

## SUMMARY AND RECOMMENDATION

**3. TEXT AMENDMENT: Measures to Retain the Rental Housing Stock - Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan**

**Summary:** To better protect and retain the existing rental stock in Vancouver, amendments are proposed to the Rental Housing Stock ODP and the associated zoning districts that are intended to provide clarity in the implementation process. As well, measures are proposed to encourage reinvestment in the existing stock, including support for owners of purpose-built rental buildings, and potential policy measures by the City and senior governments to incentivize needed improvements and strengthen protections for renters.

**Applicant:** General Manager of Planning, Urban Design and Sustainability

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of May 15, 2018.

**Recommended Approval:** By the General Manager of Planning, Urban Design and Sustainability:

- A. THAT Council approve the application to amend the Official Development Plan Regarding Areas of Real Property in Certain RM, FM and CD-1 Zoning Districts (the "Rental Housing Stock Official Development Plan"), relating to the RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B and RM-5C, RM-5D, RM-6, and FM-1 District or District Schedules, generally as presented in Appendix A of the Policy Report dated April 17, 2018, entitled "Measures to Retain the Rental Housing Stock - Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan", to achieve the following:
- (i) Revise the rental housing policy in Section 2.4 to:
- a. lower the "trigger" for when rental replacement is required from six or more units to three or more units, in order to better protect the rental stock;
  - b. ensure residential dwelling types with three or more units, including multiple conversion dwellings, are subject to rental replacement requirements;
  - c. clarify rental replacement obligations, including:
    - 35 per cent family housing requirement for new developments and major renovations;
    - discretion for less than one for one replacement for renovations where the existing rental units are sleeping or housekeeping units, with the objective of maximizing rental replacement with fully self-contained units;

- (ii) remove the definition for “rate of change” in Section 1 to simplify and strengthen rental replacement requirements, by decoupling the requirements from changes in the stock; and
  - (iii) revise the definition of “rental housing unit” in Section 1 to clarify when rental replacement is required, including an exclusion for units in hotels and in stratified building(s) where the majority of the units were individually owned within the last three years and the building is in the process of dissolving the strata corporation for the purposes of redevelopment.
- B. THAT Council approve the application to amend the Zoning and Development By-law to require rental replacement for new developments having three or more dwelling units in the RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B and RM-5C, RM-5D, RM-6, and FM-1 District Schedules generally as presented in Appendix B of the Policy Report dated April 17, 2018, entitled “Measures to Retain the Rental Housing Stock - Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan”.
- C. THAT, to provide guidance in the administration of the provisions of the Rental Housing Stock Official Development Plan, the General Manager of Planning, Urban Design and Sustainability be instructed to prepare and issue an Administrative Bulletin for use by staff and applicants, generally as set out in Appendix C of the Policy Report April 17, 2018, entitled “Measures to Retain the Rental Housing Stock - Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan”.
- D. THAT, subject to enactment of the amendments to the Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability bring forward revisions to the “Strata Title and Cooperative Conversion Guidelines”, generally as set out in Appendix D of the Policy Report dated April 17, 2018 entitled “Measures to Retain the Rental Housing Stock - Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan”, to require that the conversion of a development under the Strata Property Act or Cooperative Association Act meets requirements aligning with the revisions to the Zoning and Development By-law.
- E. THAT Council receive for information the findings of the Building Reinvestment Study as contained in Appendix E of the Policy Report dated April 17, 2018 entitled “Measures to Retain the Rental Housing Stock - Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan”.
- F. THAT Council instruct staff to explore a partnership with LandlordBC on a pilot program to support existing landlords with capital and energy planning through building condition and energy assessments in existing rental buildings, as set out in Appendix G of the Policy Report dated April 17, 2018, entitled “Measures to Retain the Rental Housing Stock - Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan”.

AND THAT the source of funds for the start-up budget of the pilot program, anticipated to be \$100,000, is to be accommodated within the existing 2018 Planning, Urban Design and Sustainability operating budget.

- G. THAT Council direct staff to ensure all City of Vancouver procurement policies and best practices are followed in this sole source procurement.
- H. THAT Council instruct staff to explore options to encourage reinvestment in the existing rental stock, including:
  - (i) exploring the feasibility of municipal tools to encourage improvements in existing rental housing; and
  - (ii) working with senior governments to encourage the development of programs to support capital and energy efficient upgrades, such as financing, tax incentives, grant assistance, and initiatives to promote long-term capital and energy-efficiency planning.
- I. THAT Council direct staff to continue discussions with the Province for enhanced protection under the Residential Tenancy Act (RTA) in the case of renovations and redevelopment of existing rental housing.
- J. THAT Council direct staff to report back on the impact and implications of implementing the Province's proposed charter changes allowing zoning for rental tenure; and applying this to areas covered by the Rental Housing Stock ODP.

**[TA - Measures to Retain the Rental Housing Stock - Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan]**