/24/2022 1:54 AM
13	Prefer LOWER numbers dispersed through the whole village	1/22/2022 7:23 PM
14	I am not familiar enough with the town to offer an informed opinion.	1/22/2022 11:28 AM
15	No opinion on where they are	1/21/2022 5:13 PM
16	I don't see why you'd want to restrict where vacation rentals can be to a small part of town.	1/20/2022 9:39 PM
17	There is plenty (maybe not legal) air bnb rentals on kendal area. I know of 3	1/20/2022 8:03 PM
18	Not decided	1/20/2022 4:10 PM
19	Don't agree with these statements. Some R-1, R-2 MU-1 would be ideal for a vacation rental or carriage homes (income helpers) added onto properties. West sides of penrith, maryport, Windermere etc seems to have more space to build. Penrith behind the Waverley & Cumberland Hotel and other areas are pretty congested such as the first sections of Kendal and Rydel parking is already an issue for those homes that have 2 suites 2 car garages and driveways that none of them seem to use. But 4 cars...It is a tough call to make just grouping areas together. some homes in certain areas have more flexibility then others. If a homeowner can come up with a plan for parking and a small vacation rental or preferably a carriage house rental for long term tenants an income helper should be allowed as long it is not tower over a neighbour house & fits in with the aesthetic of the street.	1/20/2022 2:32 PM
20	I feel like anywhere should be aloud but there needs to be a cap on vacation rentals to save our rental situation	1/20/2022 1:31 PM
21	This isn't a city. It's a village. Allowing vacation rentals in Cumberland's suburbs takes away from the small-town feeling. Encourage vacation rentals or B&Bs in the historic part, not the suburbs. Our town needs permanent residents who will invest long term. Encourage a community-village sponsored hotel instead rather than individual units. We need single family homes, not two stories with one (or both) units being rentals.	1/20/2022 1:22 PM
22	All vacation rentals should be allowed, everywhere	1/20/2022 12:55 PM
23	I'm fine with expanding the areas they are permitted, as long as they are well-controlled.	1/20/2022 12:12 PM
24	Dispersement of rentals is a good thing as it keeps it spread out in the community rather then having clusters of rentals	1/20/2022 11:38 AM
25	Having them crowded in one area seems unfair but I do not support spreading everywhere unless the numbers allowed are limited and licensed	1/20/2022 10:28 AM
26	Add Vacation rentals to VCMU-1 area!!!!!!	1/20/2022 10:28 AM
27	I don't know the answer to this question. What at has Banff, Whistler, Fernie, Smithers, Canmore done to address address this issue.	1/19/2022 8:30 PM
28	Limit the maximum months that can be used for a vacation rental unless the area is already zoned for a home based business.	1/19/2022 6:03 PM

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29	Again no chance of discussion - the questions cannot be answered in any kind of logical way.	1/19/2022 3:44 PM
30	I live in the R1-A zone did not know that they were allowed should have to post there use for the neighborhood to know	1/19/2022 11:30 AM
31	I agree with limiting the overall number of vacation rental licenses but broadening their availability geographically.	1/19/2022 11:25 AM
32	very limited vacation rentals per zone but all zones ok. priority to residents and long term rentals first. must have at least 1 full time renter/resident per property taking up largest living space.	1/19/2022 10:44 AM
33	I'm not worried about where they are... just the total number and number per block	1/19/2022 10:05 AM
34	Allow everywhere but limit the number of vacation rentals per block	1/19/2022 9:56 AM
35	Increase the option for vacationers and short-term renters. Force owners to compete and lower rates, improve the offer and reconsider the return. Many will flip back to the longterm as it's easier. I personally have a longterm renter for this reason (that I had to scrutinize like mad) - and I plan on some short-term during summer months to help pay the bills. Cumberland needs to accommodate visitors, and the cost of homes has skyrocketed. We can't just kill the entrepreneurial opportunities the market offers. We need affordable options and a village economy: apartment complexes, condos, and local support for tourists.	1/19/2022 9:36 AM
36	balance zones with vacation rentals with support for affordable housing in these and more zones	1/19/2022 6:43 AM
37	No parking in New Cumberland previous council already messed up that area	1/19/2022 5:53 AM
38	CHANGE R1-A ZONING	1/19/2022 12:42 AM
39	There is no where to rent in Cumberland. Look on Dunsmuir Ave at night, vans parking all night and using the businesses WiFi.	1/18/2022 9:18 PM
40	OR allow 3 units (main suite, secondary and adu) in ALL these areas, but limit vacation rentals to the original core area..meaning densification in these other areas goes to long term rentals	1/18/2022 6:33 PM
41	I think adding vacation rentals to the R3 zone, a limited number, on properties of more than a acre?	1/18/2022 6:18 PM
42	We live in the proposed reduced area, and there are so many vacation rentals here already. I am concerned that if the area where vacation rentals are permitted gets reduced to just the downtown core, we will be surrounded by even more vacation rentals. Currently, 3/6 of the houses directly surrounding our house are vacation rentals	1/18/2022 5:40 PM
43	When complaints are made about illegal rentals investigate	1/18/2022 4:41 PM
44	We have some vacation rentals in our strata. The zoning says they are not allowed.	1/18/2022 4:12 PM
45	I do still support keeping current big residential development areas as residential only	1/18/2022 3:54 PM
46	I don't feel that I have enough information on the current impacts of vacation rentals to recommend changes, although I lean towards allowing MORE zones.	1/18/2022 2:00 PM

Q17 Please leave us any other comments or suggestions you have on how the Village should regulate vacation rentals.

Answered: 239 Skipped: 0

#	RESPONSES	DATE
1	Diversify economy Sure hope something will change at the village office and the strategy to become a tourist destination gets revisited. Relying on tourism for your economic base is proven to be unsustainable (forest fires; pandemics; protection of our forests, lakes and oceans).	2/6/2022 8:31 PM
2	No or less regulations The Village should focus its efforts on improving infrastructure and stay out of regulating local economics. Too much regulation kills communities.	2/6/2022 9:05 AM
3	Allow in Mobile Home Prks The current use of 'old cumberland' is perfect for vacation rentals. It's close to the core, away from schools and gives additional financial means to homeowners dealing with problem house conditions. MHP should also be allowed to short term rent units as these owners have less than average incomes.	2/6/2022 7:27 AM
4	Licensing - safety req New vacation rentals should be subject to a one-time fire safety inspection and occupancy limits.	2/5/2022 10:47 PM
5	Enforcement I'm not necessarily concerned about vacation rentals. In fact, I support them so I can have the option myself (I'm currently in a non permitted area). I do have concerns about the increase in noise and the types of people that may end up renting short term (party vacation mentality)	2/5/2022 12:54 PM
6	Enforcement Be more pro-active. Have Village staff seek out places where vacation rentals are being advertised and make sure they all have licenses and proper zoning. I've seen RVs advertised as vacation rentals in Cumberland on the AirBnB website. I thought people weren't allowed to do that. There should also be hefty fines for vacation rentals that are not meeting the requirements of Cumberland's bylaws about vacation rentals (which I hope will be tightened up soon).	2/5/2022 12:28 PM
7	Balanced approach needed Take your time. Keep consulting with residents. I appreciate the opportunity to give input. Look at municipalities where the issue of vacation rentals has been regulated in a sustainable, equitable & successful way (i.e. Charlotte, North Carolina).	2/5/2022 11:05 AM
8	Economic benefit of VRs Having a private space in a modern house is what appeals when staying on vacation. Having more short term rentals will grow cumberland's economic base. Don't kill the goose that lays the golden egg.	2/5/2022 10:20 AM
9	No or less regulations With the rising cost of property tax some people need vacation rental just to get by. Less regulation the better. More rentals means more money spent in the village.	2/5/2022 10:08 AM
10	Impact on neighbours Some rules regarding waste management, educating guests about respect for the forest, and fines that may protect against vandalism and excessive noise disruption.	2/5/2022 9:59 AM
11	Impact on neighbours I'm generally supportive of vacation rentals but in the event absent owners have unruly guests, there needs to be a mechanism to file complaints / notices by neighbours, provide notice to the owner, and suspend permission for the rental business if the owner doesn't take action. I support vacation rentals but think these businesses should be close to the downtown core to encourage density and proximity to local businesses. Parking is a concern as some neighbourhoods are already quite full of parked cars (just from owners). I support parking requirements in connection with expanding vacation rentals. These are businesses and the Village should share in the revenue by way of business licenses or taxation. In my experience, vacation rentals are usually a family friendly option which should be supported in our mix of accommodation available in the Village. Thank you to everyone evolved in exploring this issue!	2/5/2022 9:46 AM
12	Primary residence req In a property with more then one suits/dwelling at least one dwelling should be long term rental or primary residence.	2/5/2022 8:26 AM
13	Unhappy with survey This survey seems orchestrated to produce a certain outcome . Why	2/4/2022 9:02 PM

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not just ask people what they want ? Disappointing .

14	Permit in all zones Primary residence req I wasn't aware of the exact zoning permitted but after review of the map it actually seems strange to only allow vacation rentals close to the town centre. If we only allow rentals around old Cumberland then it feels like we risk losing what makes this village so special. The people, homes, and overall "vibe" in that part of town are amazing. Unfortunately it's probably naive of me to think we can maintain the current mix that I, and so many others have been drawn to, but I'll hold out hope. I (and I hope most Cumberlanders) don't want to see a hotel built here so I would still consider vacation rentals critical but my concern is that Cumberland risks being exploited, with properties being used primarily as investments. I understand that development and change are inevitable but maybe if the Village can limit vacation rentals not to an area but instead to properties where the owner also resides, then I think we fight a chance of preserving what makes Cumberland such a lovely and eccentric place to live.	2/3/2022 7:57 PM
15	Primary residence req homeowners should be able to chose if their suite is a vacation rental or long term rental. Although long term rentals are becoming sparse, homes are becoming extremely expensive and vacation rentals are sometimes the only way to afford a home. I don't believe homes should be bought up by property managers just for vacation rentals but homeowners with a suite should be able to choose what type of renter is in their home.	2/3/2022 7:34 PM
16	Require parking I disagree with the question about the # of bedrooms, as it could be a large family wanting to rent the space and therefore does not indication # of parking spots required. I think 3 separate dwellings or rentals on the same property is when parking becomes the issue as then you could have many people coming from individual households at the same time.	2/2/2022 7:49 PM
17	Economic benefit of VRs Thank you for taking the time to listen to us. It would be great to increase the amount of vacation rentals so therefore increasing the local economy.	2/1/2022 10:48 PM
18	Require parking We bought our house in R-1 knowing we would know our neighbours and not have to live next to a vacation rental. question 11. parking for the number of people in a vacation rental is more important than the number of rooms being rented. vacation rental parking must be done on the property and not on the street.	2/1/2022 10:11 PM
19	Prioritize affordble hsg IMO, Cumberland's record for increasing social, senior,co-op and supportive housing is a big disgrace!!!! Shame!!!!	2/1/2022 5:29 PM
20	Primary residence req No property should be allowed to be Vacation rental only.	2/1/2022 3:27 PM
21	Owner accountability Being able to communicate with owners if there is a problem would be beneficial. Also being open about which places are vacation rentals.	2/1/2022 1:24 PM
22	Economic benefit of VRs I think there needs to be a serious balance in the approach the Village takes. Obviously long-term housing is a great concern/need, but I understand the idea of offering units like this for shorter-term stays. Ultimately there needs to be a ratio of long-term to shorter-term spaces available, or the Village isn't going to sustain itself.	2/1/2022 10:10 AM
23	Prioritize affordble hsg More affordable long-term rental housing should be promoted and vacation rentals could be taxed more? Not sure if they are but it could be an incentive for long-term.	2/1/2022 7:04 AM
24	Prioritize affordble hsg Vacation rentals are not a necessity at this time. There are too many homeless who could be permanent renters in a market where there is none. I do however support the structure of a hotel either on your way into Cumberland or royston rd area slightly away from the downtown core and residential neighborhoods.	2/1/2022 6:50 AM
25	More clamping spaces Expand camping and rv spaces at the lake or create another area with glamping. There are quite a few trucks, vans, buses parked on street year round with people staying in them. That could be revenue if there was a place they could park and not take up street parking.	1/31/2022 12:44 PM
26	Economic benefit of VRs Primary residence req If a property has more than one living suites (basement, laneway, main, etc), I believe it should be in the owners right to rent out at least one for vacation rental. As long as they are either living in one of the other suites and/or renting it out long term. Otherwise, these "guest suites" could just be kept for family and friends visiting and not be used as either long or short-term rental. For example, we live on Kendal and have a basement suite we keep for when our parents want to come stay with us (or other family/friends). When it is standing empty, we'd like to be able to rent it as a vacation rental for other folks wanting to visit the Valley. It's really hard to find accommodation in Cumberland and I think this would help greatly and would be much appreciated side income for us to offset the incredibly high taxes.	1/31/2022 9:50 AM

