

**The intent of this bulletin is to clarify the City's current Zoning regulations relating to short term rentals, including the use of AirBnB and similar services.**

### ***Residentially Zoned Properties***

Residential property owners are not permitted to use entire dwelling units that are otherwise unoccupied by permanent residents as short term rentals. These restrictions prohibit some uses of short term rental services such as AirBnB.

The City's Zoning Bylaw No. 6700 allows for "Accessory Boarding Use" in some zones, which is defined as follows:

**"Accessory Boarding Use"** means an Accessory Use to a Residential Use where a Building includes one or more Sleeping Units or bedrooms for the accommodation of boarders with or without meals;

In these zones, boarders are permitted, provided that there are permanent owners or renters also residing in the unit. The permanent residency of the unit is the principle use of the dwelling unit.

### ***Commercial or Mixed-Use Zoned Properties***

Some of the City's commercial and mixed-use zones permit Tourist Accommodation Use. The Central Lonsdale (the C1-A, C1-B, C2 and C2-A) and Lower Lonsdale (LL-1, LL-2, LL-3, LL-4, LL-5) zones are examples of zones that permit "Tourist Accommodation Use."

Zoning Bylaw No. 6700 defines "Tourist Accommodation Use" as follows:

**"Tourist Accommodation Use"** means a Use providing for the accommodation of the transient public in individual Sleeping Units or Dwelling Units; may include dining facilities;

Properties which are zoned to allow for Tourist Accommodation Use (i.e., short-term rentals to non-residents), must apply for a Business License to pursue this use and are subject to restrictions outlined in Section 607(8) of the Zoning Bylaw. These additional restrictions exclude individual residential dwelling units from operating short-term rental

businesses as “Tourist Accommodation Use.” Only short-term rental of Sleeping Units is permitted (as in Hotel Use) with the following limitations:

**(8) Tourist Accommodation Use**

A Tourist Accommodation Use:

- (a) shall not be permitted on a Lot of less than 1858.0 squares metres (20,000 square feet);
- (b) shall provide accommodation in Sleeping Units only;
- (c) shall include an office with a guest register;
- (d) shall not contain cooking or kitchen facilities in a Sleeping Unit;
- (e) shall have a floor area of not less than:
  - (i) 23.225 square metres (250 square feet) within each Sleeping Unit occupied by one person only;
  - (ii) 27.87 square metres (300 square feet) within each Sleeping Unit occupied by two or more persons.

In summary, there is no provision in City of North Vancouver bylaws for short-term rentals of entire dwelling units. Only boarding use, accessory to a permanent residential use, is permitted.

---

**M. Epp**  
*City Planner*