

**SPECIAL COUNCIL MEETING  
AGENDA**

**Date:** June 16, 2026  
**Time:** 1:00 PM  
**Location:** Council Chambers and electronically

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Page

**1. CALL TO ORDER**

**2. ADOPTION OF AGENDA**

**3. STAFF REPORTS**

**3 - 15** a. PLN - Short Term Rental Project - *deferred from the Regular Council Meeting of April 28, 2026*

**4. COMMUNICATIONS**

**17** a. Tourism Revelstoke - Short Term Rentals Letter - May 20, 2026

**19 - 22** b. J. G. Macdonald - Short Term Rental Letter- June 16, 2026



**5. TERMINATION OF MEETING**





## COUNCIL REPORT

**To:** His Worship Mayor Sulz and Members of City Council  
**From:** Paul Simon, Director of Development Services  
**Date:** April 28, 2026  
**Subject:** Short Term Rental Project  
**File No.:** 3900

### RECOMMENDATION:

**THAT** amendments to Business License Bylaw No. 1503, Municipal Ticket Information Bylaw No. 2082, Bylaw Offense Notice Bylaw No. 2370, and Council Policy DS-23 be prepared for future Council consideration in accordance with Policy Option #4 as detailed in the staff report from April 28, 2026.

**AND THAT** staff post amended bylaws and Council Policy DS-23 on TalkRevelstoke and inform the community in advance of subsequent Council consideration via the Short Term Rental mailing list of subscribers.

### CAO COMMENTS:

Applaud staff for bringing this all-important report forward. Support staff's recommendations.

### EXECUTIVE SUMMARY:

Staff have been working on updates to the City's Short Term Rental (STR) regulations as directed by Council on [October 22, 2024](#), in light of changing community needs and updates to provincial legislation. Public engagement was initiated in the winter / spring of 2025. Council endorsed an overall project goal on [May 13, 2025](#) for the STR project. Since that time, staff have compiled policy options for different ways of managing STR in the community, completed further public engagement, and reviewed economic / housing implications for each policy option. After detailed review and considering feedback from the community, staff are not recommending significant changes to the existing STR framework at this time. The risk of eliminating long-term housing in the community, coupled with the polarized views of the community on the STR issue showcase the challenges with significant changes to the STR regulatory framework for Revelstoke. Therefore, staff recommend Policy Option #4. This would include an update to enforcement procedures for STR in the community, updating STR Policy DS-23, and business license bylaw updates intended to improve the existing regulations, responding to feedback from the community.

**BACKGROUND:**

Table 1 provides a chronology of the major events for the STR project. Further details on all engagement / stakeholder activities are included in the Public Engagement Summary (Attachment 1, Appendix A).

*Table 1: Background Details*

Date	Details
<u>April 2022</u>	<ul style="list-style-type: none"> <li>City of Revelstoke instituted new regulations as they pertain to STR in the community including the adoption of <u>DS-23 Policy</u> to guide implementation and enforcement of the new regulations.</li> </ul>
October 2023	<ul style="list-style-type: none"> <li>Province of BC passed <u>Bill 35 (Short Term Rental Accommodation Act)</u> that impacts STRs in Revelstoke.</li> </ul>
<u>January 9, 2024</u>	<ul style="list-style-type: none"> <li>Staff presented an overview of the new legislation and impacts to Revelstoke. At that time, Council deferred a decision to complete a comprehensive review of STR regulations until fall 2024.</li> </ul>
<u>October 22, 2024</u>	<ul style="list-style-type: none"> <li>Staff prepared that report and were subsequently directed to include an update to the STR regulations to the departments 2025 workplan.</li> </ul>
February 2025	<ul style="list-style-type: none"> <li>Public project launch with a <u>Public Information Meeting</u> on February 26, 2025.</li> </ul>
February – March 2025	<ul style="list-style-type: none"> <li>STR initial public survey to help establish a project goal.</li> </ul>
<u>April 22, 2025 / May 13, 2025</u>	<ul style="list-style-type: none"> <li>Reports to Council for direction on establishing project goal.</li> </ul>
<u>October 16, 2025</u>	<ul style="list-style-type: none"> <li>Committee of the Whole (COTW) report discussing three policy options for initial council feedback.</li> </ul>
<u>November 13, 2025</u>	<ul style="list-style-type: none"> <li>COTW report to further discuss three policy options and changes made based upon October Council feedback.</li> </ul>
December 2025 – February 2026	<ul style="list-style-type: none"> <li>STR final public survey to get feedback on policy options.</li> </ul>
January – February 2026	<ul style="list-style-type: none"> <li>Interactive group engagement sessions to get feedback from community on policy options.</li> </ul>

**OPTIONS / DISCUSSION:**

The discussion section of this report includes tables corresponding with different policy options outlining the summary of analysis undertaken. This analysis is informed by staff review, public engagement, as well as the final Economic / Housing Impact Analysis created in support of this

project (see Attachment 2 for full details of Economic / Housing Impact analysis).

