

## Sandy Hook Community Short Term Rental Survey Results

March 03, 2022

The Sandy Hook Community Association has recently conducted its own survey on the issue of short term rental accommodations.

A sub-committee comprised of board members and community members was formed to develop the survey questions.

The time frame for gathering responses was from February 9 until March 1. Paper copies were distributed at each of the six neighbourhood mailbox locations. Residents could also submit their forms electronically through a link that was posted on the Sandy Hook Community Association website and the Sandy Hook Facebook page.

One survey could be submitted per household. With the permission of the property owner, a tenant could complete the form but only one submission was accepted per property. To verify the submission validity, all participants were asked to provide their address. Further, participants completing the online version were asked to attest their residence at/ownership of the property, and participants who completed the paper copies were asked to sign the survey. Paper submissions were manually input into the online version by subcommittee members to enable to compilation and summary of the results.

A total of eighty (80) completed surveys were received, and the results are summarized below.

### Question 1

Licensing: Currently, all STRs require a business license. This needs to be monitored and fully enforced.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			6	7%
2			0	0%
3			2	2%
4			0	0%
5			1	1%
6			1	1%
7			3	3%
8			2	2%
9			3	3%
10 (Agree)			62	77%
Mean	8.84			
Median	10.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

### Question 2

Staffing: A STR bylaw officer should be hired and paid for through the taxes (MRDT) and/or licensing fees that are being collected

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			7	8%
2			1	1%
3			3	3%
4			1	1%
5			5	6%
6			1	1%
7			2	2%
8			9	11%
9			5	6%
10 (Agree)			46	57%
Mean	8.05			
Median	10.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

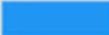
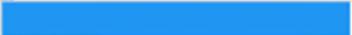
### Question 3

Penalties for Infractions: Fines for verified and repeated violations should be incremental. For example, \$100, \$500, \$1000, loss of license.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			5	6%
2			0	0%
3			1	1%
4			0	0%
5			6	7%
6			1	1%
7			3	3%
8			3	3%
9			1	1%
10 (Agree)			60	75%
Mean	8.73			
Median	10.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

#### Question 4

Management: STRs that are not the owners' primary residence are considered commercial entities under the proposed bylaws. To ensure compliance with noise, garbage and water regulations, commercial STRs should not be permitted in neighbourhoods.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			15	18%
2			3	3%
3			2	2%
4			3	3%
5			6	7%
6			0	0%
7			1	1%
8			2	2%
9			2	2%
10 (Agree)			46	57%
Mean	7.13			
Median	10.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

#### Question 5

Number of Licenses: To support long term rentals, the number of STRs should be capped

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			17	21%
2			1	1%
3			3	3%
4			0	0%
5			5	6%
6			2	2%
7			2	2%
8			5	6%
9			1	1%
10 (Agree)			44	55%
Mean	7.10			
Median	10.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

**Question 6**

Licensing Priority: If the number of licenses is capped, priority should be given to previously licensed units which meet the new requirements and have an excellent record of compliance.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			12	15%
2			1	1%
3			0	0%
4			0	0%
5			8	10%
6			1	1%
7			4	5%
8			6	7%
9			6	7%
10 (Agree)			42	52%
Mean	7.63			
Median	10.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

**Question 7**

Continuity of Licensing: If the number of licenses is capped, there should be a limit to the number of consecutive years an owner may apply.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			24	30%
2			2	2%
3			4	5%
4			1	1%
5			16	20%
6			1	1%
7			2	2%
8			5	6%
9			2	2%
10 (Agree)			23	28%
Mean	5.40			
Median	5.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

**Question 8**

Visitors on Site: STR guests should be allowed to host visitors who are staying elsewhere.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			26	32%
2			4	5%
3			3	3%
4			2	2%
5			13	16%
6			4	5%
7			4	5%
8			8	10%
9			1	1%
10 (Agree)			15	18%
Mean	4.89			
Median	5.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

**Question 9**

Multiple Rentals: No person should own, directly or indirectly, more than one STR in the district.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			14	17%
2			1	1%
3			2	2%
4			1	1%
5			15	18%
6			0	0%
7			2	2%
8			2	2%
9			1	1%
10 (Agree)			42	52%
Mean	7.00			
Median	10.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

**Question 10**

Guest Parking: One onsite parking space should be provided for each room that is rented.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			5	6%
2			0	0%
3			2	2%
4			1	1%
5			4	5%
6			1	1%
7			5	6%
8			12	15%
9			1	1%
10 (Agree)			49	61%
Mean	8.39			
Median	10.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

**Question 11**

Density: To prevent clusters of STRs, minimum spacing should be required between units that have a capacity of more than one room or suite e.g. 200 metres.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			15	18%
2			1	1%
3			1	1%
4			0	0%
5			12	15%
6			2	2%
7			5	6%
8			6	7%
9			1	1%
10 (Agree)			37	46%
Mean	6.93			
Median	8.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

**Question 12**

Frequency of Rental: There should be no limit on the bookings per month at any STR.

