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This bulletin is for informational purposes only. Please be sure to consult the relevant City of Kelowna bylaw.

PURPOSE

This bulletin is to inform staff, home owners, developers, builders, and realtors of the provisions under the RM6 Zone for short-term rentals.

BACKGROUND

The City of Kelowna has received numerous enquiries regarding provisions of short-term rentals under the High Rise Apartment Housing - RM6 Zone.

Strata

The Strata Council of any multiple residential housing may, within its Bylaws, establish specific terms for short-term rentals. Strata bylaws can be more stringent than the City bylaws, and are enforced by each Strata Council. All bylaws that are Strata specific are not enforced by City Bylaw Enforcement.

City of Kelowna Zoning Bylaw 8000

Section 13 - RM6 - High Rise Apartment Housing

Section 13.12.1 - The purpose is to provide a zone for high density high rise apartments.

Principal Uses - multiple dwelling housing

Secondary Uses - hotel/motel accommodation within a multiple residential unit.

Definition

The City has defined the primary use for the RM6 zone as a residential zone with the following interpretation:

RESIDENTIAL ZONES means any zones described in Sections 12 and 13 of this bylaw, or any CD zone in which the predominant use as determined by its general purpose and list of permitted uses is of a residential nature, and in which the minimum (residential) tenancy period is at least 1 month.

Under Section 13.12.1, short-term rentals are only considered a secondary use, and in accordance with the Zoning Bylaw, must be in conjunction with a principal use. In this case, the principal use is the multiple dwelling housing, and the secondary use would be the hotel/motel accommodation. This would allow short term transient accommodation for visitors, of the type provided by hotels and motels. There is no minimum length of stay, however the use must remain secondary to the principal residential use (i.e. greater than half of the year to be used by the residential owner).

CONCLUSION

Business Licenses - Short term rental

Should the primary use of a property zoned RM6 be residential, the City of Kelowna will consider a business license application for short-term rentals in an RM6 zone. The City of Kelowna Bylaw Services will enforce any contravention to City of Kelowna Bylaw 8000.