**Summary of Policy Options**

- **Policy Scenario #1:** Allow Short Term Rentals (with a principal resident requirement) in all low-density residential areas of the City
- **Policy Scenario #2:** Allow Short Term Rentals (with a principal resident requirement) in specific low-density residential areas of the City that are deemed more suitable for this type of business
- **Policy Scenario #3:** Allow Short Term Rentals (with a principal resident requirement) in all low-density residential areas of the City, with a maximum cap on the number of licenses issued

**Summary of Bylaw Amendments Applicable to Policy Option #1, #2 & #3**

The following includes a summary of the main bylaw amendments that would be undertaken for Policy Options #1, #2, and #3. Tables 2, 3 and 4 include specific details associated with each Policy Option including anticipated economic / housing impacts.

- 1) Merge the definition of STR and Bed and Breakfast (B&B).
- 2) Allow STR on a lot that contains a single-detached dwelling. A portion of the main residence could be rented out (i.e. as a traditional B&B), or a separate dwelling unit on the same lot (accessory dwelling units (ADU) including a secondary suite, garden suite, or carriage suite) could be rented out short term.
- 3) A maximum of one (1) STR per lot would be permitted. The STR must be subordinate to the principal dwelling. This means that if the owner is not sharing rooms within the main dwelling with guests (i.e. a traditional B&B in a single-detached dwelling), then the STR must be located in the ADU. This ensures that the primary use of the lands remains for long-term residential occupancy. STR would not be permitted on a lot that contains a two-unit dwelling (duplex) or multi-unit dwelling.
- 4) A principal residence requirement would apply. Details (subject to legal review) of this include:
  - a) Must be the registered owner of the property permanently residing on the lot to be eligible for a STR. Renters of a property would not constitute a principal residence and therefore not be eligible for a STR use.
  - b) Properties held by numbered companies would not constitute a principal residence and therefore not be eligible for a STR use.
  - c) Only one (1) principal residence may be declared per registered property owner – if joint (or multiple) owners on title, only one (1) STR may be run amongst all shared owners.
  - d) The City would compile a registry to ensure only one (1) principal residence is declared per property owner. Title would need to be provided with each license application.

- 5) 24/7 property management may occur for the unit with a property management company (booking, cleaning services etc.), however the principal resident requirement would still apply.
- 6) A minimum lot size of 750.0 sq. m in order to accommodate a STR.
  - a) The average lot size for low density lots in the City is 1,079 sq. m (this includes large lots zoned R-LD1). 750.0 sq. m is deemed a suitable size for a lot to accommodate this use to ensure sufficient parking as well as sufficient distance between lots. As lot sizes go lower (i.e. 500.0 sq. m), owners typically develop at minimum side yard setbacks (1.5 m) and are located in closer proximity to neighbouring dwellings.
- 7) A maximum of three (3) bedrooms, with maximum occupancy of two (2) adult guests per bedroom.
- 8) One (1) parking space is required per bedroom. This would be **in addition** to the minimum parking required for a single-detached dwelling (1 – 2 spaces depending on lot size). Minimum parking (1 space) for the ADU would not be required as the ADU would be used as a STR.
- 9) Requirement to advertise business license, and advertise the number of parking spaces available for the STR.
- 10) Good neighbour agreement required to be executed for all business license applications.
- 11) A three (3) strike rule where if three separate instances of founded bylaw complaints occur (this would include situations where only a warning is issued), the business license will be brought to Council within 30 days of latest violation for consideration to revoke. If revoked, no new license would be issued on the property for one (1) year related to STR.

Under all Policy Options, the following would also apply:

- Existing Comprehensive Development (CD) zones would operate under the rules specific to their CD zone, with the only exception being new advertising / enforcement requirements (i.e. advertising number of parking spaces, 3 strike rule).
- Notwithstanding specific **existing** allowances in CD zones and historic licenses issued elsewhere in the City, mixed-use buildings, two-unit dwellings, and multi-unit dwellings are not permitted to be used as a STR, regardless of whether or not they contain an ADU.
- Existing spot-zoned properties (R-LD6) would operate under their existing requirements and not be subject to the new rules and be permitted to run as whole home rentals.



**Figure 1: 59 Hay Road Zoned STR Properties**

- Staff note that some properties zoned R-LD6 (59 properties adjacent to Hay Road (excluding 2 who were historically spot-zoned, see figure 1) already contain a principal residence requirement. These properties would be reverted to the R-LD1 zoning and be subject to the new rules. This would impact nine (9) properties who have licenses issued in this area with a principal residence requirement. If this results in any non-conforming situations (i.e. too many bedrooms), staff would work with owners on a case-by-case basis.
- Existing licenses (including B&Bs) would be permitted to continue operating, which would be entrenched in Council Policy. Should they cease operations, cancel their license, or not renew it in a timely manner where the City cancels it, they would be required to re-apply and follow the new rules.

