



## **RENTERS ADVISORY COMMITTEE**

### **MINUTES**

**May 23, 2018**

A meeting of the Renters Advisory Committee was held on Wednesday, May 23, 2018, at 5:30 pm, in Committee Room 1, Third Floor, Vancouver City Hall.

**PRESENT:** Karen Sawatzky, Chair  
Farhan Beg  
Randy Keats  
Emmett Keyserlingk  
Annie Martin  
Daniel Oleksiuk  
Noah Quastel  
Maddison Spenrath  
Meseret Taye  
Andrea Winkler\*

**ABSENT:** Karen Ameyaw, Vice-Chair (Sick Leave)  
Natasha Edgar (Leave of Absence)  
Samrah Mian (Leave of Absence)  
Jaraad Marani (Leave of Absence)  
Andrew Sakamoto

**ALSO PRESENT:** Councillor Andrea Reimer (Council Liaison)  
Trustee Estrellita Gonzalez (School Board Liaison)  
Graham Anderson, Housing Policy (Staff Liaison)

\* Denotes absence for a portion of the meeting.

#### **Leave of Absence Requests**

MOVED by Maddison Spenrath  
SECONDED by Annie Martin

THAT the Renters Advisory Committee approve leaves of absence for Natasha Edgar, Samrah Mian and Jaraad Marani for today's meeting.

CARRIED UNANIMOUSLY  
(Andrea Winkler absent for vote)

Subsequently, the Chair noted Karen Ameyaw was absent on sick leave.

**1. Approval of Minutes**

MOVED by Randy Keats  
SECONDED by Farhan Beg

THAT the Minutes of the Renters Advisory Committee meeting held March 28, 2018, be approved.

CARRIED UNANIMOUSLY  
(Andrea Winkler absent for vote)

**2. Presentation – Implementation of Housing Vancouver**

Graham Anderson, Staff Liaison, presented an update on upcoming reports, related to housing, slated for Council meetings in June 2018. Graham noted the report “Measures to Retain the Rental Housing Stock – Building Reinvestment Actions and Amendments to the Rental Housing Stock Official Development Plan” is scheduled to go to a Public Hearing on June 5, 2018, and that the Affordable Housing Delivery and Financial Strategy and the first Housing Vancouver Annual Progress Report is slated for the Regular Council meeting on June 19, 2018.

**3. Council Liaison Update**

Councillor Reimer provided updates on several topics including, the Poverty Reduction Strategy, the *Cities Innovating to Reduce Poverty* Summit (<http://events.tamarackcommunity.ca/crp-west>) on June 12 and 13, 2018, the newly established BC’s Renters Taskforce, and the Committee’s draft motion regarding SROs.

**4. City of Vancouver’s Review of Parking Bylaw 6059**

Karen Sawatzky introduced a motion regarding the City of Vancouver’s Review of Parking Bylaw 6059.

MOVED by Karen Sawatzky  
SECONDED by Daniel Oleksiuk

WHEREAS

1. The City of Vancouver (the “City”) is undertaking a comprehensive review of Parking Bylaw 6059;
2. The cost of parking is a significant contributor to the cost of building new rental housing, especially where excavation is required to create that parking;
3. Extremely high land costs in Vancouver result in starting rents for new purpose-built rental buildings that are well beyond the means of many renting households;
4. High land costs are a particular challenge to the financial viability of below-market and other types of social housing projects;

5. On average, renter households in Vancouver have lower household incomes than households that own their housing, and so are more likely not to own vehicles and to rely on public transit;
6. Households that don't own vehicles shouldn't be forced to pay for parking they don't need by having it bundled into the cost of their housing;
7. The availability of car- and bike-sharing services, frequent public transit and taxis, as well as the city's temperate climate, make it feasible and even desirable for many Vancouver renters to live without a personal vehicle;
8. Dramatically reducing dependence on personal vehicles is essential to minimizing the damaging effects of climate change, and is supported by the City's own policies and plans, including *Transportation 2040* and the *Greenest City 2020 Action Plan*; and
9. Vancouver renters are an extremely diverse population that includes many seniors, people with disabilities and others who may have mobility challenges.

THEREFORE, BE IT RESOLVED THAT the Renters Advisory Committee recommends that Council direct staff to:

- A. Remove minimum parking requirements for new social housing and market rate purpose-built rental developments in all parts of the city, and instead base parking requirements on transportation demand management plans and analysis of the needs and accessibility requirements of future tenants.
- B. Investigate mechanisms by which the costs saved through building less or no parking in new social housing or market purpose-built rental developments are directed towards reducing rents.
- C. Support and encourage the unbundling of parking from housing costs.
- D. Support and encourage enhancing the space and design requirements for bicycle parking in new purpose-built market rental developments.
- E. Support and encourage the City to investigate adopting maximum parking requirements, especially for new purpose-built rental developments.
- F. Support and encourage the City to meaningfully consult seniors and people with disabilities about their needs and preferences as the bylaw review progresses, so that any resulting sustainability and housing affordability improvements are not achieved at the expense of their access and mobility rights.

CARRIED UNANIMOUSLY

## **5. Committee Work Reports**

Karen Sawatzky brought forward a list of outstanding items for action by the Committee:

- Draft SRO motion;
- Engagement with the Renters Task Force;
- Working Session on rental housing development;

- City of Vancouver's Operating Budget; and
- Working Session (June 20, 2018) to include presentation on the City's Property Endowment Fund.

MOVED by Karen Sawatzky  
SECONDED by Emmett Keyserlingk

THAT the Renters Advisory Committee appoint up to six (6) speakers, including the Chair and the Vice-Chair, to speak to upcoming reports related to housing, tentatively slated for Council meetings in June 2018, and to convey comments to Council in line with motions previously passed by the Committee.

CARRIED UNANIMOUSLY

## **6. Committee Member Updates**

Daniel Oleksiuk provided an update on a recent forum he attended where Kim-Mai Cutler, a journalist and housing activist from San Francisco, spoke. He noted that Rob Johnson, a city councillor from Seattle, will be speaking at another forum on June 2.

Karen Sawatzky noted that she spoke at a recent event about the Certified Rental Buildings Program.

Noah Quastel provided an update on his research on the harmful effects of Radon lack of proper health protection in residential tenancy acts.

## **Adjournment**

MOVED by Andrea Winkler  
SECONDED by Randy Keats

THAT this meeting be adjourned.

CARRIED UNANIMOUSLY

## **Next Meeting:**

DATE: Wednesday, July 18, 2018  
TIME: 5:30 pm  
PLACE: Committee Room 1, Vancouver City Hall

The Committee adjourned at 7:18 pm.

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