Answer Choice	0%	100%	Number of Responses	Responses Ratio
1 (Disagree)			22	27%
2			2	2%
3			3	3%
4			4	5%
5			11	13%
6			1	1%
7			4	5%
8			6	7%
9			4	5%
10 (Agree)			23	28%
Mean	5.68			
Median	5.00			
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

**Question 13**

Capacity of Rental Units: What should be the limits of the new size restrictions in the bylaws?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
2 bedrooms, a limit of 4 adults, a total capacity of 6 people			38	47%
2 bedrooms, a limit of 4 adults, a total capacity of 8 people			11	13%
3 bedrooms, a limit of 6 adults, a total capacity of 8 people			15	18%
Other			16	20%
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

**Question 13 Other Responses:**

Other: To be determined by homeowner.
Other: The size restrictions should vary depending on size of property and location.
Other: Really depends on parking and what the owner of the house feels and what is needed in the market. I am against a full house of 10 plus people having loud parties into the late hours past 11. Police can deal with instead of a bylaw officer.
Other: Not sure
Other: No more than 10
Other: No limit

Other: I think capping the limit of adults is sufficient. the sentiment is to likely restrict large gatherings (ie a party) but in the scenario above, if three couples decide to take a weekend away they can only have two children attend. Overreach.
Other: I cannot answer this as it depends on how many room the house has above and beyond the owner's room and space. My preference is that only a single group can rent (not multiple stranger groups occupying a single str dwelling)
Other: Do not agree there should be arbitrary limits.
Other: Disagree with STR s having no capping There is noise. Excess garbage and over crowding Feel strongly about the use of water when there are restrictions in place. We had more bear sightings due to excess garbage. More bears killed displaced etc
Other: depends on the house and the area
Other: Capacity limits are stupid.
Other: 4 people
Other: 2 bedrooms, a limit of 4 adults, a total capacity of 4 people.
Other: 2 adults or children per room All units in a STR to be rented to same group. Rooms on site can not be rented out individually (ie. like a hotel).
Other: 2 adults and children, 2 bedrooms

#### Question 14

Time Frame: There will be another round of public input. The new bylaws are not expected to be adopted before June. A 12 month phase-in period has been recommended with full implementation near the end of 2023. Is this soon enough? When would you like the bylaws to be fully implemented?

Answer Choice	0%	100%	Number of Responses	Responses Ratio
July 2022			33	41%
September, 2022			8	10%
January 2023			15	18%
July 2023			4	5%
December 31, 2023			13	16%
Other			7	8%
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

#### Question 14 Other Responses:

Other: What's reasonable depends on what changes in the bylaws
Other: sunshine coast economy depends on tourism. There needs to be recognition of the impact of restrictions will have
Other: Never
Other: It depends on the bylaws that are adopted. If they are useless, then they should not be adopted. We need better supervision of STRs. It does not matter whether they are absent or not. STRs can be run very well by absentee owners or very poorly
Other: Immediately

Other: Don't care.

Other: Disagree with the bylaws I owned in the area for several years and I do not have a STR but I don't agree with the SRD imposing rules on what I would want to do on my property just to appease a minority whiny group.

## Question 15

### OPEN QUESTION

#### Comments

We have bylaws to deal with the nuisances that infringe on the rights of our neighbours. Simply enforce the current Bylaws. The government's including SRD have created this housing crisis Allow for higher density and build up the infrastructure!

We are already dealing with a party houses with no resident owner/manager, loud music, loud voices, and too many cars. Some people are advertising that they manage over 60 different STRs in Sechelt. (See Facebook's Everything Sechelt pages!).

Way too many STRs that have misplaced long term tenants

This survey is extremely biased

There have been other surveys about STRs previously. None have been acted upon. They are meaningless, a waste of time and money and deliberate procrastination. R1 zoning by definition precludes any and all absentee owner type STRS.

The tourists that stay in STRs are important for the local economy. The problem is not STRs but the lack of regulation and enforcement of bylaws. We ran a STR for years and followed the rules and were respectful of neighbours.

The subject of STR regulation has been discussed repeatedly for a LONG time, and the SCRDC should prioritize and fast-track the issue that is causing a lot of grief to the local residents and have the bylaws in place within 12 months.

The importance of STRs for sechelt's tourism economy cannot be ignored. And adding rules to regulate them should not be taken lightly. The district needs to take its time on this, ensuring proper studies have been done avoiding arbitrary caps.

The cost of hiring an extra bylaw officer should not be a reason for licensing commercial STRs. All STR license fees could be increased to cover the cost.