**Table 2: Policy Option #1 - City-Wide Allowances**

Item	Discussion
<i>Anticipated number of new STRs</i>	<ul style="list-style-type: none"> <li>▪ Under this policy option, it is anticipated <b>211 additional STRs</b> would operate (subject to owner preference, inspections, market conditions etc.).</li> <li>▪ 211 reflects a ~60% conversion rate of existing suites (337) to STR. 60% is based upon the pilot that occurred for the 59 Hay Road properties that are permitted STR, where 9 are operating a STR out of 15 properties in that contain secondary suites.</li> <li>▪ Note that 337 suites has been derived based upon addressing in the City and all may not be suitable for STR (located in multi-unit dwellings, may not pass inspections, not meet minimum lot size / parking etc.)</li> </ul>
<i>Summary of Additional Bylaw Amendments</i>	<ul style="list-style-type: none"> <li>▪ Allow for the STR use in the R-LD1 and R-LD7 zones, subject to the conditions of use specified in this report.</li> </ul>
<i>Opportunities</i>	<ul style="list-style-type: none"> <li>▪ Allows a potential mortgage helper for existing homeowners to support the increased cost of living experienced in Revelstoke.</li> <li>▪ A more equitable application of STR policy city-wide.</li> <li>▪ Clarity in the rules, reducing confusion amongst homeowners.</li> <li>▪ While not necessarily a consideration for lenders, could potentially reduce the risk associated with the increasing cost of new housing construction.</li> <li>▪ Increases availability and dispersion of tourism accommodation throughout the community.</li> </ul>
<i>Risks</i>	<ul style="list-style-type: none"> <li>▪ Potential to exasperate the cost of the most desirable / least attainable housing form, being single-detached dwellings.</li> </ul>

- Reduction of availability of long-term housing as individuals may prefer STR as opposed to long term rental for ADUs, which already provide a more attainable rental than other accommodation forms in the City.
- Potential to impact the character of traditional residential neighbourhoods and associated nuisance impacts (parking, noise, garbage etc.).
- Increases availability and dispersion of tourism accommodation throughout the community.
- Proliferation of STR if there is a large uptick, which could require the City to revisit its STR framework in the short term.
- Increased strain on City resources to issue licenses, complete inspections, enforce regulations.

<i>Economic Implications</i>	<ul style="list-style-type: none"> <li>▪ Estimate change in STR-related economic activity: <b>+48%</b></li> <li>▪ Local economic spending impact: <b>\$10.3 million</b></li> <li>▪ Total employment impact: <b>+109 jobs</b></li> <li>▪ Increase in fees to City of Revelstoke: <b>\$140,000 (MRDT) and \$160,000 (licensing)</b></li> </ul>
<i>Housing Implications</i>	<ul style="list-style-type: none"> <li>▪ Additional dwelling needed over next 10 years (baseline based on BC stats): +70 (low) to +402 (high)</li> <li>▪ Additional dwelling units needed over next 10 years after STR policy change: <b>+344 (low) to +676 (high)</b></li> </ul>

**Table 3: Policy Option #2 – Specific-Area Allowances**

Item	Discussion
<i>Anticipated number of new STRs</i>	<ul style="list-style-type: none"> <li>▪ Under this policy option, it is anticipated approximately 100 additional properties would be eligible for STR, with <b>60 additional STRs</b> would operating (subject to owner preference, inspections, market conditions etc.). This number would be subject to change based on boundaries established.</li> </ul>
<i>Summary of Additional Bylaw Amendments</i>	<ul style="list-style-type: none"> <li>▪ Allow for the STR use in the R-LD1 and R-LD7 zones, within specific areas of the City, subject to the conditions of use specified above.</li> <li>▪ Under this option, staff would prepare a map outlining what areas would be eligible for this use. This map would serve as a land use overlay in the zoning bylaw, delineating where the STR use can occur.</li> <li>▪ Subject to Council approval, the areas included under this option are recommended to be: <ul style="list-style-type: none"> <li>○ R-LD1 properties adjacent to the resort along Nichol Road</li> </ul> </li> </ul>

- 59 properties along Hay Road with existing STR allowances
- R-LD1 zoned properties at the northeast junction of Camozzi Road and Nichol Road
- R-LD1 zoned properties at the southeast junction of Nichol Road and Airport Way
  - R-LD1 zoned properties along 'red devil hill' at Airport Way / Shiell Road that are adjacent to the resort
  - R-LD7 properties in the Thomas Brook neighbourhood
- Amendments to Policy DS-23 would be undertaken to specify when a periodic review of applicable areas would be undertaken to allow for potential future expansion.

*Opportunities*

- Allows a potential mortgage helper for existing homeowners to support the increased cost of living experienced in Revelstoke for eligible properties.
- Allows for a more measured approach rather than expanding City-wide, which could reduce anticipated impacts on long term housing.
- Makes clear for the community where this use is permitted.
- Builds off the existing approach that the community has been educated on since 2022.
- Allows targeted enforcement efforts in neighbourhoods where STR is permitted to manage associated nuisance impacts.
- Reduces potential property price escalation in most low density areas of the City.

*Risks*

- Perceived as inequitable as it is picking, "winners and losers" based upon location.
- Allows for a use that could increase property value in areas that are already more expensive (i.e. Arrow Heights neighbourhood).
- Potential to exasperate nuisance impacts in specific areas of the City and see proliferation of the STR use as opposed to having it spread out.
- Frequent requests for changes to the areas that are permitted STR.
- Challenging for the City to make a final decision about the specific areas that are suitable for this type of use.
- Would still see a reduction of long term housing in specific residential areas.