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27	Balanced approach needed Nic college students have no place to rent in the comox valley either! As a long time resident myself I have been looking for a rental for 7 years and unable to find one that is affordable or permanent. Most desired rentals are short term only and are vacation rentals in off peak. Meaning you have to move out as soon as "peak season" arrives. Really the only housing available is apartments that are way overpriced and demand a mortgage clearance pretty much to rent. A criminal record check clearance, a credit check clearance, and a working wage of \$25.00 or more. So where do college students stay and where do minimum wage workers rent? The homeless population is growing and growing ever so much more and its getting ridiculous high monthly rents. People with that high income that can clear a rental application wouldnt rent, they will buy a home. Pretty ridiculous. Now the apartment places in town also require an additional contract signed of a "guarantor", someone who will pay your rent if you cant. Thats a mortgage application. As a homeowner, landlord, and a renter, I see both sides. As a Air bnb host and a airbnb renter, I see both sides. There needs to be a happy medium. I have met countless numbers of renters who have to move from air bnb to air bnb or hotel to air bnb countless times back and forth because they cant find a permanent rental but have a job. Its like that everywhere and worse in my experience in other towns and the greater vancouver area. THERE NEEDS TO BE A HAPPY MEDIUM, but right now I only see a huge problem of nowhere to rent for minimum wage workers who are keeping this town open. Thank - you.	1/30/2022 3:30 PM
28	Important dialogue Continue to have open dialogue with the community. Thank you! I do not personally have a short term rental property but would be interested in purchasing one in the future.	1/30/2022 8:15 AM
29	Increase density We support the status quo. Vacation rentals are not the cause of the house shortage, rather I believe it is restrictive zoning that does not allow increased density that is keeping the housing supply low.	1/30/2022 7:12 AM
30	Economic benefit of VRs Increase density To my knowledge the vast majority of short term vacation rentals in Cumberland are being managed by mothers who depend on this supplemental income to manage their sky high mortgage payments. Their air bnb's offer an opportunity for more gender equality in family income generation and allow people to move to Cumberland who would otherwise be unable to afford to enter the current real estate market. Furthermore, there appears to be a seemingly unlimited demand for real estate in the Comox Valley and particularly in Cumberland, and I find it hard to believe that placing restrictions on those who depend on that supplemental income will have any significant impact on demand. Running a bnb is laborious/frustrating work and those who are willing to do it need it. I believe the only long term solution to adequately address the housing crisis in the Comox Valley will involve rezoning to encourage townhouse/condo development.	1/29/2022 6:29 PM
31	Enforcement Impact on neighbours Owner accountability Require parking This is a tough one. All vacation rentals should need a license and ensure that if no caretaker is on site that a means of communication with the owner is established. It may be that special noise restrictions need to be applied to vacation rentals. Parking needs to be an issue too. It would be good to require space off road for vacation rentals, one space per bedroom or something along those lines.	1/29/2022 2:09 PM
32	Primary residence req This is a tough topic, I'm glad to see the Village attempting to intervene. It will not be easy to make it work for everyone; but let's keep the intention to retain a certain percentage of affordable long-term rental housing; otherwise we will create an unstable community lacking in social-economic diversity! Let's avoid having only people who live out of town/province and running short term vacation rentals for their profit in Cumberland. If these already exists, they should be taxed/contributing high percentage of profit to the creation of affordable long-term housing.	1/29/2022 12:06 PM
33	Enforcement There should be strong fines for illegal vacation rentals	1/29/2022 10:37 AM
34	Require parking I understand the importance of village revenue from vacation rentals, and I strongly support local at all opportunities, but the current village parking is very limited, and parking on the streets (take Kendal as a prime example) create an impossible ability for two cars to pass from opposite directions. If we support further vacation rentals, or even long term rental suites, the owners should be forced to provide adequate parking on their own property, instead of crowding the street we drive on, walk our dogs on, ride our bikes on, and take our kids out on. It becomes unsafe when both sides of street are crammed with rental client vehicles. Parking on the actual property (shared driveway as an example) should be the onus on the owner to provide. Not the village.	1/28/2022 11:37 PM
35	Economic benefit of VRs The vacation rentals are good for cumberland making it a desirable place to visit. Part of the experience is walking around. To see the small shops. It is so good for the local economy, markets and walking/biking vibe of cumberland.	1/28/2022 1:01 PM

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36	No or less regulations Vacation rentals are going to continue in all zones regardless of what the VOC decides. I do not believe the VOC has the ability to administer and enforce any of the control measures proposed. Open it all up.	1/27/2022 1:55 PM
37	Prioritize affordable hsg Thank you for doing this. I'm also hoping that it will curb the rise in rental prices..	1/27/2022 12:29 AM
38	Enforcement Human trafficking Please publicly address how you will prevent human trafficking from being an increased issue due to unregulated vacation rentals in the community. As your guest speaker stated at the Council meeting this past summer - it's in every single community in BC, including Cumberland, and vacation rentals are the Motel No-Tell's of this day and age.	1/26/2022 9:15 PM
39	Prioritize affordable hsg How about the fact that this survey does nothing to address the ridiculous price of rentals in Cumberland. Besides the lack of rental housing it's often far more than anyone could reasonably afford	1/26/2022 8:32 PM
40	Prioritize affordable hsg By allowing so many unlicensed vacation rentals it is taking away the chance for people who want to live in Cumberland year round. Driving up the housing market and making it very difficult to live.	1/26/2022 10:59 AM
41	Important dialogue Thank you for offering this survey	1/26/2022 8:38 AM
42	Enforcement should have better regulation for vacation rentals where is the enforcement for rentals knowing there is several vacation rentals in town with out a business licence is a concern the concern to obtain a business licence is also a concern	1/26/2022 7:35 AM
43	Enforcement Require parking Zero tolerance for rentals as the new development upper Cumberland is ridiculous with the amount of cars on the street and a safety hazard just waiting to happen ex: child getting hit because drivers don't see anything with too many cars from rentals.	1/26/2022 7:17 AM
44	Prioritize affordable hsg With the low number of rentals for people vacation homes are a joke	1/26/2022 4:36 AM
45	Enforcement Strict enforcement. There are already several residents flouting the current bylaws. You only need to search AirBnB to find some.	1/25/2022 11:04 PM
46	Licensing - safety req I personally owned a licensed bed and breakfast in Comox for 3 years. I believe that all vacation rentals should have a business license, full fire inspection and regulated. I support this for the safety of guests and emergency personnel. This should be required for any vacation rental property. I also bought a home and lived in Canmore Alberta from 1998 to 2009. Eventually, there were no more children playing on our street, no more persons that resided in neighbouring homes and a lot of different people/ vehicles arriving and departing. I no longer loved our neighbourhood, no longer knew our neighbours, and no longer trusted the neighborhood to be safe for children to roam and play. I do not want to see Cumberland become the next Canmore Alberta, a tourist town where no one knows their neighbours, and there is no sense of community or public trust/safety.	1/25/2022 11:03 PM
47	Worker housing Many European cities have drastically reduced air b&b accommodations - primarily due to loss of long term rentals for city residents. This in turn led to fewer people living in the core, and less of a base of workers for businesses in the core.	1/25/2022 9:34 PM
48	Require parking Parking is a serious issue already	1/25/2022 9:32 PM
49	No or less regulations The council needs to have a guiding principle of ownership autonomy and equity. And put in a hotel.	1/25/2022 8:32 PM
50	Require parking For me the main issue around vacation rentals is street parking. Vacation rentals must have parking for all renters that is on site.	1/25/2022 7:57 PM
51	Cap on total number Licensing - safety req Prioritize affordable hsg Fee paid towards affordable housing. Time limited licenses and/or limit on total number of vacation rentals. Limit on total nightly charge to promote owners keeping them as homes. Requiring them to be publicly listed as businesses	1/25/2022 6:35 PM
52	More commercial zoning Need more commercial zoning for local Business owners	1/25/2022 6:20 PM
53	Economic benefit of VRs Enforcement Vacation rentals help homeowners help pay for the increasing cost of living and taxes. If noise and parking is an issue, perhaps funding should be directed to supportive bylaws and enforcement.	1/25/2022 5:14 PM
54	No or less regulations Vacation rentals are crucial to Cumberland's local economy. Home	1/25/2022 4:48 PM

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owners should have the right to rent their home however they please to. They have worked hard and are taxpayers of their property. Restricting the way homeowners pay down their mortgage is a wrong approach to take and will rise in the number of non-compliance.

55	Impact on neighbours I have had 3 full house on my block be vacation rentals for a few years now. It changes the neighborhood, different neighbors all the time. Visitors don't seem interested in engaging with the neighbors, they are here with family and friends on holiday. It does change the feel of your street. And it's 3 full family homes with just visitors using them	1/25/2022 4:15 PM
56	Generate revenue from VR More vacation rentals Prioritize rental housing Vacation rentals are incredibly hard to regulate in a meaningful way that actually deters the practice. Hence, I'd suggest focussing on how to best manage it while extracting maximum benefits that link to generating revenue for the Village and increasing the supply of both short and long-term rentals.	1/25/2022 12:08 PM
57	Enforcement Require parking There has to be enforcement of the bylaws and an easy way to report problems. Our experience in zone R-1 is that you can and regularly have two vehicles per bedroom. We have seen 8 vehicles in one residence. There are still illegal suites in the area. I would be more open to the idea with ample parking.	1/25/2022 11:13 AM
58	Owner accountability Require parking No street parking permitted. Parking allowed only on the Vacation Rental's property. If there is no property owner onsite when the home is being rented as a vacation rental, the owner has to be available by phone in the event that a problem arises ie. noise, parking issue, party, etc	1/24/2022 9:00 PM
59	Cap on total number Incentivize l-t rentals If there is a cap on vacation rentals, which would be my preference, how would this cap be administered in a fair way? Would it be given only to existing vacation rentals? Would preference be given to certain applicants? Is there a way to incentivize providing affordable long term rental units for landowners instead of vacation rentals?	1/24/2022 1:46 PM
60	Encourage hotel or hostel Build a small hotel so that vacation rentals can be reduced significantly	1/24/2022 8:51 AM
61	Impact on neighbours Primary residence req I think the principle should be in maintaining the integrity of Cumberland culture while allowing people to earn some money. I also think that outside investors (non-residents) should be very limited. The people I know who have bought homes for rental are wealthy people living outside of Cumberland. Outside investors should have to provide at least part of their units for long term rentals.	1/24/2022 1:54 AM
62	Prohibit VRs Vacation rentals shouldn't be allowed in Cumberland, they cut down on housing supply. I want to live in Cumberland but can't because every boomer wants to turn their place into a vacation rental property.	1/24/2022 1:20 AM
63	Visitor parking permits Visitor parking permits if staying in residential area more that one night. Streets are already conjested with residents vehicles	1/23/2022 3:59 PM
64	Encourage hotel or hostel Maybe a build a hotel or another hostel to provide accommodation to visitors. Cabins to be rented strictly to visitors	1/23/2022 3:48 PM
65	Enforcement Be more proactive about finding out where unlicensed vacation rentals are and shut them down.	1/23/2022 10:46 AM
66	More vacation rentals Expanding the areas where Airbnb rentals can take place, may take away some of the cost competitive pressure and even out the prices for vacation rentals. As result, this may reduce cost pressure for long term rentals and even out the geographical distribution.	1/23/2022 10:36 AM
67	Increase license fee Fewer, higher quality and higher cost vacation rentals will result in more benefit to those that follow the rules and get property licensed, more revenue to the billiard and a better experience to visitors. I encourage more restrictive licensing and higher costs for permits.	1/23/2022 9:25 AM
68	Balanced approach needed No or less regulations The least intrusive the better. Many of the long term rental problems are related to the ceding of rights to the tenants and the increased risk of having long term tenants. It's much easier to recover from a poor 2 day tenant and also easier to rate them and ensure they don't come back. My worst experiences with people around town are from long term residents, not people eager to explore the valley.	1/23/2022 9:18 AM
69	Increase density Council should approve more rental buildings much like the 2 on Dunsmuir so far except the development should provide 1 parking spot per unit. Also approve more	1/23/2022 7:20 AM

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townhouses as well as condos. Allow taller buildings. Approve more housing. People need homes, NIMBY's have homes and need something to complain about.