Thank you for all of your hard work on the survey. With all due respect some of the questions seem written in a way that is a bit biased toward dislike of air bnbs, an opinion I don't share, however I did my best to reply.

STRs can be great, they helped us pay for trips away and didn't hurt anyone. I find the default stance of 'against' in the neighborhood instead of working towards solving the issues with it sad to see.

STRs are commercial enterprises, the same as hotels, marinas, gas stations, etc. STRs should only be licensed on commercially zoned property. Otherwise we will have a "tragedy of the commons" situation

STR's are an important part of the tourism sector of Sechelt's economy. STR's is also the only way for many to make home ownership affordable. Licensing is important but it also has to be reasonable. Capping is not necessary, demand will dictate that

Str suites in a home that is owner-occupied are less of an issue as far as the neighbourhood goes (though still problematic for LTR). I'd be happy to see a zero commercial str clause for many reasons- housing stock/supply, LTR stock and mgmt problems
STR is a commercial venture. We live in a residential area. Our quiet neighbourhood is being destroyed by these businesses.
Sept 22 will allow owners to meet commitments to summer renters. Alternative date would be Dec 31, 22. Great Questions.
Sechelt council needs to STRONGLY prioritize the needs of residents and our abysmal rental housing situation over the interests of commercial STR owners. The proposed changes do not go far enough. NO COMMERCIAL STRs IN RESIDENTIAL NEIGHBOURHOODS!
Sandy hook trail cannot support rentals of this variety
Questions are vague, too lenient. There should be more restrictions in the bylaws and more punitive fines. Hire ex-law enforcement or current law enforcement officers as bylaw officers. By law officers need to actually respond to the complaints.
Possibly a minimum stay of 5 or 7 nights
Please note: For all questions that I answered with a "5", I did not fully understand the question. The survey form would not allow me to leave the answer blank.
Penalties for Infractions. We do not think that the incremental penalty approach is the most forceful. We would prefer a first-time (and continuous) large \$ penalty to be adopted.
Owner should be allowed to rent their homes as they see fit. Only problem nearby were long term renters, now moved. If owner not on site then they need a property maintenance available to deal with any unruly guests or as a representative of the STR.
Over the past 12 years it has been the BnB or STR's when owner is not present that have upset our neighbourhood. Single Family zoning should not allow commercial, advertised short term rentals (especially whole house rentals).
Noise, garbage, speeding vehicles from STRs impact our quality of life. We chose NOT to live in a commercial zone for a reason- we should not be forced to accommodate hotels springing up next door.
Many issues surrounding short term rentals would likely be curbed drastically by owner occupied properties. If owner occupied, I don't think there needs to be the same caps on density/location/number permitted. Parking- limited to available on site
Leading questions. Clearly skewed TO confuse. They have multiple answers... What if I think commercial should be banned for different reasons than compliance? What about the benefits of STRs? Oh right... not your agenda. Not enough space to comment.
Ideally; AirBnB should operate under the current BnB bylaw and that should be the only type of STR in a residence (incl. cottage). No new bylaw (or perhaps an improved BnB bylaw) and no new enforcement person.
I feel the requirement for the property owner to be/live on site during the STR was overlooked in this survey
Half this survey is useless and obviously points to the bias towards a certain course of action. Ban all str's that are not in or on the lot of a primary residence. If the lot is a primary residence the owner should be allowed to do as they please.

Excessive STR units in one neighborhood destroy the general fabric of that neighborhood. Constant coming and going of strangers in the 'hood Strangers to the coast do not know the rules around recycling and water restrictions.
All STRs should have an on-owner onsite. People renting STRs have no regard for the neighbours. Fires when there is a fire ban. Excessive use of water when we are on restrictions. The result is I am paying a to stay here - STR guests do what they
â€¦by one that is present. The only time cops were on Seaview was because an owner lost their mind on drugs and became threatening. An STR guest never did that. Everyone needs to stop being so xenophobic and welcome the 99% of guests who love the SC.
A bit of a redundant question between "Multiple Rentals: no person should own directly, more than one STR...." and the question about commercial entities not allowed in the neighbourhood.
11. I would prefer blocks apart.
`
#7 very confusing, useless question - different responses between commercial and principal residence
Should be NO STRs without owner on site, whether commercial, accessory or suites! No hotel or motel is ever without onsite staff. STRs no different!

**Attestation Requirement to Verify Submission** (signed paper copies received were also entered below)

Please attest to the following

Answer Choice	0%	100%	Number of Responses	Responses Ratio
I own/reside at the address listed on this form (if you are a tenant, you have permission from the owner to respond)			80	100%
<b>Total Responses</b>			<b>80</b>	<b>100%</b>

Please attest to the following

Answer Choice	0%	100%	Number of Responses	Responses Ratio
I have submitted only 1 survey for my household			80	100%
<b>Total Responses</b>			<b>80</b>	<b>100%</b>