



RENTERS ADVISORY COMMITTEE

MINUTES

July 20, 2022

A Special Meeting of the Renters Advisory Committee was held on Wednesday, July 20, 2022, at 5:38 via electronic means.

PRESENT: Kit Sauder (Co-Chair)
Tanya Webking (Co-Chair)
Travis Barker
Adam Huizinga*
Robert Penkala
Mitchell Prost
Aidan Shirley
Jacint Simon*

ABSENT: Eva Ciesielska (Leave of Absence)
Steve Kim
Victor Rizov (Leave of Absence)

CITY CLERK'S OFFICE: Kevin Burris, Manager, Civic Agencies

*Denotes absence for a portion of the meeting.

WELCOME

The Co-Chair acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

Leave of Absence Requests

MOVED by Kit Sauder
SECONDED by Aidan Shirley

THAT the Renters Advisory Committee approve Leaves of Absence for Eva Ciesielska and Victor Rizov.

CARRIED UNANIMOUSLY
(Adam Huizinga absent for the vote.)

1. New Business and Motions

- a) *A Motion to Recommend That Mayor and Council amend the Standards of Maintenance By-Law to Implement Minimum Cooling Standards*

Co-Chair Sauder introduced the motion and responded to questions.

Following discussion, it was

MOVED by Kit Sauder
SECONDED by Aidan Shirley

WHEREAS

1. The City of Vancouver requires under the Standards of Maintenance By-law (18.1(1)) "Heating systems shall be maintained in a safe and good working condition so as to be capable of safely attaining and maintaining an adequate temperature standard, free from fire and accident hazards and in all residential accommodation capable of maintaining every room at a temperature of 72E Fahrenheit (22E Celsius) measured at a point 5 feet (1.52 m) from the floor."
2. Heating and cooling are essential in order to survive the increasingly hot summer months, and municipalities are aware of situations where the tenant is not able to control the level of heat or cooling; and
3. The Provincial Coroner has released a recent report in which they confirmed the deaths of 619 British Columbians as a consequence of overheating in the June 2021 heat dome event;

THEREFORE BE IT RESOLVED

- A. THAT the City of Vancouver Renters' Advisory Committee recommend and request that the Mayor & Council of the City of Vancouver amend the Standards of Maintenance By-law to read: "Heating and cooling systems shall be maintained in a safe and good working condition so as to be capable of safely attaining and maintaining an adequate temperature standard, free from fire and accident hazards and in all residential accommodation capable of maintaining every room at a temperature of at least 72E Fahrenheit (22E Celsius) and at most 76E Fahrenheit (24E Celsius) measured at a point 5 feet (1.52 m) from the floor."
- B. FURTHER THAT the City of Vancouver Renters' Advisory Committee recommend and request that the Mayor and Council direct staff to identify and report back options to prohibit the cost of the implementation of this By-law being passed on by landlords to renters.

CARRIED UNANIMOUSLY

- b) *A Motion to Recommend That Mayor and Council Approve the Motion to Rezone 2086-2087 West 7th Avenue and 2091 West 8th Avenue RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 13-storey residential building containing 129 social housing units*

Co-Chair Sauder introduced the motion and responded to questions.

Following discussion, it was

MOVED by Kit Sauder
SECONDED by Adam Huizinga

WHEREAS

1. The application to rezone 2086-2087 West 7th Avenue and 2091 West 8th Avenue RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 13-storey residential building containing 129 social housing units is presently before Mayor & Council;
2. It is the stated objective of the majority of Vancouver Council to address the overlapping housing affordability, homelessness, mental health, and toxic drug supply crises;
3. It is City of Vancouver policy to be a City of Reconciliation, and an outsize population of the unhoused community in Vancouver, over 40%, is Indigenous, while Indigenous Peoples in the City of Vancouver makes up less than 6% of the population;
4. We can not move toward Reconciliation by continuing failed policies that have concentrated poverty in the Downtown Eastside;
5. The City of Vancouver owns the land for the proposed rezoning;
6. The developer and operator have accommodated extensive community feedback and modified the proposal to meet and address community concerns;
7. The proposal provides 129 social housing units with a long term subsidy that will maintain cost of housing at the shelter rate for the foreseeable future;
8. Council unanimously approved the rezoning and permitting of a nearly identical project on King Edward and Knight on the East Side of the city in June of 2022;
9. It is critically important to provide supportive social housing units in order to address the more than 86,000 underhoused and unhoused Vancouverites; and