70	Cap on total number Cap it. Too many under houses humans.	1/22/2022 7:23 PM
71	More vacation rentals Prioritize affordable hsg Require parking I support Vacation Rentals throughout ALL of Cumberland. I have had many wonderful experiences through AirBnB. I think they should not be limited AND I think Council should APPROVE as many more market rental developments as possible and I believe they must provide off-street parking. Thank you	1/22/2022 6:49 PM
72	Prohibit VRs The regulation should read- No residence shall be used for a Vacation Rental	1/22/2022 3:52 PM
73	Generate revenue from VR Taxes or fees should increase for owners of multiple vacation houses	1/22/2022 3:17 PM
74	Balanced approach needed Primary residence req I think short-term rentals are an important option, and would like to consider short-term rentals for future property that I might own. But, the social implications of unfettered short-term rentals are severe in a town like Cumberland. (I have seen the effects in Canmore and Revelstoke.) IMO: the priorities of Cumberland's policy should be: - enable efficient use of unused housing capacity (eg. by freely allowing owner-occupants to rent while away, or by renting a secondary suite) - carefully allowing *some* full-time short-term rental properties (to facilitate the growing tourism industry) Ideally, folks investing in real estate should be incentivized to offer long-term rentals instead of short-term rentals. I am happy to answer any follow-up questions if you think it'd be useful. Andrew.gord.stewart@gmail.com	1/22/2022 11:28 AM
75	Primary residence req Omit the allowance of investment properties used as vacation rentals. Limit the number of vacation rentals allowed per applicant. Some vacation rental owners have multiple vacation rentals in town (ie: one person who lives on Denman has 18 vacation rentals listed on AirBNB)...	1/22/2022 9:49 AM
76	Balanced approach needed Cap on total number I think vacation rentals are important, but long term rental properties need to be a priority. Putting a cap on vacation rentals would hopefully provide a balance. Long term renters are being pushed out of Cumberland (through cost too, not just availability) but to have a balanced society we need people from all socioeconomic groups.	1/22/2022 8:06 AM
77	Economic benefit of VRs This encourages business in our walkable village for its numerous events. We do not have a hotel(s) and require places for people to stay to wander, purchase and enjoy our area.	1/21/2022 11:04 PM
78	Prioritize affordable hsg Prioritize rental housing Prohibit VRs There us a housing crisis currently Revisit vacation rentals when that us not the case Until then they should not be allowed ... I am a single mom who lives in fear that my landlords will evict I have been here for 8 years They can make triple off of new tenants and constantly text me other rentals to help me fund a new place to live ... it is stressful and to see vacation rentals where I can't rent is ludicrous seriously ... thus is not the time to allow vacation rentals .. People will go to a hotel if they need a vacation Landlords can make a fine income off of renting their extra suites as a home to those in dire need	1/21/2022 8:42 PM
79	Cap on total number Prioritize rental housing Limiting the number of vacation rentals seems reasonable. They bring a lot into the local area, but when we rely on it we create a bubble. Please focus on long term housing first.	1/21/2022 7:38 PM
80	Impact on neighbours I'm unaware - perhaps naively - of negative consequences of vacation rentals other than taking away from the pool of long-term rental units (I trust mechanisms exist to clamp down on repeated noise complaints etc.). But I support Cumberland keeping the Cumberland village feel as our highest priority so if vacation rentals are working against that and winning then guard rails are a good idea.	1/21/2022 6:02 PM
81	Enforcement Whatever regulations are adopted need to be applied consistently and fairly, with consideration for the Village's ability (resources and will of staff and Council) to enforce them.	1/21/2022 5:13 PM
82	Prioritize rental housing I have stated my situation in one of the answers, please refer to that.	1/21/2022 4:51 PM
83	Landlord rights too ltd Limiting vacation rentals may not have the desired effect of bringing back more long-term rentals. We have a vacation rental in a carriage house on our property. Under the current BC Tenancy laws that severely limit any rights of the landlord, we would rather leave our carriage house empty and take the financial hit than rent it out to a long-term renter who holds all power over us on our own property.	1/21/2022 4:21 PM

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84	Encourage hotel or hostel Prioritize affordable hsng Worker housing I am strongly concerned with the housing crisis situation becoming increasingly dire in the Village of Cumberland and the increasing unaffordable cost for long-standing community members to continue to live here. Who is going to work at the local businesses if they can't afford to pay rent or even find a room available if everything is catering to tourists. Why are we permitting a massive condo building to replace a hotel, when this survey clearly states there is a lack of hotels.	1/21/2022 4:05 PM
85	Prioritize affordable hsng Prioritize rental housing Committing to making sure good housing isn't sitting empty and there is an increase of affordable long term rental units in the valley.	1/21/2022 3:56 PM
86	Generate revenue from VR For all vacation rentals in Cumberland, charge a Municipal and Regional District Tax (MRDT) (+ 3%) plus a regional destination marketing fee (+2%). MRDT Participating Municipalities, Regional Districts and Eligible Entities currently includes City of Courtney but not Cumberland. Time to get on board! https://www2.gov.bc.ca/assets/gov/taxes/sales-taxes/publications/pst-120-accommodation.pdf	1/21/2022 1:30 PM
87	Prioritize affordable hsng Prioritize rental housing Prohibit VRs I think without vacation rentals there would be more hotels or bed and breakfasts that actually create jobs instead of just taking away housing. I completely oppose vacation rentals. Long term affordable renting must be prioritized	1/21/2022 11:53 AM
88	No or less regulations Vacation rentals should be allowed in all single family homes as long as the owner obtains a business license. Although it is likely more profitable to run a short term rental it also comes with an increase to risk and work required by the home owner. Homeowner should be permitted to manage their own properties how they see fit.	1/21/2022 11:42 AM
89	Prioritize affordable hsng Affordable housing and dining in the town	1/21/2022 10:31 AM
90	Important dialogue I'm grateful that the village is considering tackling the issue of housing in a way that is conscious of the needs of it's inhabitants.	1/21/2022 10:24 AM
91	Economic benefit of VRs Licensing - safety req Owner accountability Well run and operated vacation rentals are an added bonus to the Village and the owners. Vacation rentals NOT airbnb's. Also each bedroom must be a designated bdrm. Names of all guests staying at the rental must be listed. always. Hotels do this and it is a good idea as well as a safety factor should something suddenly go awry.	1/21/2022 10:16 AM
92	No or less regulations The fact that only one area of the Village permits vacation rentals is absurd	1/21/2022 9:50 AM
93	No or less regulations I strongly support the short term vacation rentals	1/21/2022 8:24 AM
94	Generate revenue from VR Licensing - safety req They all need to follow business licences rules and somehow pay appropriate taxes to village.	1/21/2022 8:19 AM
95	Enforcement If cap use lottery system Require parking Temporary permits Consider a temporary permit for vacation homes if there is a cap. Minimum 3 years Max 5 years possibly lottery style so everyone has the opportunity to have a long term renter or vacation rental if they choose. Spread the permits out across the village so it eases parking congestion in the downtown core. Air Bnb host should also pay extra waste removal fees. Ensure there is Bylaw enforcement of whatever you decide to do. No use making rules if no one follows them. Good luck!	1/21/2022 7:43 AM
96	No or less regulations It is getting a little ridiculous the amount of regulation, licenses and so on that local government is placing on residents and businesses. If someone wants to rent a unit in a place they own, its not the Village's place to step in. Put money where its needed... fix the pathetic roads...	1/21/2022 7:11 AM
97	Important dialogue Best of luck!	1/21/2022 6:38 AM
98	Prioritize affordable hsng Worker housing The support of the village economy will suffer when there is no housing for workers, business owners and community creatives that built Cumberland to what it is today. Support your legacy and strive to support AFFORDABLE long term rental housing. You wouldn't be breaking the mold there are many example of this success and the fall out of inactivity.	1/21/2022 12:20 AM
99	No or less regulations Until the village controls spending and by extension tax increases, they should not be regulating anything that will help families with the extraordinary costs of living.	1/20/2022 10:41 PM
100	Grandfather existing VRs Those who purchase a home with the R-1 zoning in place should	1/20/2022 10:32 PM

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be grandfathered in the event rules change.

101	Impact on community Please stop trying to turn Cumberland into a mini city, it's extremely disheartening and it pains me to see people claiming they are Cumberland people when they have no idea what Cumberland truly is or what it was.	1/20/2022 10:10 PM
102	Important dialogue Thanks for a well thought out survey. Much appreciated.	1/20/2022 9:41 PM
103	Prohibit VRs I think we need to focus on making sure there's enough livable homes for people who want to live here. Cumberland is growing at a fast pace right now and it's not easy to find reasonably priced places to live. Courtenay and comox are already equipped to handle vacation rentals and they are not a far drive. Not sure why we need vacation rentals here at the moment.	1/20/2022 9:39 PM
104	Important dialogue Thank you for including and considering the voices of the community	1/20/2022 9:24 PM
105	Cap on total number or less regulations Economic benefit of VRs Enforcement Impact on neighbours No As a homeowner in the Village, I believe homeowners should be entitled to use their property how they feel. Using a rental suite or a single family dwelling is an excellent option to generate income if you're willing to take the risk of having multiple visitors occupy your home each month. I feel it's also a great way to bring money to local businesses, however, the idea of a cap should be looked into. An AirBnB in a typical rental suite doesn't generally disturb residential areas. But once you're having multiple units on the same property being used as vacation rentals, I can understand why there would be less of a neighbourhood feel, and more issues with parking, noise, traffic, etc. Just my 2 cents.	1/20/2022 9:21 PM
106	No or less regulations Please allow the individual property owner the right to decide for themselves the way in which they may choose to rent their property without any of the proposed restrictions or financial penalties	1/20/2022 9:06 PM
107	Enforcement A clear way to submit complaints and notify both the village and owners on a timely basis if their guests are breaking noise bylaws or engaged in any behavior that disturbs neighbours.	1/20/2022 9:05 PM
108	Incentivize l-t rentals Incentivizing long term rentals with tax breaks or something monetary might help.	1/20/2022 8:47 PM
109	Prohibit VRs Housing crisis - maybe in normal times allowing rentals is fine but I think the village benefits more from long term community members. There is plenty of hotels/rentals/etc in Courtenay which is so close.	1/20/2022 8:03 PM
110	Enforcement More enforcement of non-compliance	1/20/2022 6:43 PM
111	Generate revenue from VR It may not fall under municipal jurisdiction but I feel that vacation rentals should pay the BC Hotel Tax.	1/20/2022 6:43 PM
112	Impact on neighbours I am upset that I had my zoning changed to R1-A without any input from me, also the lot next door decided to put a carriage house in even though it violated the restrictions. I tried to complain at the meeting designated for it but covid cancelled the meeting and never posted a new meeting. Next thing I know it was all approved behind closed doors.	1/20/2022 4:21 PM
113	Owner accountability Primary residence req Licensed and sign outside property with owners contact info, should be owners primary residence.	1/20/2022 4:10 PM
114	Landlord rights too ltd Long term tenants cost the landlord in damages and unpaid rent - either allow us to have short term rentals without stepping in or create some insurance program to entice us to go back to long term rentals	1/20/2022 3:16 PM
115	Landlord rights too ltd Long term rental regulations have contributed to the surge in vacation rentals, further regulations to the rental markets whether it is vacation rentals or long term rentals at a municipal level will likely cause people to seek other ways of avoiding regulations. Airbnb is a symptom, not the problem, more regulations will create new problems.	1/20/2022 3:10 PM
116	No or less regulations The village should NOT regulate vacations rentals whatsoever!!! Smarten up! Cumberland is a beautiful open minded community lets' keep it that way...focus on cleaning up, improving the village and trails and leave people alone!!!!	1/20/2022 3:04 PM
117	Diversify economy Prioritize affordable housing With homes being so expensive it is harder for the LOCAL younger generations to buy homes. To be a successful community you need to have mixed ages and incomes. The older depend on younger service workers. If those younger residents don't have any where to live or have income helpers it is a loss for the community. Also if carriage homes are used for rentals at some point down the road maybe multi generations of a family could live on the same property. I support diversity not restricted to one	1/20/2022 2:32 PM

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area. People making money but also paying their dues. Currently lots of Locals are being priced out of town. It's great that Cumberland did such a great job marketing itself but it is losing the sparkle of a small village...we need more affordable housing and ways for people to generate income.