*Economic Implications*

- Estimate change in STR-related economic activity: **+14%**
- Local economic spending impact: **\$2.9 million**
- Total employment impact: **+31 jobs**
- Increase in fees to City of Revelstoke: **\$40,000 (MRDT) and**

**\$45,000 (licensing)**

*Housing Implications*

- Additional dwelling needed over next 10 years (baseline based on BC stats): +70 (low) to +402 (high)
- Additional dwelling units needed over next 10 years after STR policy change: **+148 (low) to +480 (high)**

*Table 4: Policy Option #3 – City-wide Allowances with a Cap*

Item	Discussion
<i>Anticipated number of new STRs</i>	<ul style="list-style-type: none"> <li>▪ Under this policy option, it is anticipated <b>72 additional STRs</b> would operate (78 licenses currently issued outside CD zones).</li> </ul>
<i>Summary of Additional Bylaw Amendments</i>	<ul style="list-style-type: none"> <li>▪ Allow for the STR use in the R-LD1 and R-LD7 zones, subject to the conditions of use outlined in this report.</li> <li>▪ Business license bylaw amendments to set a <b>recommended cap at 150</b> (approximately 4% of dwelling stock). This is approximately double our current licenses issued (outside of CD zones), and would reflect about 4% of total dwelling stock (outside of CD zones).</li> <li>▪ Amendments to Policy DS-23 / business license bylaw to outline periodic reviews of the cap and methods by which the cap would be managed. It is anticipated that cap management would follow the general stipulations:               <ul style="list-style-type: none"> <li>○ Act on a first-come first-serve basis, allowing submission of license applications up to 150.</li> <li>○ Notwithstanding staff delays, if a license is not issued within 3 months of receipt of application (failed inspections, lack of follow-up etc.), it would be removed from que.</li> <li>○ Once 150<sup>th</sup> license application is applied for, on a first-come first-serve basis, individuals would be put on a waiting list.</li> <li>○ For licenses that are not renewed by March 31 each year, they would be cancelled and the next individual in que on the wait list would have the opportunity to apply for a license.</li> </ul> </li> </ul>
<i>Opportunities</i>	<ul style="list-style-type: none"> <li>▪ Allows a potential mortgage helper for existing homeowners to support the increased cost of living experienced in Revelstoke for eligible properties.</li> <li>▪ Allows for a more measured approach where the City can review and adjust the cap, if desired, based upon new housing construction in the community.</li> <li>▪ Gives owners throughout community (that comply with applicable conditions of use) an equal opportunity to pursue STR.</li> </ul>

<i>Risks</i>	<ul style="list-style-type: none"> <li>▪ Supports preservation of long term housing in the community by restricting the total number of dwellings that can be used for STR.</li> </ul>
<i>Risks</i>	<ul style="list-style-type: none"> <li>▪ Inequitable as the opportunity is not available for all potentially eligible properties who comply with conditions of use.</li> <li>▪ Challenges with administration of a cap system for staff with potential for user error.</li> <li>▪ Staff capacity impacts to administer a cap system, and potential user confusion about the details of how it is administered.</li> <li>▪ Individuals may “hoard” licenses for fear of losing them in the future even if they do not anticipated operating a STR in the short term.</li> </ul>
<i>Economic Implications</i>	<ul style="list-style-type: none"> <li>▪ Estimate change in STR-related economic activity: <b>+16%</b></li> <li>▪ Local economic spending impact: <b>\$3.5 million</b></li> <li>▪ Total employment impact: <b>+37 jobs</b></li> <li>▪ Increase in fees to City of Revelstoke: <b>\$48,000 (MRDT) and \$55,000 (licensing)</b></li> </ul>
<i>Housing Implications</i>	<ul style="list-style-type: none"> <li>▪ Additional dwelling needed over next 10 years (baseline based on BC stats): +70 (low) to +402 (high)</li> <li>▪ Additional dwelling units needed over next 10 years after STR policy change: <b>+163 (low) to +496 (high)</b></li> </ul>

**Policy Option #4 (Staff Recommendation)**

Policy Option #4 for Council consideration would be leaving existing STR entitlements as they are, with amendments to City policy and bylaws to accomplish the following:

- 1) Amendments to Business Licensing Bylaw / Policy DS-23 to implement a three (3) strike rule where if three separate instances of founded bylaw complaints occur (this would include situations where only a warning is issued), the business license will be brought to Council within 30 days of latest violation for consideration to revoke. If revoked, no new license would be issued on the property for one (1) year related to STR.
- 2) Business license bylaw amendments to require advertisements to include minimum number of parking spaces, as well as amendments to the Municipal Ticket Information Bylaw and Bylaw Offence Notice Bylaw to make this a ticketable offence.
- 3) Amendments to Policy DS-23 to clarify that it is the position of the City to not opt into the Provincial Principal Residence requirement under the *Short Term Rental Accommodation Act*, and outline a process for review should the City decide to explore opting in for the future.
- 4) Amendments to Policy DS-23 to stipulate the requirements that must be undertaken for any future STR review, including but not limited to public engagement with the community at large and STR operators, as well as reviewing economic / housing implications associated with any changes.

