

WELCOME!

Background & Introduction:

- Tourism plays an important role in White Rock's economy. In concert with its Tourism Strategic Plan, the City has begun reviewing how it regulates Bed & Breakfast establishments with a goal of encouraging this form of accommodation.
 - To date, the review process has involved: background research, presentations and discussions with the Economic Committee, the South Surrey & White Rock Chamber of Commerce and the White Rock Bed & Breakfast Association, as well as a report and presentation to Council.
 - Presented for your comment this evening are the City's current provisions and a set of key items and ideas for possible implementation that have evolved from the review process to date.

Participation:

- Review the presentation boards
- Fill in a comment sheet
- Talk with City Staff



Bed & Breakfast Review



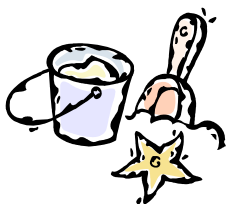
What are the City's current provisions?

- A Bed & Breakfast use is permitted only under the RS-5 (Bed and Breakfast Residential) Zone.
- Currently, one property is zoned RS-5
- Bed & Breakfast establishments are not required to have a business license.
- There are approximately 24 Bed & Breakfast establishments operating in White Rock.



What are the implications?

- 1. A rezoning is required to legally accommodate a Bed & Breakfast use***
- 2. All Bed & Breakfast establishments currently operating are not licensed by the City***



Bed & Breakfast Review



Proposed Key Items & Ideas

1. Accessory to a One-Unit Residential Use:

- A Bed & Breakfast may function as an accessory use in one-unit residential zones provided that no other accessory home occupation is operating on the lot.

Allowing a Bed & Breakfast to operate as an accessory use eliminates the need to undertake a rezoning process on the lot



2. Length of Stay:

- A patron shall not be accommodated within the same Bed & Breakfast establishment for more than 30 days in a 12 month period.

Maximum length of stay provisions are included to comply with provincial regulations distinguishing tenancy accommodations from short-term accommodations



Bed & Breakfast Review



Proposed Key Items & Ideas

3. Number of Sleeping Units:

- A Bed & Breakfast may contain a maximum of 3 sleeping units
- A maximum of 6 patrons may be accommodated at a given time.

The City's Zoning Bylaw defines a 'sleeping unit' as:

"One or more habitable rooms used for the lodging of a person or persons when such unit contains no cooking facilities"



Using the term 'sleeping unit' allows for greater flexibility in room configuration and reflects the current situation of many of the existing Bed & Breakfast establishments within the City

Bed & Breakfast Review



Proposed Key Items & Ideas

4. Parking:

- **Bed & Breakfast establishments must supply a minimum of 1 on-site parking space.**
- **Additionally, all parking for vehicles operated by patrons of the Bed & Breakfast must be provided on the same lot as the Bed & Breakfast use.**
- **Parking requirements for a Bed & Breakfast use are in addition to those for the principal one-unit residential use.**



Ensuring Bed & Breakfast establishments can provide on-site parking for their patrons will minimize potential impacts on single family neighbourhoods

Bed & Breakfast Review



Proposed Key Items & Ideas

5. Signage:

- A maximum of 1 non-illuminated sign per property containing only the property address and/or the words “Bed & Breakfast”.
- Signage must be mounted no higher than the 1st storey of the building and have a maximum area of 0.186m² (2ft²).

Signage provisions are designed to maintain the character of single family neighbourhoods



6. Licensing:

- Bed & Breakfast establishments must have a valid business license.
- Annual licensing fee structure shall be \$150 (base rate); plus, \$25 per sleeping unit.

Licensing helps ensure a standard of accommodation is provided for visitors.

Bed & Breakfast Review



Proposed Key Items & Ideas

7. Building & Safety Requirements:

- **No separate cooking facilities are to be provided for the Bed & Breakfast.**
- **Compliance with BC Building Code requirements for: windows, stairs/handrails/guards, means of egress, and garage separation.**
 - **Fire extinguishers and interconnected smoke and carbon monoxide alarms to BC Building Code standards are to be provided.**
 - **Emergency lighting in hallways and at egress points to BC Building Code standards is to be provided.**
 - **Inspections to ensure these requirements are met will be conducted by the City prior to a business license being issued for a Bed & Breakfast establishment.**



Building and safety requirements are important to ensure a safe and comfortable environment is provided for visitors



Bed & Breakfast

Review

Thank You!

Share your comments:

Please fill in a comment sheet and:

- Drop it off today at the table by the door;
- Fax it to the City of White Rock at 604-541-2153 by February 15;
- E-mail it to cfox@city.whiterock.bc.ca by February 15;
- Drop it off in person to any City location or by mail before February 15 to:

Development Services Department
City of White Rock
15322 Buena Vista Ave.
White Rock, BC, V4B 1Y6

Next Steps:

- Review and incorporate Open House feedback
- Report to Council on Open House results and options for bylaw amendments



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