118	Prohibit VRs Require parking I'm SO TIRED of ADU's being built EVERYWHERE. Our "R1-A" zone is becoming so over populated. There is no parking available in many areas of town. Vacation rentals should be no longer permitted.	1/20/2022 1:56 PM
119	Prioritize affordable hsgn Prioritize rental housing Just a comment I grew up in tofino and they didn't put it good regulations and now it's destroyed the rental market and made it impossible to find housing and stuff we need to do something or this town is going to be ruined	1/20/2022 1:31 PM
120	Diversify economy Impact on neighbours Primary residence req Prioritize affordable hsgn See answer to Q14. I didn't move to Cumberland to live next to a vacation rental. We aren't in Florida. I do not feel safe living near a vacation rental. And frankly, we need to make it AFFORDABLE for ppl to live here. Yes, Cumberland is great, we need tourism. But it's also quiet, peaceful and a great place to raise a family. Long term is more important than short term. Build single family homes (no extra units for rentals). Make vacation rentals B&Bs to encourage participation from the community and alleviate properties being purchased from outside companies or individuals buying them simply to make a substantial buck at the detriment of our people. this would also lend itself to the "vibe" of the community and increase jobs.	1/20/2022 1:22 PM
121	Economic benefit of VRs The benefits to the village from vacation rentals is huge. The village should only enforce the bylaws that take into consideration the wellbeing of the villagers and the public.	1/20/2022 1:15 PM
122	Balanced approach needed This survey is interesting... it concerns residents and business owners. One of the major debates is that vacation rentals reduce the amount of long term rentals (for residents) available. Thus one of the most impacted people in this entire debate are not a priority of this survey. Will this survey be accurate as the respondents mostly already live here and now because "they're in" they are not concerned about having other people find homes. Not that the survey is a waste, I am sure you will get great data from it. However, I would be concerned with a heavy bias in the survey that leaves out the most impacted group in this entire debate: those who cannot find a place to live in Cumberland or afford to live in Cumberland.	1/20/2022 1:08 PM
123	Enforcement No or less regulations Cumberland has so much to offer in terms of outdoor recreation and tourism, as well as for the many people who can now work remotely and might want to live and work from home in the Village for 4 or 6 months, etc. It would be short-sighted and counterproductive to unduly restrict vacation or medium term rentals. The rules should address the true concerns (not limited to vacation rentals): noise, property damage, trash etc. After all, if responsible vacationers or medium or long-term renters are staying somewhere -- anywhere in the Village, loving it, supporting and contributing to the local economy, generating income for home owners in a very difficult housing market where 'mortgage help' may be a necessity -- then what is the problem?	1/20/2022 12:59 PM
124	Economic benefit of VRs I understand that I own a home and how frustrating and concerning it is for people who need to find a rental. I just worry about limiting vacation rentals because we need to grow this town, restaurants, etc. and tourism is a great way to achieve that.	1/20/2022 12:55 PM
125	Impact on community Please keep in mind how vacation rentals influence on shaping and fostering a sense of community. Vacation rentals tend to create transient environments and create more susceptibility to economic ebbs and flows by way of increasing the community's vulnerability to overarching federal and provincial government rule above those of the community. More long term residents will provide a much more stable and long lasting economy than a tourist based industry. Think long term rather than short term. Think locally. Profits are fun but tend to be short term. There are many important social concerns to address (such as housing shortages) that should take precedent over the profit interests of the few.	1/20/2022 12:51 PM
126	Balanced approach needed A Consideration that is not covered specifically in this survey is a home owner providing both a long term rental and vacation rental within the same dwelling.	1/20/2022 12:21 PM
127	Important dialogue None at this time. Thanks for this effort!	1/20/2022 12:19 PM
128	Worker housing I'd be interested to know if the Village businesses put forward their workforce needs? Or is there some determination to evaluate housing needs for (local) essential workers? This might help determine what the long term rental pool volume needs to look like to ensure it takes precedence over permitted STRs.	1/20/2022 12:12 PM

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129	Important dialogue good survey	1/20/2022 12:01 PM
130	Increase density Prioritize rental housing Focus on dense housing for full time renters. That is way more important than folks renting out to tourists.	1/20/2022 11:47 AM
131	Enforcement Generate revenue from VR Require parking More transparency! Higher licencing fees! Address parking spaces! Crack down on illegal suites! Stop using exclamation marks!!	1/20/2022 11:42 AM
132	Generate revenue from VR Tax the full time vacation rentals somehow. Part time, less than 4 weeks a year should be ok. If its a dwelling, that could be housing for someone - it should be taxed differently	1/20/2022 11:39 AM
133	Enforcement Generate revenue from VR Licensing - safety req I live next to a full time airbnb on Kendal. The owners have regular gardeners come and maintain the property, as well as cleaning services that come after each stay, supporting local businesses. So far after a year, all guests have been quiet and respectful. The two downsides so far have been: 1) It takes away a 3 bedroom family home from the long term rental market in a tight market in the village and the valley 2) The snow was not dealt with by the owners organizing a service to maintain their business and so a few of their guests over the winter arrived with a completely snowed in driveway and THEY had to shovel the driveway. The benefit of AirBNB for the occational host is a great value add. My wife and I have considered renting our home out for the times we go on vacation and it would help a lot to cover the costs of the trip. People who are operating their home as a 365 rental are 100% a business and like a business need to be held to the same level as other businesses in the community. Proper licensing, management of their property, and proper code enforcement.	1/20/2022 11:38 AM
134	No or less regulations A more permissive approach across the board wherever possible.	1/20/2022 11:21 AM
135	Prioritize rental housing Vacation rentals should be allowed in the "old" part of town so visitors can easily access the businesses. Save the new developments for long term rentals.	1/20/2022 10:47 AM
136	Enforcement Need to send someone house to house to know who is running a vacation home when they are not allowed to.	1/20/2022 10:41 AM
137	Important dialogue Thank you for looking into this. I believe that vacation rentals are actually sucking the life out of long-term accommodation in the village and using up town resources with no benefit to the rest of the residents. We don't want to become what Tofino was (until they put a stop to it) where it hollows out the core of the townfolks and you have a transitory vacation/investment inventory of residences. That's not a concern at the moment, but it could be in the long-term. Polices have to be anticipatory, not reactionary.	1/20/2022 10:37 AM
138	Prioritize affordble hsng Prioritize rental housing Allowing vacation rental increases housing prices as the home is considered to produce income to contribute to mortgage costs. Unless we can provide additional long term rental and low income housing without turning our beautiful village into a series of concrete cubes, vacation rental should not be a priority	1/20/2022 10:28 AM
139	No or less regulations Prioritize affordble hsng Village should be responsible to helping develop opportunities for low income housing in designated areas. It isn't not the problem of current or future property owners to create these opportunities when the cost of living is already out of hand. The village staff need to work harder and more efficiently.	1/20/2022 10:28 AM
140	No or less regulations Housing shortage should not be up to the residents to fix, affordable housing is many units occupying a small footprint, residents who want to rent their suits are just trying to get by, the town can then collect money for license, etc. as a normal rental the town doesn't collect anything	1/20/2022 8:27 AM
141	Prioritize rental housing VOC and Govt of BC should put more bandwidth and focus on the speeding up of the process for approvals for new developments of housing development/low income housing. I think the root of this issue is not the vacation rentals themselves - but a supply issue. If there were enough homes, housing cost could potentially slow down the rapid rising allowing more people to afford and buy, additionally more homes/buildings would support more rentals.	1/20/2022 7:07 AM
142	Important dialogue Thanks for asking for input on this. Seeing what has happened in Tofino and Ucluelet has worried me and I'm glad there is thoughtfulness happening in my community when it comes to vacation rental regulation.	1/20/2022 5:56 AM
143	60-40 or 70-30 on prop Primary residence req Rather than saying a maximum number of bedrooms it may be better to say as a percentage of the property. I'd rather see vacation rentals limited to the smaller part of the house (secondary suite, or laneway house, etc.) residential zoned properties should be residential primary with the option of secondary use, IE	1/19/2022 10:41 PM

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over 50% of building for long term use, or have it as a percent split such as 60/40 or 70/30 residential/vacation

144	Cap on total number I believe Cumberland should definitely put a cap on the number of vacation properties allowed in the village.	1/19/2022 9:58 PM
145	Prioritize affordable housing Would love to see vacation rentals regulated by the village only and residential dwellings be used for long term housing. With the cost of living going up and some prioritizing greed over community we are creating more homelessness and driving out lower incomes. The village should be enjoyed by all not just those with higher incomes.	1/19/2022 9:26 PM
146	Primary residence req I like the idea of doing a short term vacation rental when you go out of town — We definitely need to keep the housing open for permanent residents of the village, but if they want to rent their house out while their on vacation, I think that's reasonable	1/19/2022 9:25 PM
147	Impact on community You're letting Cumberland be gentrified. Locals have to move because you're greedy.	1/19/2022 9:09 PM
148	Need more data The questions you are asking require a strong data set to come to conclusions. It's all innuendo and rumours at this point for me. I know the data is already out their from other "older" community's around BC that have gone thru these situations. I'm very interested but unwilling to do my own research on ADU's as they relate to vacation rentals and or long term rental. Hopefully our outstanding paid municipal workers and councillors can dive down the rabbit hole, come up with relevant information, then put the questionnaire, survey back out. Currently it's kinda like voting with your eyes closed.	1/19/2022 8:30 PM
149	Impact on community Vacation rentals harm communities and reduce the likelihood of our children staying in our community.	1/19/2022 7:37 PM
150	Impact on community Prioritize affordable housing I am concerned that the proliferation of vacation rentals is an unpleasant symptom of the financialisation of housing. Housing is a basic human right.	1/19/2022 7:11 PM
151	Enforcement Owner accountability Strict enforcement of noise complaints and quiet hours. Owners should lose the right to vacation rentals after too many noise complaints.	1/19/2022 6:03 PM
152	Generate revenue from VR Primary residence req A secondary suite on a property lived in by the owner , anywhere in Cumberland, not just in the historic district could be considered. Could short term rentals be taxed more than long term rentals in order to encourage reasonably priced long term rental ? Large buildings, purposely built for short term rental, other than an actual hotel or hostel, no.	1/19/2022 5:48 PM
153	Enforcement No or less regulations Thanks for looking into this. Try to be pragmatic and not overly reactive - the goal should be compliance with existing rules. Adding more won't solve the problem.	1/19/2022 4:41 PM
154	Prioritize rental housing Unhappy with survey This was kinda like a push poll. I cannot answer these questions the way they should be answered. I agree with vacation rentals but when we need rental accommodation for residents then the vacation rentals should be restricted.	1/19/2022 3:44 PM
155	Enforcement Illegal vacation rentals should be fined as they impact the quality of life for home owners	1/19/2022 3:03 PM
156	Prioritize rental housing I think the Village should focus on building sustainable long-term rental housing for full time residents of Cumberland.	1/19/2022 12:55 PM
157	Grandfather existing VRs No or less regulations You cant change what is already allowed in the R1A zone. People are allowed to have vacation rentals in this area and may plan on supplementing their retirement income or use as a mortgage helper. If there gets to be too many vacation rentals they will just be less full and people could turn theirs into a long term rental. I don't think the Village should try and restrict the number of vacation rentals, it's not up to the Village to get involved in this. Leave people to do what they wish with their own properties (where it is allowed). given the amount of money people are paying for their houses they should be allowed to supplement, so allowing the other areas of Cumberland to have vacation rentals would be a good idea.	1/19/2022 12:53 PM
158	Need income from VR I would imagine those who take issue with vacation rentals fall into 2 categories. 1) Not a home owner and worried about the cost and availability of housing in which case who isn't... this is a nationwide issue. 2) Old guard home owners who wish to preserve their town the way it is/was... Those who don't need the income a vacation rental provides. We are a family of 5 that as been in Cumberland for about 4 years. We are not wealthy and require	1/19/2022 12:52 PM

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what little income is generated from our basement suite as a vacation rental. Allowing short term rentals gives us the flexibility to use the space for friends and family a few months out of the year whilst filling in gaps with vacationers and still make a decent amount to help out with the taxes and mortgage of the space.