Staff are supportive of Policy Option #4 for the following reasons:

- 1) **The existing STR framework is working.** The framework implemented in 2022 is based upon properties being zoned to allow for the STR use in designated areas of the City. Over time, the public has become more aware of these regulations, Planning / Building Services has been more consistent in interpreting / applying the bylaws, and Bylaw Compliance Services has been successfully enforcing the regulations.
  - a. Before adopting new regulations in March / April 2022, there were 278 advertisements for properties with only 60 licenses issued. Currently, there is one (1) STR advertising on websites covered by the Provincial Platform that do not have an issued license. There is a total of 1,305 advertisements for 315 properties in the City. Bylaw staff are currently working on enforcing applicable conditions of use to ensure individuals are abiding by their issued licenses. Twelve (12) investigations have been opened for reviewing compliance with applicable conditions of use.
  - b. Twelve (12) tickets related to STR were issued in 2025, with two (2) long form (complex) investigations underway, and four (4) payment hearings in process.
- 2) While significant progress has been made to see an increase in market housing options and employee accommodation in recent years, **the City is still experiencing a shortage of suitable, affordable long term accommodation.** Expanding STR allowances at this time poses a risk to availability of long term housing in the community. In addition, the City needs to continually improve data collection in relation to new construction, rental costs, and vacancy rates.
- 3) **The public is still very divided on the issue of STR.** Through extensive engagement between 2025 / 2026 (see full summary in Attachment 1), it is clear that the opinions from the community regarding STR in Revelstoke are polarized. Feedback provided was at opposite ends of the spectrum, with feedback received indicating that Revelstoke needs to employ all tools to protect long term housing, and feedback indicating that owners should be free to use their property as they wish without principal residence requirements. There was also no clear consensus on what policy option was a clear preference for the community.
- 4) Options #1, #2, and #3 will **increase staff resource requirements** to manage the City's STR regulatory regime, potentially detracting from other priorities related to managing growth in the community.

**Economic / Housing Implications – Provincial Principal Residence Requirement**

Council has been clear that the preference has been to craft local solutions to managing STR rather than opting into the Provincial Principal Resident requirement, which would apply City-wide (excluding the resort). As an economic / housing impact analysis was completed for the project, the team reviewed the impacts of opting into the Provincial Principal Resident requirement for context and educational purposes.

Staff note that in attachment 2, scenario 4 provides further details regarding implications

associated opting into the Provincial principal residence requirement, not to be confused with Policy Option #4 detailed in this report. For clarity, as Policy Option #4 is largely based around the existing STR framework, economic / housing impacts were not quantified.

The impacts of opting into the Provincial principal residence requirement are summarized below:

***Economic impacts:***

- Estimate change in STR-related economic activity: **-89%** (immediate impact, medium term impact **-38%**)
- Local economic spending impact: **-\$19.1 million** (immediate impact, medium term impact **-\$8.2 million**)
- Total employment impact: **-203 jobs** (immediate impact, medium term impact **-87 jobs**)
- Decrease in fees to City of Revelstoke: **-\$260,000 (MRDT) and -\$295,000 (licensing)** (immediate impact, medium term impact is **-\$110,000 (MRDT) and -\$295,000 (licensing)**)

***Housing Impacts:***

- Additional dwelling needed over next 10 years (baseline based on BC stats): 70 (low) to 402 (high)
- Additional dwelling units needed over next 10 years after STR policy change: **-293 (low) to +39 (high)**

**Next Steps:**

- 1) Council provides direction to staff on what Policy Option they wish staff to pursue bylaw amendments for.
- 2) Staff draft necessary bylaw amendments for consideration.
- 3) Legal review will occur on the proposed bylaw amendments (except for Option #4, which is not anticipated to trigger legal review).
- 4) Bring forward bylaw amendments for 1<sup>st</sup> reading, direction to schedule a public hearing (except for Option #4, which does not include zoning amendments and therefore does not trigger a public hearing).
  - Under any option, the City will publish amending bylaws on TalkRevelstoke and inform those that have signed up for the mailing list of the draft bylaws.
- 5) City holds a public hearing to hear from the community (if required).
- 6) Subsequent council decision(s).
- 7) Implementation of new bylaws / policies, update to supporting materials for applicants.

**Alternative Council Options**

**Option #1:** Council may direct that staff pursue amendments for Policy Option #1, #2, or #3 as detailed in the staff report from April 28, 2026.

**THAT** amendments to Zoning Bylaw No. 2406, Business License Bylaw No. 1503, Municipal Ticket Information Bylaw No. 2082, Bylaw Offense Notice Bylaw No. 2370, and Council Policy DS-23 be prepared for future Council consideration in accordance with Policy Option **[INSERT POLICY OPTION NO.]** as detailed in the staff report from April 28, 2026.

