

1. Moratorium on Demolition of Purpose Built Rental Housing Buildings

MOVER: Councillor Carr

SECONDER:

WHEREAS

1. The City of Vancouver's *Measures to Retain the Rental Housing Stock* report, unanimously passed by Council at a June 5, 2018 public hearing:
 - recommends "further study to determine effective measures and incentives to encourage reinvestment in the existing rental stock while considering impacts on existing renters";
 - directs staff to explore the feasibility of municipal incentives to support structural and energy upgrades in existing rental buildings;
 - recommends partnering with LandlordBC on a program to support and encourage capital planning and energy benchmarking in existing rental housing;
 - recommends working with the provincial and federal governments on programs to support major capital and energy-efficient upgrades in existing private market rental housing, including initiatives for energy assessments, financing, tax incentives and/or grant assistance to support needed capital upgrades and energy-efficient retrofits conditional on maintaining affordability and/or minimizing renter displacement;
2. Although the City of Vancouver's *Rental Housing Stock Official Development Plan* protects against the loss of approximately 53,500 units of rental housing (77 percent of Vancouver's total rental stock) in terms of ensuring there is 1:1 replacement of rental units that are demolished, it does not protect the affordable rents that the older rental housing stock provides;
3. Rents in the rental housing that replaces the demolished or renovated older rental apartments are usually much higher—typically at market rates that are often more than twice the price;
4. The City's *Measures to Retain the Rental Housing Stock* report also reports that:
 - City staff have observed an increased incidence of renters being displaced for major and minor renovations of existing rental buildings;
 - Since 2015, there have been development applications involving major renovations or redevelopment of existing rental buildings requiring the relocation of tenants from 1,605 units of purpose-built rental housing, 13% of which were occupied by long-term renters with tenancies of 10 years or more;
5. The City is committed to strengthening protection for renters under the *Tenant Relocation and Protection Policy* and *Rental Housing Stock Official Development Plan*, but it is increasingly difficult to find replacement housing for evicted tenants in the same neighbourhood at the same rent.

THEREFORE BE IT RESOLVED:

- A. THAT a moratorium be placed on the demolition of older purpose-built rental buildings for one year or more, if necessary, until such time as staff both report back to Council with recommendations arising from the *Measures to Retain the Rental Housing Stock* report and measures to protect the existing rental housing stock are implemented.
- B. THAT staff's report back on the *Measures to Retain the Rental Housing Stock* report include measures to protect affordable rents.

* * * * *