159	Allow in downtown VCMU-1 - Allowing vacation rental in the downtown core would work better for the tourists that the village brings and helps strengthen its economy. It would take away less from long term rentals that are needed and make sense in the R1-A area geared more for long term.	1/19/2022 12:30 PM
160	Impact on neighbours Noise and speeding cars are my major concerns	1/19/2022 12:19 PM
161	Generate revenue from VR We need vacation rentals, but community concerns are also real. Focus should be on maximizing revenue for village from vacay rentals so benefits to Cumberland are clear.	1/19/2022 12:13 PM
162	Need income from VR No or less regulations People have put their life savings into these houses, to tell them they cannot use it as they see fit (especially when there are so few hotel rooms) in a town that relies on tourism seems like shooting ourselves in the foot. As to long term rentals, anticipate that demand will continue to outstrip supply in our lifetimes - it would be silly to hobble the tourism industry for the sake of accommodating people who don't even live here yet (future potential long term tenants).	1/19/2022 12:01 PM
163	Impact on neighbours Require privacy fence If the home owner wants to run a buisness in a residential neighbor hood they should have to get notify there neighbors before geting there buisness licence . why should i have a constant stream of strangers looking in my yard . also the home with the vacation rental should have to put up a privacy fence .	1/19/2022 11:30 AM
164	Impact on neighbours Owner accountability Our emergency resources are based on our steady population, and residents safety should be high priority including traffic flow, pedestrians, medical support, food chain considerations.	1/19/2022 11:29 AM
165	Cap on total number Generate revenue from VR Impact on community As a renter and watching rent here become as expensive as rent in any major city is frightening. If I had to leave my cottage, I would not be able to afford a new rental in Cumberland and would have to leave the island. However.the housing bubble is so huge, I don't know how people can afford their mortgages without some of them being able to rent out a space as a vacation rental. The best way to ensure there is a balance is to have vacation rentals such as suites, secondary and laneway houses capped, so there is a percentage that must be available to renters. Maybe its 25 percent or 40 percent that needs to remain as long term rentals. People should apply for a business license and pay taxes as a business on those vacation rentals, and some of that money should be put towards more affordable long term rental housing. We don't want this village to become an enclave of super rich people. Inclusiveness and cultural diversity depend on housing available for all income earners. Any place that experiences a boom sees the artists being driven out as affordability decreases. If we lose the character that makes Cumberland unique because older folks on fixed incomes and artists have to leave, then we essentially are just a suburb. Thank you for reaching out to the community for input!	1/19/2022 11:29 AM
166	Important dialogue Thanks for reaching out on this topic - it's a common conversation with friends and neighbours and more constructive public discourse is definitely needed.	1/19/2022 11:25 AM
167	Enforcement I believe that people are going to rent out their property regardless of whether they comply to regulations so the more you can do to keep people honest the better.	1/19/2022 11:05 AM
168	Owner accountability Primary residence req flexibility is key. caretakers present is key. transparency is key	1/19/2022 10:46 AM
169	Important dialogue see above 'other'. THANK YOU for doing this survey. bravo.	1/19/2022 10:44 AM
170	Enforcement I think the Village should be more pro-active. Go to the Air BnB website, and other sites where rentals are advertised and check to see if the advertised rentals have business licenses. As far as I know, this is not currently being done.	1/19/2022 10:42 AM
171	Generate revenue from VR Tax the hell out of home owners using their homes as vacation rental units	1/19/2022 10:23 AM
172	Cap on total number Permit rotating Maybe it's a rotation? You can have a vacation rental one year then long term tenants another year?	1/19/2022 10:05 AM
173	Enforcement Require parking Unlicensed vacation rentals that are not in the allowed residential infill area (Kendall + Solport) put a lot of pressure on parking in an already crowded area. They also increase issues with garbage, recycling and compost collection. The Village	1/19/2022 9:59 AM

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should monitor advertisements for these suites on Craigslist, Facebook and dedicated sites like AirBnB and fine or penalize the owners. The Village should also monitor for vacation rentals that are for illegal third suites that have been renovated into the large houses in Coal Valley that already have two legal suites.

174	Owner accountability I would like full time vacation rentals to be clearly marked / like hotels, motels, hostels, etc	1/19/2022 9:56 AM
175	Important dialogue Thank you for looking into this	1/19/2022 9:49 AM
176	Require parking Make sure there is adequate parking and limit the rental to a single party i.e. couple or family. We have lived next to a vacation rental for the past year and have had absolutely no problem. Very often we are not even aware anyone has come. Landlord lives near by and is very diligent in keeping an eye on the renters. But as we are not in the infill area it must not be legal.	1/19/2022 9:49 AM
177	Generate revenue from VR Require parking I think spreading them out thinly over neighborhoods will help reduce the impact on neighborhoods. Parking is a big issue each bedroom rented is potentially another car. The short term rental near us sometimes has 5 cars associated with it, and no off street parking at all! Short term rentals are fine, but not if they are taking the community feel out of neighborhoods. The village should also be collecting (on top of business licenses) a hotel tax off of these rentals to help pay for tourism mitigation etc.	1/19/2022 9:44 AM
178	Important dialogue I left my comments throughout. Glad you put out a survey. Curious to see what we get.	1/19/2022 9:36 AM
179	Encourage hotel or hostel Primary residence req The village should work with developers or investors to establish more hotel rooms within the village. There's a handful of properties on Dunsmuir that have sat vacant for years that could easily support small hotels. Art hotels and micro-hotels would be perfect for tourists here to go mountain biking, hiking, skiing, etc. Citizen M hotels in Europe are a great example of this concept, with small rooms that are compensated for by having a large common area/lounge/library/restaurant/bar. Assuming they were built with on site (underground) parking and secure bike storage, tourism and local businesses could still be supported while reducing the impact on the community as a whole. I suspect there will be grants and other incentives offered at a provincial or federal level in the coming years aimed at rebuilding tourism post-COVID, and we should be prepared to take advantage of that money should it eventuate. Heck, we should be actively working with our provincial and federal representatives to try to make those opportunities happen. I also acknowledge that home ownership is expensive and so I do not feel that resident homeowners who choose to rent suites or lane way homes as vacation rentals are a problem, but non-resident owners should be dissuaded from renting out entire homes. One possible solutions could be increased properties taxes and/or utility fees on properties used as vacation rentals where one of the dwelling units on the property is not the owners primary residence. I also think it's important that if an owner chooses to rent out the main house on their property, and use a carriage house or secondary suite as their primary dwelling, they should not be penalized.	1/19/2022 9:27 AM
180	Generate revenue from VR Incentivize I-t rentals Tax vacation rentals Give tax breaks for long term rentals	1/19/2022 9:14 AM
181	Economic benefit of VRs Vacation rentals add significantly to the tourism in the village, which is now rated as one of the top MTB destinations in north America! these visitors need quality accommodation. Some of the new homes in the coal valley estate offer secure storage(garages etc). Many of these visitors bring expensive sporting equipment(i.e. bikes worth \$5-10K each!). Nothing taints a trip worse than having stuff stolen because you had to leave your gear outside.	1/19/2022 8:34 AM
182	Enforcement You can go on airbnb and find out who's go illegal rentals. I know of a couple I've seen.	1/19/2022 8:28 AM
183	Impact on community Design standard signage for rental homes and streets. Post parking signage for overflow parking. Improve laneways including requiring encroachments to be removed. Consider a one way traffic flow on streets near the core with traffic calming. Evaluate houses and streetscapes to designate historic values with interpretive signage, identify heritage trees and gardens and "bake these in" the approval / permitting process.	1/19/2022 6:43 AM
184	Owner accountability The onus on vacation rental owners should be on providing accommodations but also minimizing negative impacts on neighbours. If owners of vacation rentals are unable to comply and neighbours are negatively impacted, there should be a way make a complaint. There should be a regulatory body to investigate complaints and those	1/19/2022 6:22 AM

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found to be negligent should lose their permits. People who live here and own houses here should have priority for needs met and quality of life maintained over vacationers.

185	Enforcement I support vacation rentals as I have a licensed one but the village needs to support us and do something about the unlicensed	1/19/2022 5:53 AM
186	No or less regulations If you own your house do what you want, why dictate who can and can't, it's a free country	1/19/2022 2:28 AM
187	Permit in all zones Require parking Make sure they are reasonable, allow in all areas and stop focussing all growth, rentals etc in R1-A! Too many ludicrous things being done and built in R1-A and parking and resources are hugely affected!	1/19/2022 12:42 AM
188	Economic benefit of VRs No or less regulations Vacation rentals are a vital part of this community. As the primary source of accommodation, careful attention should be paid so as to not end up like Squamish where the economy is suffering because of vacation rental restrictions. In addition, vacationer rentals generate higher revenue for the home owner. Some rely on this higher income. Limiting vacation rentals and forcing people to rent out long term will drive long term rental rates higher as people try to compensate for their losses.	1/19/2022 12:37 AM
189	Economic benefit of VRs Primary residence req I'd rather have local citizens, who live in Cumberland, support themselves with vacation rentals then have corporations profiting off hotels. Tourism contributes to our village and locally owned vacation rentals enable tourism in a grassroots way. As such I'm more concerned about who owns the rental (have they ever lived here) than if they exist. I would assume vacation rentals require less parking than long-term rentals. It's great for friends to be able to come and stay and have their own rental. As long as the property also has long term tenants and does not seem to be driving up real estate prices, I think it's good to have vacation rentals.	1/19/2022 12:24 AM
190	Balanced approach needed Encourage hotel or hostel It is very difficult to make a strong argument for eliminating short term rentals when the village has no hotels. If the village gets adequate hotel capacity then they can consider reducing vacation rentals but not before.	1/18/2022 11:20 PM
191	Primary residence req I believe that if people are providing the appropriate parking spaces and renting out their own places, where they also reside, they should be allowed to do so without regulation changes. In other cases, such as full suites/homes, balance is key	1/18/2022 10:59 PM
192	Licensing - safety req Need VR unit p-time My view on the situation is that everyone's situation is obviously different. We require the use of our suite for our extended family's to stay in as we have no room in our main house. Having no family locally (some from overseas) and very kids it is great to be able to give them the suite to stay in when they come to visit. We feel that this aspect is so important to us that we would not actually put our suite in to long term rental, as Having the availability for family to stay is more important. So there would be less accommodation AND no more long term rental capacity in the village. And we also lose an important income source, which would limit our local spending, not to mention the business brought in by all our visitors. I support the business licensing and in addition to that think that all vacation rentals should donate a portion to the forest society, as the forest is 95% of the reason most are here.	1/18/2022 10:58 PM
193	Allow in MU-1 Licensing - safety req Need VR unit p-time While I absolutely recognize the need for sustainable long term housing, I believe there should be an option for owners outside the downtown core to apply for an exemption to have a business licence for short term rentals in certain situations. We would be more than happy to pay to have a business license for a short term rental in our area (MU 1) as we have a suite but do not rent it out to long term tenants as we keep it available for family and friends when they visit (we have no family locally and no extra bedrooms in our home for family to stay when they visit). Pre Covid we would have family visiting from other parts of Canada/overseas a few months each year. We feel our suite is the perfect place for tourists to stay as it is well set up for recreation enthusiasts (garage), off street parking for two cars and very private. Having local accommodation options is so important to the village economy as it keeps tourists local to spend their money at shops and restaurants.	1/18/2022 10:52 PM
194	Enforcement Licensing - safety req Business licenses for vacation rentals should be increased. There should be significant fines for owners who don't comply with bylaws regarding vacation rentals.	1/18/2022 10:36 PM
195	Keep current regs If vacation rentals stay within the current zoning regulations and supply adequate parking, supply and demand will dictate number of short term units (most owners will not want to lose revenue if their choice is to rent out a unit) and allow for fluctuations as tourism or long term housing needs grow/decline. Limiting the zoning to this area allow for future growth of new long term rental units within new housing developments while protecting	1/18/2022 10:09 PM

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our need and interest in tourism. Capping the number of units would require annual reviews and studies to ensure that tourism rental needs are met as Cumberland tourism will hopefully grow, and new lane way/coach houses and home developments increase the % of rental units available in the Village.