**AND THAT** staff post amended bylaws and Council Policy DS-23 on TalkRevelstoke and inform the community in advance of subsequent Council consideration via the Short Term Rental mailing list of subscribers.

**Option #2:** Council may direct that alternative direction be provided, or that no amendments be undertaken to any bylaws or policies.

### **FINANCIAL / RISK IMPLICATIONS:**

It is anticipated that pursuing Options #1 – 3 will have an impact on staff capacity within the Development Services department, but would be dependent on uptake from homeowners. Monitoring of this impact would be required to determine if additional resources in the department are required in the future (subject to future budget requests upon completion of a business case). Options #1 – 3 may result in additional financial resources required to administer, which will negatively impact the 2026 – 2040 Long Term Financial Plan. Pursuing these options could result in delays to other projects or processing of development applications due to department capacity being extended, depending on how many license applications are received. Option #4 is not anticipated to have a significant impact on staff capacity.

The total cost of the STR project is \$70,000. Consulting services were engaged to complete an analysis to better understand the economic / housing impact associated with any changes to the City's STR regulations. The cost of consulting services was \$40,000. The remaining \$30,000 has been used to cover the cost of internal staff time through capital funding as the project including public engagement has been completed using in-house resources (excluding the economic / housing impact study).

### **COMMUNICATIONS & PUBLIC ENGAGEMENT IMPLICATIONS:**

Attachment 1 includes a detailed summary of all communications and public engagement completed for the project.

### **OTHERS CONSULTED:**

Attachment 1 includes a detailed summary of all external stakeholders consulted for this project. This included:

- 1) Advisory Planning Commission (APC)
- 2) Tourism Revelstoke
- 3) Chamber of Commerce
- 4) STR / B&B license holders

5) Community at large

On January 20, 2026, the APC passed the following resolution:

**THAT** the Advisory Planning Commission provides the following comments with respect to the City's Short Term Rental project:

- The APC is generally supportive of Policy Option #1, with the caveat that the City has the ability to revisit the number of licenses issued periodically to ensure a healthy balance of short term rentals vs long term residential properties in the City
- The APC is supportive of ensuring that adequate funding is set aside for future reviews as part of the City's long term financial plan
- The APC is supportive of the principal resident requirement being applicable for any expansion of STRs in the community

**ATTACHMENTS / LINKS:**

- Linked [Attachment 1 – Public Engagement Summary](#)
- Linked [Attachment 2 – Economic / Housing Impact Analysis](#)

**Respectfully Submitted,**



**Paul Simon, RPP, MCIP**  
**Director of Development Services**



**Evan Parliament**  
**Chief Administrative Officer**



# TOURISM REVELSTOKE.

May 20, 2026

Mayor and Council  
City of Revelstoke  
Revelstoke, BC

**Re: Support for Adoption of Option 4 in the Proposed Short-Term Rental Bylaw Framework**

Dear Mayor and Council,

On behalf of the Revelstoke Accommodation Association dba Tourism Revelstoke, we are writing to express our support for the adoption of Option 4 in the proposed Short-Term Rental (STR) bylaw framework..

This option best aligns with the current framework, creating the least disruption for residents, operators, and the broader tourism economy. The City's original changes to the STR framework were carefully considered, and we believe staff got it right when these provisions were initially adopted.

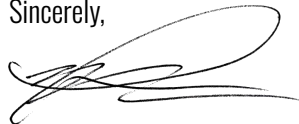
Option 4 appropriately supports STR operations in immediately adjacent tourism areas while also helping contain STR activity to the areas where it is most suitable. Maintaining this containment is important to preserving neighbourhood balance and ensuring tourism accommodations remain concentrated in areas designed to support visitor activity.

We believe this approach helps encourage long-term rental availability in other residential properties, which remains a critical priority for our community. Revelstoke needs a healthy balance between visitor accommodation and housing availability for residents and workforce retention.

Additionally, we do not believe this is the appropriate time to significantly alter the regulatory framework, given that the existing policies were adopted relatively recently after lengthy debate and community engagement.

Thank you for your consideration of our position.

Sincerely,



Nico Leenders

Chair, Tourism Revelstoke



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**From:** G. Jack Macdonald <[REDACTED]>  
**Sent:** Tuesday, 16 June 2026 09:30:14  
**To:** Gary Sulz <gsulz@revelstoke.ca>; Matt Cherry <mcherry@revelstoke.ca>; Lee Devlin <ldevlin@revelstoke.ca>; Austin Luciw <aluciw@revelstoke.ca>; Aaron Orlando <aorlando@revelstoke.ca>; Tim Palmer <tpalmer@revelstoke.ca>; Tim Stapenhurst <tstapenhurst@revelstoke.ca>; Revelstoke City Council <council@revelstoke.ca>  
**Subject:** Short Term Rental Project Support for Option 1

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June 16, 2026

To: Mayor Gary Sulz, Councillors Matt Benoit, Lisa Devlin, Andrew Luvio, Art Orlando, Tim Palmer, Tim Stapenhurst

**Re: Short-Term Rental Project — Support for Option 1 Without Lot Size or Zone or Parking Restrictions**

Dear Mayor and Councillors,

I urge Council to support **Option 1** for Revelstoke's Short-Term Rental (STR) regulatory framework, and to adopt it **without the single-zone restriction, 750 m<sup>2</sup> minimum lot size restriction** staff have added to all three expansion options and to exclude additional parking requirements. The following points are grounded in data and comparable community experience, each with a linked source.

