

From: ["Amrolia, Armin" <Armin.Amrolia@vancouver.ca>](mailto:Armin.Amrolia@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 11/22/2022 3:31:17 PM
Subject: [Housing Announcement](#)

Dear Mayor and Council,

The attached memo provides an update to a housing announcement made by Premier Eby and Minister Rankin November 21st. The focus of these bills is to increase the supply of middle income housing and are the first in a slate of actions the Province will be taking in the coming months to deliver on promises made during the leadership campaign.

If you have any questions, please do not hesitate to reach out to me.

Thanks,

Armin

MEMORANDUM

November 21, 2022

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Karen Levitt, Deputy City Manager
Rosemary Hagiwara, Acting City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Kareem Allam, Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office
David Grewal, Senior Advisor, Mayor's Office
Theresa O'Donnell, General Manager, Planning, Development & Sustainability
Sandra Singh, General Manager, Arts, Culture & Community Services

FROM: Armin Amrolia
Deputy City Manager

SUBJECT: Updates to Housing Bills 43 and 44

PURPOSE

On November 21, 2022, Premier Eby and Minister Rankin announced two new bills to increase the supply of middle income housing. The measures are focused on tackling 'upstream' factors in the housing continuum that the Premier says is contributing to the homelessness crisis. The two new housing bills are expected to pass before the fall session concludes this week on Thurs, Nov 24th. These two bills are the first in a slate of actions the Province will be taking in the coming months to deliver on promises made during the leadership campaign. Premier Eby's campaign housing platform can be viewed in full [here](#).

BACKGROUND

Bill 43, [Housing Supply Act](#), will be brought into force mid-2023.

- The Act will set out a framework between municipalities and the Province to meet municipalities' Housing Needs Report targets, with the municipalities facing the highest population growth and housing pressure being assessed first.
 - In 2018, government introduced a new requirement for local governments to produce a Housing Needs Report every five years.

- The Act will allow the Province to appoint an independent adviser to review the processes of municipalities that do not meet or make progress on housing targets. The adviser would help the Province better understand the unique challenges facing the municipality and provide recommendations for actions either governments could take to ensure housing targets are met.
 - If there isn't agreement about how to meet those targets, the advisor will step in to provide recommendations on next possible steps.
 - The Premier says he hopes it will be a rare circumstance for the provincial government to 'intervene' into municipal jurisdiction via an Order in Council, in order to force changes to rezoning, development approvals, etc.
 - The framework is paired with a \$15 M fund, previously announced in 2021, to help local governments speed up their local housing approvals processes through the Development Approvals Process Review.
 - The Premier emphasized that the Province will be 'good partners' in this new collaborative process, based on cooperation and negotiation.

Bill 44, [Building and Strata Statutes Amendment Act, 2022](#), will be effective immediately once passed.

To immediately free up to 2,900 vacant units, the Province is making amendments to the Strata Property Act which will include:

- Bans on strata rental-restriction bylaws that have age restrictions, which will affect stratas formed before Jan 1, 2010.
 - The Province estimates approximately 300,000 strata units built before 2010 may still be subject to rental bans.
- Stratas that want to restrict short-term rentals, like AirBnBs, will still be encouraged to do so to ensure long-term rental options are available.
 - The Province is working with municipalities to bring in further short-term rental restrictions in future legislative sessions.
 - In addition, the Residential Tenancy Branch policy guidelines have been updated to state that a strata corporation can issue a notice to end a tenancy and apply to the Residential Tenancy Branch for dispute resolution in place of the landlord, while recovering the costs of that application.
- The Province is also making life easier for those who live in stratas by making electronic meetings a permanent option.
 - The temporary regulation allowing stratas to hold electronic meetings was set to expire on Dec. 31, 2022.

For more details, see the government press release [here](#).



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Deputy City Manager

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