196	Primary residence req To protect and promote rental housing / residency, rather than strictly vacation rentals, owner/resident occupied properties should be a condition for having a vacation rental. E.g. at minimum one portion of the property's home/suite/ and/or carriage house/ADU must be occupied by the owner or a permanent resident. Specifics as to which portion are unnecessary, but ensure that entire properties are not 'investments' but rather homes. However, allow residents the flexibility/freedom to live in and rent whichever property portions they see fit (e.g. I can live in my suite and rent the primary space, or live in a carriage house and rent both primary and secondary suite, but I cannot buy a property and rent it strictly as a vacation rental).	1/18/2022 9:44 PM
197	Enforcement Crack down on the unlicensed rentals. Too many properties in Cumberland have turned into vacation rentals, now there is a lack of full-time housing available. This poses a serious challenge for anyone looking to move into our community full-time that would pay taxes.	1/18/2022 9:18 PM
198	Prioritize affordable hsg Prioritize rental housing I strongly believe we need to prioritize long term housing in Cumberland and the Comox valley	1/18/2022 9:10 PM
199	Permit in all zones Require parking As with any business in the village, off street parking should be a requirement for all vacation rentals. However, the zone should not matter and all of Cumberland should be allowed vacation rentals.	1/18/2022 8:51 PM
200	Generate revenue from VR Higher business license fee	1/18/2022 8:47 PM
201	Enforcement Max 1 - 2 VR per property It would be nice to ensure that vacation rentals in self-contained suites are legal suites. Weather it's an ADU or within the main house. I think a maximum of 1-2 vacation rental "units" per property (not bedrooms) is a good starting point. This source of income supports a wider range of people from varying socio-economic backgrounds and provides an income opportunity for all. It also reduces the cost of home ownership.	1/18/2022 8:10 PM
202	Prioritize affordable hsg vacation rentals are better than a big box hotel/motel. at the same time need to work harder to create low cost housing 🙏	1/18/2022 7:30 PM
203	Prioritize rental housing Vacation rentals are threatening housing for longterm residents.	1/18/2022 7:28 PM
204	Enforcement Any policy adopted should be easily enforceable	1/18/2022 7:27 PM
205	Increase density No or less regulations Prioritize rental housing I don't think we need to regulate vacation rentals. And if you do people will probably still do it. Tourism is and will be huge for the economy here. What we really need to be talking about is the need for housing. Quit only building big single family homes and build more multi family options- townhouses and condos and build these in central areas when you can to maximize walkability for the majority. Stop putting it at the bottom of the list. This is so sorely needed. And I'm not even getting into the fact that most millennials have been priced out of the single family home options. We need cheaper /smaller options too. Thanks!	1/18/2022 7:26 PM
206	Landlord rights too ltd No or less regulations Prioritize affordable hsg My husband and I used to have a vacation rental in the old village and had overwhelmingly positive experiences with our short term rental guests. (We lived in the same dwelling, in a separate unit). At the same time, we rented another unit to long term renters, which were a far greater risk and headache. It's unfair to put the onus of long term rental on private home owners. If we decide as a community that we want to ensure affordable long term housing, we should collectively fund and manage this not penalize some home owners. I will likely never rent out a property to a long term renter again, given the balance of power that lies with the renter in BC. Too much risk for the landlord. Our short term rentals were much easier to vet and manage, especially since we lived on the same property and made it clear the expectations around noise, etc.	1/18/2022 7:22 PM
207	Prioritize rental housing What are the new condos on dunsmir going to be zoned as? The questions above don't ask about the new condo buildings. I'm generally for more rentals, but not in these buildings	1/18/2022 7:16 PM
208	Prioritize affordable hsg Affordable housing should be the villages priority - both for buyers and renters. After that should come peoples business interests Vacation rentals benefit the few who are already housing secure and wealthy.	1/18/2022 6:40 PM
209	Allow ADUs in other areas Max 1 - 2 VR per property I would not limit vacation rentals by	1/18/2022 6:33 PM

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rooms but by units. For example, only one unit on each property can be rented out. Units may range in size and number of bedrooms. Please add zoning to allow adu's to all the other areas (in addition to primary and secondary suite), but maybe just don't allow those to be short term vacation rentals (or only expand to ones closer to core). This will give more rental stock without limiting existing vacation rentals.

210	Important dialogue It will be interesting to hear or see the comments received on this topic!	1/18/2022 6:18 PM
211	Primary residence req I feel that vacation rentals should really only exist in a situation that is solely benefiting Cumberland residents and long term rentals would not otherwise be an option. Therefore all properties that are used as vacation rentals should be owned by Cumberland residents.	1/18/2022 5:56 PM
212	Require parking Parking is a huge issue in Cumberland and increased density of people is also creating issues.	1/18/2022 5:46 PM
213	Impact on neighbours Owner accountability In the summer i find the renters are often loud, they are only here a few nights and sit outside on the porch in the evening drinking. We have also observed some strange behavior (possibly drug related) and we do not know who to contact. It is not that they are always doing anything wrong, its more that they are usually more loud and disruptive than the average neighbor who lives full time in cumberland. It would be great if the village had more alternative accommodation like the hostel that allowed people to vacation in cumberland but were not so disruptive to the residents.	1/18/2022 5:40 PM
214	Impact on neighbours Have owners have a sign for their vacation rental. Also a maximum arrival time. Have had people arriving at 11pm and they were not quiet.	1/18/2022 5:27 PM
215	Prioritize affordable hsg Long term affordable housing needed.	1/18/2022 5:20 PM
216	Prioritize rental housing We need rentals for community members. Not vacationers	1/18/2022 5:07 PM
217	Keep current regs Cumberland's current handling of vacation rentals is fine as is.	1/18/2022 4:58 PM
218	Impact on neighbours Primary residence req Require parking I strongly recommend that there should be a caretaker on site at all times as the language and drinking can get out of control. Some of the people that are staying at these places have no respect for people that live here as residents. They don't care what they do or say to permit residents as they stay and leave and there is no consequences for them so they just do what they want at all hours of the day and night. The extra noise in the evening in residential neighbourhoods where there are small children that hear and see unexceptionable behaviours and can be influenced and that is a bad thing for any city or town to be known by. The people using these places have no respect for permit residents because they park in places that they have no right to park in and block residents access to their own property. I have seen it sometimes where the property owners have had visitors and they can't park close to where they are visiting because people staying in these places have 6-8 cars or trucks that they park blocking other people access to their property	1/18/2022 4:52 PM
219	Enforcement Licensing - safety req Enforce requirements for licensing and ensure fire code requirements are ok for use	1/18/2022 4:41 PM
220	Balanced approach needed Don't crack down too hard on vacation rentals when there are so few accommodations in Cumberland. I want somewhere to put my in-laws.	1/18/2022 4:34 PM
221	Enforcement The town of Cumberland has not enforced their own bylaw on this matter therefore by not allowing vacation rentals at all this would be a non-issue.	1/18/2022 4:26 PM
222	Impact on neighbours Primary residence req I live beside a vacation home , I strongly suggest that you pass a motion that a caretaker lives on site . We have seen naked women while relaxing on our deck , a drone repeatedly flying over our home , someone at the home in question told their guests it was ok to park in our driveway, we have had 2 vehicles towed away . The rental is one bedroom but we have witnessed 6 motor bikes with 2 persons on each and 2 cars parked out back . So yes a caretaker is needed on site , so a carriage house would be better	1/18/2022 4:14 PM
223	Enforcement The Village needs to monitor who's is currently in contravention of the bylaw and shut them down. Such as Airbnb in our strata	1/18/2022 4:12 PM
224	Allow in MU-1 Licensing - safety req Max 1 - 2 VR per property I am very much in support of vacation rentals in Cumberland and possibly expanding the area that it is available. I would prefer to NOT see the newer residential development areas allowed for vacation rentals or at a minimum only in a secondary suite, coach house in the R-1, R-2 and new MU-1 areas. I	1/18/2022 3:54 PM

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do also support any measures to ensure the Village is able to identify and regulate those that are operating.

225	Primary residence req This is going to be tricky as it has been for small communities in the last few years. Remember this is not a Cumberland issue, but the same thing is happening all over the world. It is a big NIMBY issue and it pits home owners. The key thing is splitting out properties that are regular owners who occupy their place primarily and rent out sometimes. From those that it is an investment property that could be in the rental pool but is packed with airbnb turnover all the time. One is a local trying to help pay the bills and adding a place for people to stay. The other is a commercial business that needs regulation.	1/18/2022 3:52 PM
226	Increase density No or less regulations Prioritize rental housing Unless the village has concrete evidence otherwise, I think focusing on vacation rentals is a waste of time and taxpayer money. The solution to long-term rental shortage is to build more housing and build it densely. This is also how to increase the village's tax base without increasing the services costs. Incentivizing dense, forward-looking development (ie, electrified, no parking minimums, well insulated) has a deep catalogue of case studies proving that it solves housing and affordability issues. You're never gonna stop the rental shortage by focusing efforts on trying to catch unsanctioned Air BnBs.	1/18/2022 3:48 PM
227	Landlord rights too ltd Allow vacation rentals as a safer alternative to renting long term and risking being destroyed by predatory tenants and the RTB which allows them to remain and destroy landlords and their homes, until changes are made that actually protect landlords too.	1/18/2022 3:34 PM
228	Require parking Ensure any multi-unit complexes (EG The Eddie) that allow vacation rentals provide adequate parking.	1/18/2022 3:27 PM
229	Landlord rights too ltd If it weren't for my ability to rent Airbnb's when I moved to the Cumberland area until my home was built, I would have been homeless. There was literally nowhere to live for me as a newcomer while starting a new job at the comox hospital. Also of note, I am a landlord for a property I own in Vancouver and because of my negative experience with being a landlord in BC, I will not do it again after I sell that property. It is my personal opinion, that increasing short term rentals will not necessarily take away from long term rental stocks because of how difficult and heavy a burden it is to be a landlord in BC. but that's just me.	1/18/2022 3:20 PM
230	Balanced approach needed Economic benefit of VRs I think vacation rentals are an important part of the growth of the community and a great way for people outside of Cumberland to come and experience the town and what it has to offer as a local. Cumberland has a real charm and personality. People that stay in Courtenay and Comox (because of hotels and other vacation rental options) spend a lot of their money in those communities. They may come to Cumberland to ride or attend the market and other places but are more likely to head back to those communities in the evening and spend their money elsewhere. There needs to be places for people to stay in town and with only one hostel, that does not leave a lot of options for people other than forcing them to the other communities. A balanced approach would be advised but to completely shut the door on vacation rentals would be a huge disappointment for growth in the community. We take pride in knowing our neighbours as well as contributing to the long term housing issue. Thanks.	1/18/2022 3:15 PM
231	Cap on total number Enforcement If cap use lottery system Impact on neighbours I support some vacation rentals given the popularity of the area but would like to see the number limited. Maybe a lottery where you are allowed to provide vacation rentals for a specific period of time and other home owners would have the opportunity to apply. Restrict the number in each block and provide a mechanism to revoke rental if abused.	1/18/2022 3:09 PM
232	Impact on neighbours Prohibit VRs Our neighbour hoods are busy enough. We don't need extra traffic/crime with adding vacation rentals. My children can't afford to buy a home or find an affordable rental in the first place. All this will do is increase housing prices and force "owners" to rent out all extra spaces.	1/18/2022 2:53 PM
233	Economic benefit of VRs Encourage hotel or hostel Generate revenue from VR Require parking Block lockout suites on the Trilogy lands for vacation rentals. We lose the benefits of potential motels and hotels by allowing too many vacation rentals. The Village loses not only taxes and jobs but also gains more bylaw issues. Require parking on-site. Stop allowing houses with 9 ft. front yards. Not impressed with the over densification of some areas of Cumberland.	1/18/2022 2:37 PM
234	Economic benefit of VRs No or less regulations Vacation rentals are a vital part of Cumberland's economy, and a big reason that folks can afford to own a home and live here. Restrictions on allowed areas, total number allowed, etc will hinder the villages tourism	1/18/2022 2:27 PM

Village of Cumberland Vacation Rental Survey

industry. Folks should be allowed to do what they want, or need to do with their property to be able to afford living here.