**1. Revelstoke's STR participation rate is among the lowest of any BC resort municipality**

Excluding resort zones (RMR, Mackenzie Village), only **0.9% of all dwellings** operate as STRs, with just 4.9% eligible. Statistics Canada shows BC tourist centres range from **1.15% (Kelowna) to 35% (Whistler)** — placing Revelstoke at the bottom of BC's 14 Resort Municipalities. The data does not support restricting a market this small. [TalkRevelstoke STR Project Statistics Canada, July 2024 City of Revelstoke Resort Municipality](#)

**2. Restricting STRs does not return units to the long-term rental market**

A 2025 peer-reviewed study of a 180-day STR cap found **no sustained impact on long-term rents**. Statistics Canada found only **30.2% of all STR listings** could theoretically serve as long-term housing. The City's own TalkRevelstoke Q&A states STR restriction *"will not provide the housing that Revelstoke needs"* and is merely one of many tools. The BC Real Estate Association confirmed the provincial STR ban produced **no proportionate gains in long-term housing supply**. [Regional Studies, 2025 Statistics Canada TalkRevelstoke Q&A BCREA STR Review, 2024](#)

**3. Revelstoke's housing shortage is structural — and not the responsibility of individual homeowners to solve**  
Revelstoke's shortage is driven by **seasonal demand from tourism, hydro, forestry, and transportation workers and other seasonal or part-time residents** — not by STRs displacing long-term rentals in single-family homes. Long-term rental units do not address the need for furnished, flexible, shorter-term seasonal accommodation. The industries that employ seasonal workers and all levels of government should be providing policies and solutions for housing shortages, not unrelated individual homeowners. Furthermore, Option 4 concentrates STR rights **exclusively with large resort developers** (RMR, Mackenzie Village, R-LD6) whose incumbent accommodation businesses **benefit directly from constrained STR supply** through higher room rates. [BC Gov — Worker Housing in Revelstoke, 2022 TalkRevelstoke Employment Doc BC Tourism Labour Market Report 2024 TalkRevelstoke — LTFP implications](#)

**4. Kelowna tried STR restrictions and reversed course within two years**

Kelowna restricted STRs in 2024. By end-2025 the vacancy rate within the City of Kelowna hit **6.9% — the highest of any Canadian city** — driven by reduced immigration and new rental completions, **not STR conversion**. The BC government **reversed course effective June 1, 2026**. Revelstoke is under 10,000 population and is **already exempt** from Provincial principal-residence rules — it should not voluntarily impose restrictions Kelowna is now unwinding. [Kelowna saw material declines in tourism visitors as a result of its STR policy. Kelowna Chamber, May 2026 BC Gov News, April 2026 CBC News, April 2026 BC Principal Residence Rules](#)

**5. Many Revelstoke residents are part-time residents; STR puts otherwise empty homes to use**

Revelstoke's Housing Action Plan (2022) shows ~10% of 3,739 homes — roughly 385 dwellings — were not occupied by full-time residents (2021 Census). When part-time residents are away, their homes sit vacant and contribute nothing to housing or accommodation supply. The existing bylaw already requires a **permanent resident or continuous property management during any STR rental period**. Option 1 incentivizes owners to fill unused units rather than leave them empty. A unit occupied by a part-time resident, when otherwise empty, **adds visitor accommodation without removing any unit from other residential use**. Restricting STR does not convert these units into long-term rentals — it simply leaves them dark when empty. **Additional STR units help the tourism economy.** [Revelstoke Housing Action Plan — 2022](#) [Revelstoke STR Bylaw — Conditions of Use](#) [CensusMapper — Unoccupied Dwellings BC](#)

#### **6. STR income makes investment in new and additional housing units financially viable**

STR income is a proven catalyst for residential investment and increased owner affordability. The ability to operate one STR unit incentivizes owners to add units to their properties and build or renovate to include **two, three, or four units per lot** — consistent with the City's recent zoning changes. The federal Secondary Suite Loan Program (up to \$80,000 at 90% LTV) is designed to spur investment in density. Without STR eligibility, owners have little incentive to add units and the City loses the density it is trying to encourage. Restricting STR does not redirect capital to affordable housing — it redirects investment to RMR and Mackenzie Village, where STR eligibility already exists. [BC Housing Secondary Suite Program](#) [Federal Secondary Suite Loan Program, Dec 2024](#) [BCREA STR Exemptions, May 2025](#)