THEREFORE BE IT RESOLVED THAT the City of Vancouver Renters' Advisory Committee recommend and request that the Mayor and Council approve the application to rezone 2086-2087 West 7th Avenue and 2091 West 8th Avenue RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a 13-storey residential building containing 129 social housing units, that is presently before Mayor and Council.

CARRIED UNANIMOUSLY

c) *A Motion to Recommend That Mayor and Council Amend, Improve, and Adopt The Vancouver Plan*

Co-Chair Sauder introduced the motion and responded to questions.

Following discussion, it was

MOVED by Kit Sauder
SECONDED by Adam Huizinga

WHEREAS

1. Mayor and Council are currently considering The Vancouver Plan proposal;
2. The plan is the culmination of a four-and-a-half year city-wide consultation that will provide Vancouver with the first comprehensive planning document in the city's history;
3. The Vancouver Plan goes a long way in addressing the many overlapping crises facing the City of Vancouver;
4. The Vancouver Plan provides a high level strategic plan from which to steward sustainable growth and development for the City of Vancouver over the course of the next 30 years;
5. The City of Vancouver Renters' Advisory Committee believes that the most important issues facing the City of Vancouver and its citizens are a lack of diverse, affordable, and available rental housing supply, and supply of all kinds of affordable housing;

THEREFORE BE IT RESOLVED

- A. THAT the City of Vancouver Renters' Advisory Committee recommend and request that the Mayor and Council of the City of Vancouver amend, improve, and adopt the Vancouver Plan, subject to the following:
 - Inclusion of AAA Bike Lane & Active Transportation Infrastructure on all Arterials and Greenways, because Renters are most likely to not have alternative modes of transportation such as personal vehicles;
 - Introduction of Parking Maximums City-wide;
 - Allowing Low Rise Construction (up to 6 Stories), as of right, everywhere in the city;
 - Allow Mid Rise Construction (up to 12 Stories) for Affordable and Supportive Housing, as of right, everywhere in the city;
 - Allowing Corner Stores and mixed Commercial Uses across more areas of the City;
 - Recommending a narrowing of lot width down to 16 feet, including exterior walls, to facilitate construction of Fee Simple Row Houses, and Stacked Townhouses of up to 6 stories on Single Family Lots, as of right;
 - Allowing Fee Simple Row Houses, Stacked Townhouses, and Co-Op Housing, as of right, everywhere in the city;
 - Including as of right land use approvals, everywhere in the City, for proposals that meet form and character guidelines of a "21st Century Vancouver Special";

- Introducing policy to encourage the densification of High Streets off Arterials by focusing density one lot back across the laneways in order to move density away from noisy and polluted transportation corridors;
- Amend policy 1.6.1 to read: “Increase the supply of new purpose built market and below market rental housing and co-op housing through supportive land use policy and zoning, financial incentives, additional height and density, and streamlined hearing and approval processes;
- Expanding Broadway Plan Renter Protections including Right of Return and Right of First Refusal in the Vancouver Plan;
- Expanding 25% 2 bedroom plus unit requirement and 10% 3 bedroom plus unit requirement for all Multiplexes over 6 units;
- Basing housing planning in the Vancouver Plan on the Housing Needs Report for the City of Vancouver.

B. FURTHER THAT the City of Vancouver Renters’ Advisory Committee recommend and request that Mayor and Council direct staff to perform financial feasibility testing on vacancy control to determine its impact on rental supply.

CARRIED UNANIMOUSLY
(Jacint Simon absent for the vote)

ADJOURNMENT

MOVED by Kit Sauder
SECONDED by Tanya Webking

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

Next Meeting:

DATE: Wednesday, July 20, 2022
TIME: 5:30 pm
PLACE: Cascadia Room, 3rd Floor, City Hall /
Webex Online

The Committee adjourned at 7:56 pm.

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