235	Balanced approach needed Need more data I think it's important that decisions like these are based on evidence and analysis, and then compared against the Village Plan and public values, before making regulatory changes. Regulation should be used to affirm and support community values, and weighed against the costs (i.e., of compliance and enforcement). I am strongly in favour of a broad mix of residents of ages and socio-economic and cultural backgrounds in Cumberland, which requires a mix of housing and rentals. At the same time, the local economy can grow if there are people coming temporarily to the Village to visit, spend money in shops and restaurants, contribute to the UROC and Forest Society, etc. Many people will come to the Village and want to stay; while this may put pressure for more development and increase housing prices, this is somewhat inevitable. So we need to be thoughtful in making decisions around one particular aspect, and carefully weigh out the options and impacts. Thank you.	1/18/2022 2:00 PM
236	Encourage hotel or hostel Prioritize rental housing As someone who was born and raised in Cumberland and can't afford to buy property and doesn't want to leave my home town, it's really important to me that long term rentals are a priority. I understand that we should have somewhere for visitors to stay but I think it would be a wiser choice to have a hotel built, preferably around the overpass since there is a lot of land available there and it would help preserve the small town feel we have.	1/18/2022 1:55 PM
237	Enforcement Generate revenue from VR Provide Dispute Resolution process; tax vacation rental properties more than properties for rent-housing	1/18/2022 1:21 PM
238	Encourage hotel or hostel Thank you for taking the time to consider this issue. One thing that made it a bit difficult to answer these questions was that we don't know about the future of the hospitality industry in Cumberland. Is there any work being done towards a small or boutique hotel?	1/18/2022 1:13 PM
239	Max 1 - 2 VR per property Primary residence req A few suggestions: - Carriage houses/suites that are not set up well to be a long-term rental (eg. Small bachelor suites, lacking full kitchen with no stove/oven, etc.) should be prioritized to be vacation rentals. However, I do see the need for family friendly rentals so see next suggestion. - Owners should only be allowed one vacation rental per property, but they should have the right to decide which part of their property is a vacation rental vs. long-term rental or owner-occupied.	1/18/2022 1:07 PM

THE VILLAGE OF CUMBERLAND



Join the Conversation on Vacation Rentals

Vacation Rental Regulations Review

200.190.2291
info@cumberland.ca
cumberland.ca

2070 Durham Avenue
Box 343 - Cumberland, B.C.
V9R 1C2

1

THE VILLAGE OF CUMBERLAND

Outline

- Review Process
- A few Stats
- Existing Regulations
- Regulatory Tools & Options
- Examples of other Communities
- Small Group Discussion
- Summary & Next Steps

2



3

THE VILLAGE OF CUMBERLAND

Perspectives on Vacation Rentals

-  Long Term Rental Housing
-  Source of Income / Mortgage Helper
-  Tourist Accommodation
-  Investment

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THE VILLAGE OF CUMBERLAND

Key Definition

Vacation Rentals (aka Short-term Rentals or STRs) –commercial accommodation of guests in a private residence – a room, apartment, secondary suite, or house – on a temporary basis (30 days or less).

Include:

- Entire homes rented year round (a commercial use of residences)
- Entire homes rented when principal residents go on vacation (home share or home exchange)
- Rooms in a house rented commercially year round
- Rooms in a house rented occasionally

Entire homes, rented commercially year round, have greatest impact on long term rental housing.

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THE VILLAGE OF CUMBERLAND

Growth in Vacation Rentals

- Measured by AirDNA as part of 2020 Housing Needs Report
- Total listings: **1** in Jan 2016 to **73** in Oct 2019
- Entire homes, rented commercially year round grew the most **from 0 to 38**
- Entire home, occasional/home share/home exchange: **0 – 19**
- Room rentals grew from 1 - 16

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Housing Stats

1997 households

26% rental households

Average owner household income: 1.85 x renter

Rental vacancy rate Oct 2021: 1.1% (>3% healthy)

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Non-Vacation Rental Tourist Accommodation in Cumberland

Business	Total Capacity	Number of Rooms	Dormitories	Serviced Campsites	Un-serviced Campsites	Group Campsites
Waverley Hotel (rented via AirBnB)	6	3	-	-		
Riding Fool Hostel	30	6	2 (6 beds ea.)	-		
Cumberland Lake Park Campground	~190*	-	-	18	41	1
Total	224	12	2	18	41	1

* Assumes average of three persons per campsite and 13 on group site

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Survey Repondents

605 responses at Feb 1

75% homeowners, 15% renters, 10% neither (don't live in Village)

15% business owners, of those 11% own a vacation rental

Survey open until Monday, February 7.

9

Existing Regulations

Where:

- R1-A Residential Infill Zone
- RE-1 Recreation and Tourism

Housing Types:

- Single family homes, secondary suites, coach and laneway houses

How many:

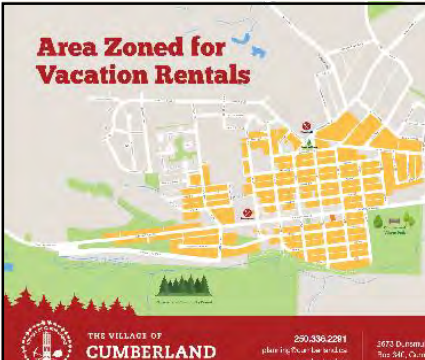
- No restrictions on number of bedrooms or number of guests

No caretaker requirement

- Owner or long term tenant does not have to live on property

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Area Zoned for Vacation Rentals



Vacation Rentals permitted:

- 774 units: R1-A – Residential Infill
- 2 units: VCMU-1 – Village Core Commercial Mixed Use
- 32 units: RE-1 Recreation and Tourism at Comox Lake
- Total: 808 (42%)**

Vacation Rentals not permitted:

- 832 units: R-1 to R-5, MU-1 (Coal Valley)
- 272 units: multi-family residential zones
- Total: 1104 (58%)**

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planning@cumberland.ca
www.cumberland.ca

2675 Dunsmuir Avenue
Box 580, Cumberland, BC V0P 1Y0

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Requirements

 Parking – one space per bedroom

 Business License

- 13 active
- 4 in progress

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 THE DISTRICT OF CUMBERLAND 

What are we worried about?

- Vacation rentals are increasing, in particular rental of entire units
- Purchase of homes for sole purpose of running a vacation rental
- Difficult for renters to find places to rent
- Renters are employees, artists, musicians, parents, seniors, ...central to the fabric and diversity of community
- Need to protect long term rental housing to maintain that fabric

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 THE DISTRICT OF CUMBERLAND 

Regulatory Options

1. Location restriction by zone
2. Number restrictions (total cap, cap per block)
3. Caretaker requirement
4. Type of dwelling unit used (principal residence, suite, laneway/coach house)
5. Max no. of units per property, no. of bedrooms, no. of guests
6. Advertising and signage requirements
7. Parking requirements

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 DISTRICT OF Tofino

- List business license # on ads
- Caretaker required - a unit on property has to be someone's principal residence
- Not permitted in principal dwelling unit
- Limited to specific zones
- Max of three bedrooms

Uclelet similar – but also permits vacation rentals in principal dwelling and duplexes

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 Powell River coastal by nature

- List business license on ads
- Permitted in main house, suite and laneway houses for less than 28 days/yr
- Principal residence
- Limited to specific zones
- Cap on homes that can be rented but are not primary residences is 10
- Limit per block
- Max of 8 guests
- 1 parking space per bedroom to a max of 3 spaces

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 **SQUAMISH**
HARDWIRED for ADVENTURE

- Principal resident can rent their place for less than 30 days
- Not permitted in secondary suites or coach houses unless a Temporary Use Permit (TUP) is obtained.
 - Max term of TUP: 2 yrs
 - TUP requires owner to live full-time (9 mths) in principal residence, suite or coach house
 - Max of 1 vacation rental on property
 - Max of 30 TUPs permitted
- Business licence number on all listings and advertising with fines for non-compliance

After one year, 36% less vacation rentals. Vacancy rate 0.3% in 2019, 1.4% in 2020
Higher occupancy of remaining vacation rentals and hotels.

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 THE DISTRICT OF CUMBERLAND 

Discussion Topics for Rotating Break-out Groups

- A. Type of dwelling unit, caretaker requirement
- B. Number restrictions (total cap, cap per block, no. of bedrooms, no. of guests)
- C. Zone restriction; advertising and signage, parking requirement

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THE TOWN OF CUMBERLAND

Group Process

- Host will put you in one of three topic groups
- Break-out room: 15-20 minutes discussion on topic
- Back to main room
- Summary of the 3 discussion rounds in Main Zoom Room
- Wrap-up

(Handwritten red note:)x3

20

THE TOWN OF CUMBERLAND

Group Summaries



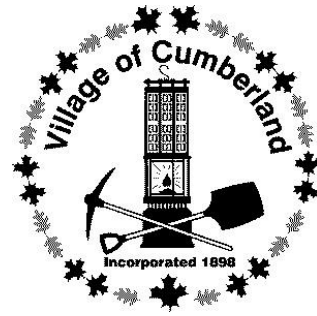
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MEMO

ADVISORY PLANNING COMMISSION
ECONOMIC DEVELOPMENT STEERING COMMITTEE
HOMELESSNESS AND AFFORDABLE HOUSING COMMITTEE



REPORT DATE: 4/7/2022
MEETING DATES: 4/14/2022 (APC), 4/20/2022 (ECDSC and HAH)

File No. 6700

TO: Chair and members
FROM: Karin Albert, Senior Planner
SUBJECT: Council Referral: Vacation Rentals – Public Engagement Summary and Analysis

At their March 28, 2022 meeting, Council referred the 'Vacation Rentals – Public Engagement Summary and Analysis' staff report to the Advisory Planning Commission, the Economic Development Steering Committee and Homelessness and Affordable Housing Committee for comment. The report provides recommendations for updating the existing vacation rental regulations as well as a summary and analysis of the public input received as part of the planning process (Attachment 1).

For convenience, Attachment 2 to this memo provides a few key vacation rental and housing statistics from various Village sources to support the Commission and Committees in their discussion. The statistics:

- (1) identify the potential impact of vacation rentals on the availability of long term rental housing, and
- (2) provide supporting information for regulatory options that directly or indirectly limit the number of vacation rentals and the number of guests. Those regulatory options are:
 - a. principal residency requirement;
 - b. restriction of vacation rentals to specific dwelling types;
 - c. limit on the number of dwellings per property that can be used as vacation rentals;
 - d. cap on total number of business licenses that can be issued, and
 - e. maximum number of guests and/or bedrooms.

COMMISSION AND COMMITTEE REVIEW

Following is a framework for a Committee/Commission resolution for convenience. Staff recommendations are provided on page 3 of the attached report to Council.