#### **7. Visitors choose home-style accommodation and stay longer when they find it**

**67% of travelers choose vacation rentals for extra space, full kitchens, and privacy** (Vrbo survey, 2021). Research consistently shows that families, groups, and longer-stay visitors are **drawn to home-style accommodation for kitchen access, living areas, and a local neighbourhood experience** — and that they stay longer in a destination as a result. For Revelstoke's multi-day ski, bike, and climbing visitors, longer stays mean more spending at local restaurants, gear shops, and services. Limiting STR supply **raises prices for all accommodation** and reduces Revelstoke's competitiveness as a destination — as the Kelowna experience demonstrated. [VTSTRA — Why Travelers Choose Vacation Rentals, 2025](#) [EHL Insights — Why People Use Airbnb](#) [Airbnb vs Hotels Research, Boston University 2022](#)

#### **8. Tofino is a cautionary example — and Revelstoke is nowhere near that situation**

By 2025, Tofino — with roughly 945 occupied dwellings (2021 Census) — had approximately **300 active STR providers**, representing a very high proportion of its total housing stock. That scale, with no owner-on-lot safeguard, forced out health workers, teachers, and first responders. Mayor Dan Law described the result: *"We have a negative vacancy rate... it's more like a hockey stick trend."* Revelstoke by contrast has only **315 STR licences across 3,739 total dwellings — 0.9%**. Revelstoke's bylaw **already requires a permanent resident or 24/7 property management during STR operation** — the safeguard Tofino lacked. Restricting STRs to near-zero does not prevent a future Tofino scenario — it denies resident owner-occupants an additional income opportunity and incentive to add density to their properties. [The Tyee — Tofino STR, July 2025](#) [Statistics Canada — Tofino Census 2021](#) [Tofino STR Regulations](#)

#### **9. The proposed 750 m<sup>2</sup> lot size minimum is inequitable and has no precedent among BC resort municipalities**

This threshold was **never presented to the public in two years of engagement** and has no precedent among BC's 14 resort municipalities. Kimberley and Sun Peaks use zone type only with **no minimum lot size**. The 750 m<sup>2</sup> rule **excludes Southside, Columbia Park, Farwell, and most of Downtown** while concentrating STR eligibility on large lots in Arrow Heights and Big Eddy. This **favours affluent large-lot owners over owners in more affordable neighbourhoods** and may retroactively terminate existing rights in MU1/MU2 — a legal risk staff have not addressed. [TalkRevelstoke STR Project](#) [Sun Peaks — STR Policy](#)

#### **10. The proposed parking requirement is disproportionate and without evidentiary basis**

STR guests arrive with fewer vehicles per person than permanent households. The one-stall-per-bedroom requirement adds approximately **\$25,000+ in lieu of each spot** — a significant financial barrier with **no evidence of STR-generated parking complaints in Revelstoke**. Requirements must be proportionate to demonstrated impact, not precautionary. [BNBCalc Revelstoke STR Guide](#) [BC Chamber of Commerce, 2024](#)

#### **11. Responses to staff's four stated reasons for recommending Option 4**

**Argument 1: "The existing framework is working."**

A **99.6% compliance rate** — down from 278 unlicensed advertisers in 2022 to just 1 today — is a strong argument for **expanding** a well-functioning system, not freezing it. The BC Provincial registry further reduces the City's enforcement burden automatically. [BC STR Provincial Registry, 2025](#) [TalkRevelstoke STR Project](#)

**Argument 2: "Expanding STR poses a risk to long-term housing availability."**

No evidence supports this causal link in Revelstoke. The City's own Q&A acknowledges STR restriction *"will not provide the housing that Revelstoke needs."* Staff's own call for better data collection is an argument to **defer restriction until that evidence exists**, not act preemptively. [TalkRevelstoke Q&A](#) [CMHC Rental Market Report 2025](#) [State of the Basin — Revelstoke Vacancy Rates](#)

**Argument 3: “The public is divided — no clear consensus.”**

A divided public is grounds for **Council to exercise judgment** — which is precisely what elected representatives are chosen to do. Council **endorsed an expansion goal in May 2025** after two years of that same engagement. More importantly, **Option 4 was never shown to the public during engagement** — it appeared unilaterally in the April 24, 2026 staff report.

**Argument 4: “Options 1–3 will increase staff resource requirements.”**

Workload is not a policy rationale for denying property rights. The solution is **fee-for-service licensing** at \$250–\$2,500 annually — designed to be **revenue-neutral or revenue-positive**. The Provincial registry reduces marginal enforcement burden per licence. The same framework managing 315 licences today can manage many more with **fee revenue covering the incremental cost**. [BC STR Provincial Registry, 2025](#)

**Recommendation**

Please vote for **Option 1 without the 750 m<sup>2</sup> minimum lot size restriction. Include R-LD2 and all residential zones on equal terms with R-LD1. Remove additional per unit parking stall requirements.** Maintain the existing **permanent-resident-on-lot and property management requirements** as the primary safeguard against investor-driven proliferation. Incentivize tourism and other seasonal worker industries to develop housing for their own seasonal worker needs (e.g., CPKC). Apply existing parking standards without additional STR-specific requirements. This approach is equitable, evidence-based, consistent with two years of public engagement, and aligned with the practices of all comparable BC resort municipalities.

Thank you for your service and consideration.

Sincerely,

Jack MacDonald

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