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To: "Direct to Mayor and Council - DL"

CC: "City Manager's Correspondence Group - DL"

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Date: 5/13/2019 4:50:02 PM

Subject: Memo - Rental Housing Task Force - May 8th Update

Attachments: Memo to Mayor and Council - Rental Housing Task Force May 8th Update.pdf

Dear Mayor and Council,

Please see the attached memo from Gil Kelley. A short summary is as follows –

- Summary of May 8th announcement from the Province on next steps on the Rental Housing Task Force
- Key actions underway include education for renters and landlords, a new Compliance Unit, and a new liaison position to work with municipalities

Should you have any questions, please contact Gil at 604.873.7456 / Gil.Kelley@vancouver.ca.

Best,
Sadhu

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the Musqueam, Squamish, and Tsleil-Waututh peoples.

MEMORANDUM

May 13, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Katrina Leckovic, City Clerk
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Communications Director, Mayor's Office
Anita Zaenker, Chief of Staff, Mayor's Office
Sandra Singh, General Manager, Arts Culture and Community Services
Dan Garrison, Assistant Director, Housing Policy and Regulation
Abi Bond, Managing Director, Homelessness Services & Affordable Housing Programs

FROM: Gil Kelley, General Manager, Planning, Urban Design and Sustainability

SUBJECT: Rental Housing Task Force May 8th Update

This memo provides information to Council regarding a May 8th announcement from the province on the provincial response to the recommendations made by BC's Rental Housing Task Force.

Background

The Rental Housing Task Force was appointed by Premier John Horgan in April 2018 to advise on how to improve security and fairness for renters and landlords throughout the province. The Task Force submitted [its final report and recommendations](#) in December 2018, containing 23 recommendations that address suggestions heard during consultation to improve the rental housing system for renters and landlords.

Key among the Task Force's recommendations were significant new measures to address the needs of renters facing challenges with displacement due to renovations. This is critical in Vancouver, where renters in the City's older, affordable rental stock are facing eviction due to renovations to their rental unit, with extremely limited affordable options elsewhere in the market. These recommended improvements to the Act are intended to stop evictions for cosmetic changes to a unit, or even more significant renovations like windows, plumbing, or electrical work if the tenant is willing to accommodate construction.

Provincial Action on the Rental Housing Task Force Recommendations

On May 8th, 2019 the Province announced that implementation of the Task Force recommendations will be delivered in three phases:

- **Phase 1:** Increasing understanding, improving service delivery and stepping-up enforcement. This will include public education for landlords and renters about their rights and responsibilities, particularly around renovations to rental homes - Underway.

- **Phase 2:** Coordinated actions with local governments, process improvements and further enforcement - Delivered by end of 2019.
- **Phase 3:** Action on recommendations that require legislative changes or additional stakeholder consultations and policy work, such as rental restrictions in strata units - Action in 2020.

Phase 1 actions are currently underway, and will include the following actions:

1. **Education:** Working with partners including TRAC and LandlordBC to improve awareness for renters and landlords of rights and responsibilities, with a focus on helping to prevent unnecessary or illegal evictions due to renovations to rental homes.
2. **Enforcement:** The Province has created a new compliance and enforcement unit within the Residential Tenancy Branch to investigate complaints and take action against landlords who are repeat or serious offenders.
3. **Co-ordination with local government:** Phase 1 will also include work with municipalities to coordinate responses to renters and landlords on issues that involve both municipal and provincial governments - including illegal renovations and demovictions - through a new local government liaison position.

Next Steps and City Action

City staff are working in partnership with the province and community partners to support implementation of the Rental Housing Task Force recommendations on renovations and improving renter education and access to information. In the immediate term, Staff priority is to ensure there is clear guidance in the Residential Tenancy Act and associated guidelines on the types of renovations that may require tenancies to be ended, in order to ensure that the City's policies and practices are in line with the law. This is essential in order to ensure clarity for renters and landlords. In the longer term, Staff will work with the Province and community partners on additional actions to support affordability and security of tenure for renters while also ensuring ongoing renewal of the existing affordable rental stock.

Staff are currently developing policy options for strengthening renter protections, protecting and renewing the existing rental stock, and expanding housing options for renters. Staff provided a work program for Council on February 27th, and will be reporting back to Council on June 11th with the following items:

- An enhanced Tenant Relocation Policy, including a new Tenant Relocation Policy for tenants in non-market housing
- Actions to support work with the Province on implementing the recommendations of the Rental Housing Task Force to improve Residential Tenancy Act protections for renters facing eviction due to renovations
- Introducing targeted enforcement measures for existing rental to supplement RTA compliance activities
- Reporting back on the formation of a Renters' Office at the City of Vancouver

Please do not hesitate to contact me further should you have any follow-up questions.



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