1. THAT the _____ Commission/Committee recommend that Council update its vacation rental regulations as per the following:
 - a. Parking requirement: _____ (*keep at one space per bedroom/change to...*)
 - b. Business license number on advertisements: _____ (*require/don't require*)

- c. Distinguish between year-round and occasional vacation rentals: _____ (yes/no)
- d. Caretaker/principal residency requirement: _____ (require/don't require)
- e. Limit on number of bedrooms that can be rented and/or on number of guests: _____ (don't limit/limit to...)
- f. Type of dwellings where vacation rentals should be permitted: _____ (don't restrict to certain types of dwelling units/restrict to....)
- g. Cap on total number of vacation rentals permitted: _____ (set at cap on total number based on.../ don't cap)
- h. Cap on number of vacation rentals per block: _____ (set a cap per block at..../ don't cap)
- i. Sign at vacation rental: _____ (yes/no)
- j. Zones where vacation rentals should be permitted: _____ (continue to permit in R1-A only/permit inzones)

ATTACHMENTS

- 1. Council Report: Vacation Rentals – Public Engagement Summary and Analysis
- 2. Vacation Rental and Housing Statistics

Respectfully submitted,

Karin Albert
Senior Planner

Attachment 2: Vacation Rental and Housing Statistics

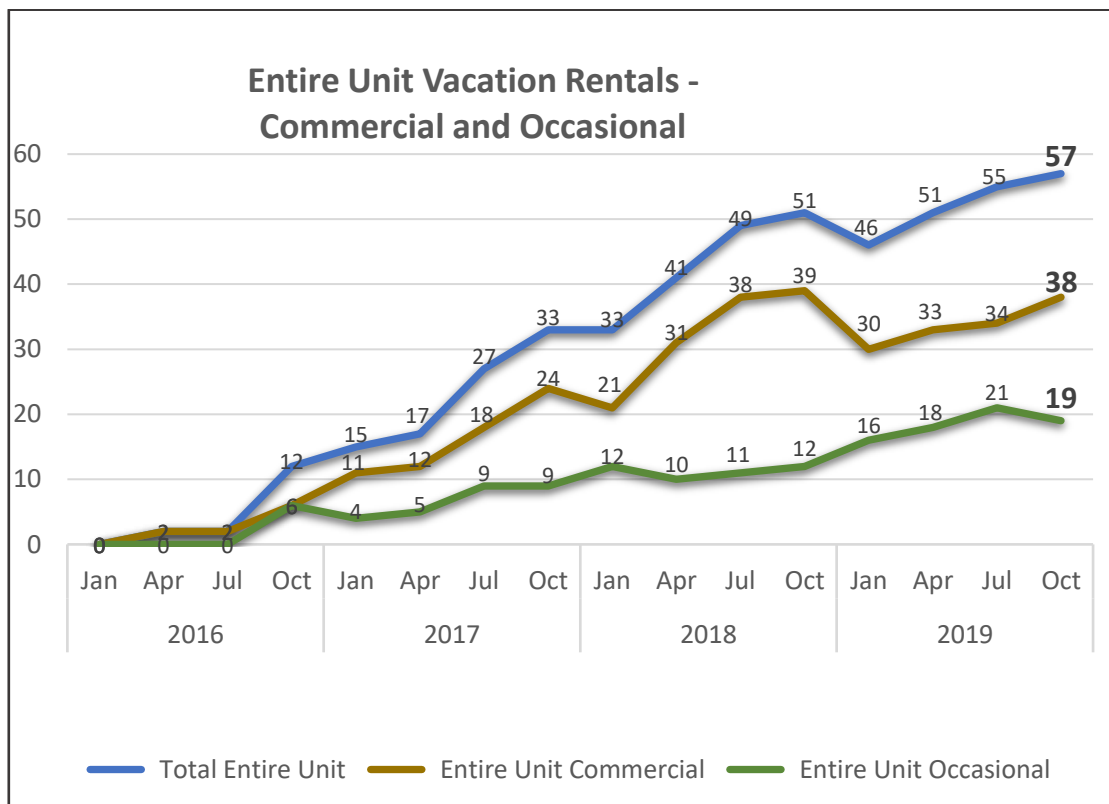
The following information is extracted from the Village's 2020 Housing Need Report and Village records of the number of dwellings and dwelling types in each zone. A short discussion follows the statistics to identify how they may inform the following regulatory options:

- principal residency requirement;
- restriction of vacation rentals to specific dwelling types;
- limit on the number of dwellings per property that can be used as vacation rentals;
- cap on total number of business licenses that can be issued, and
- maximum number of guests and/or bedrooms.

1. Vacation Rental Statistics

1.1. Entire Units Rented as Vacation Rentals

The 2020 Housing Needs Report distinguishes between *occasional* rentals and *commercial* vacation rentals. Commercial rentals are units that are available or booked for more than half the year. The vacation rental use is considered the primary use of commercial rentals. Occasional rentals are available or booked less than half the year. This distinction serves to separate units rented out by residents to generate supplemental income from their dwellings from units rented out by non-residents for income or investment purposes. The latter use is generally considered to impact the availability of long-term rental housing.



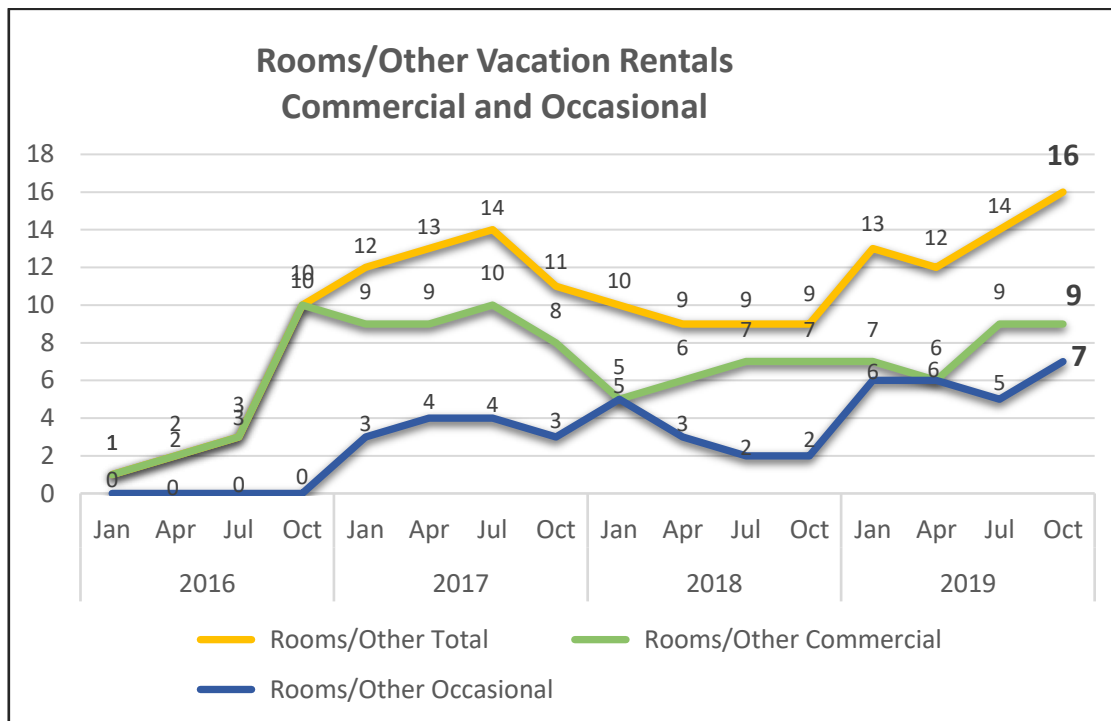
Between 2016 and 2019, there was a significant increase in entire units rented commercially. Entire unit commercial vacation rentals climbed from 0 in 2016 to 38 in 2019. In the same time

period, entire occasional units increased from 0 to 19. Combined, commercial and occasional entire unit vacation rentals reached 57 at the end of October 2019.

1.2 Rooms/Partial Units Rented as Vacation Rentals

Vacation rentals can also be individual rooms or partial units without kitchens. The graph below shows that rooms rented commercially (more than half the year) as vacation rental increased from 0 to 9 between 2016 and 2019. Rooms rented as vacation rentals occasionally (less than half the year), increased from 0 to 7 in the same time period.

Combined, commercial and occasional room rentals reached 16 at the end of October 2019. Room or partial unit rentals are less likely to impact long term rental housing than entire unit rentals, but they are important for providing tourist accommodation.



1.3. Vacation Rentals as a Percentage of Rental Housing Supply

As discussed above, commercial entire unit rentals have the greatest impact on the long term rental housing market. As per the 2020 Housing Needs Report, the 38 entire units rented commercially at the end of 2019 represented an estimated 2 percent of total housing supply in Cumberland. If compared to rentals only, those 38 units represent 9 percent of the Village’s rental housing units.

It is not possible to know how many of those units would convert to renter or owner housing if there were greater restrictions on vacation rentals or the Village actively enforced its existing regulations. Nonetheless, the upward trend in commercially rented entire units is concerning.

1.4 Dwelling Units (Address Points) in the Village's Single Family Zones

The following shows the number of dwelling units in the Village's zones where vacation rentals are permitted and where they are not. Under the existing regulations, vacation rentals are permitted in 42% (808 units) of all residential units in the Village.

Vacation Rentals permitted	Number of Units
R1-A – Residential Infill	774
VCMU-1 – Village Core Commercial Mixed Use	2
RE-1 Recreation and Tourism at Comox Lake	32
Total	808 (42%)
Vacation Rentals <i>not</i> permitted	Number of Units
R-1, R-2, R-2A, R-3, R-4, MU-1 (Coal Valley)	832
RM-1, RM-2, RM-3, RM-5 (multi-family residential zones) and MHP (Manufactured Home Park)	272
Total	1104 (58%)

If the Village chose to permit vacation rentals in additional zones and implement a cap on the total number of business licenses it issues for vacation rentals, the above statistics would inform the discussion on where that cap might be set.

A cap is currently not recommended since continuing to limit vacation rentals to the R-1A zone, combined with a principal residency requirement, a limit on the number of dwelling units per lot and/or number of rooms or guests, would restrict the number of vacation rentals in the Village to a point where a cap is not necessary.

2. Housing Statistics

2.2 Number of Rental Households

Overall, Cumberland has a renter to owner ratio of 23:77, meaning for every 23 renters there are 77 owners. At the time of the 2016 census, approximately 845 residents rented their home or belonged to a household that rents. Altogether, there were 412 rental households at the time of the 2016 census.

2.3 Rental Vacancy Rate* and Housing Affordability

The Canada Mortgage and Housing Corporation reported a 1.1 percent rental housing vacancy rate for the Comox Valley in October 2021, down from 1.4 percent the previous year. A rental market is considered healthy and balanced when vacancy rates are between 3 to 5 percent.

As prices increase when supply is low, declining vacancy rates tend to push up rents, making rental housing less affordable.

In 2016, about a quarter (26 percent) of rental households were in “core housing need”. Core housing need is defined as households whose dwelling is considered inadequate, unsuitable or

unaffordable, and whose income levels are such that they could not afford alternative housing in their community.

*Rental vacancy rates are not reported separately for Cumberland but one can expect them to be very similar as in the Comox Valley overall.

2.4 Secondary Suites and ADU's in the R1-A Zone

Secondary suites and accessory dwelling units (ADU's) tend to be smaller than principal residences and therefore offer housing options for singles, couples or small families at somewhat lower rental rates than a regular sized single-family dwelling. The Village's house number records for the R-1A Residential Infill zone, where vacation rentals are permitted, show 34 B and C units, representing 34 secondary suites or ADU's.

If the vacation rental regulations are updated to include a principal residency requirement in the R-1A zone, that would mean entire unit commercial vacation rentals would be restricted to the 34 properties in the R1-A zone that have a secondary suite and/or an ADU. Therefore, a principal residency requirement effectively caps the number of vacation rentals possible in the R1-A zone until new construction or renovations add more secondary suites or ADU's to that zone.

Note that a principal residency requirement would still permit residents with only a single unit on their property to rent rooms in their home or, while away, the entire home.

If there is no principal residency requirement but vacation rentals are restricted to one dwelling unit per property, that would flip the above scenario. There would be a minimum of 34 long term rental units with a lot of capacity for more vacation rentals in the Village (i.e. all the other single family units in the R1-A zone). Non-residents could continue to invest in single family dwellings for the purpose of renting them as vacation rentals.

It may be appropriate to restrict vacation rentals to one unit per property in conjunction with a principal residency requirements and restrict the total number of bedrooms to three and the total number of guests to six. That option would reduce the impact of vacation rentals on neighbours. Anyone wishing to use more than one unit on their property as a vacation rental and/or have a higher occupancy would have the option to seek to rezone their property to a commercial zone.

2.5 Secondary Suites and ADUs in other Village Zones

Secondary suites are permitted in the majority of single-family zones in Cumberland. In addition to the R1-A zone, ADUs are permitted in the R-3 Large Lot Residential and R-4 Residential Four – Carlisle Lane zones. The following table identifies the numbers of secondary suites or ADU's that currently exist in Village zones outside of the R1-A Residential Infill zone.

Zone	No. of Suites or ADUs
MU-1	61
R-1	53
R-2	12
R2-A	1
R-3	4
R-4	8
RM-1	9
RU-1	1
PA-1	1
VCMU-1	4
Total	154

If vacation rentals are permitted in other zones in conjunction with a principal residency requirement, entire unit vacation rentals would be possible on up to an additional 154 properties.