



## **RENTERS ADVISORY COMMITTEE**

### **SPECIAL MINUTES**

**October 24, 2018**

A special meeting of the Renters Advisory Committee was held on Wednesday, October 24, 2018, at 5:39 pm, in Committee Room 1, Third Floor, City Hall, for the purpose of bringing a motion forward regarding the referral from Council for Committee input on the rental demolition of purpose-built rental housing moratorium.

**PRESENT:** Karen Sawatzky, Chair  
Karen Ameyaw, Vice-chair  
Farhan Beg  
Emmett Keyserlingk  
Jaraad Marani  
Daniel Oleksiuk  
Noah Quastel  
Meseret Taye\*  
Andrea Winkler

**ABSENT:** Natasha Edgar (Leave of Absence)  
Randy Keats (Leave of Absence)  
Annie Martin (Leave of Absence)  
Andrew Sakamoto (Leave of Absence)  
Maddison Spennath (Leave of Absence)

**ALSO PRESENT:** Graham Anderson, Housing Policy, Staff Liaison

**CITY CLERK'S OFFICE:** Irina Dragnea, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

#### **1. Rental Demolition of Purpose-Built Rental Housing Moratorium - Motion**

MOVED by Andrea Winkler  
SECONDED by Karen Ameyaw

#### **WHEREAS**

Councillor Carr's motion on the moratorium on demolition of purpose built rental housing buildings was referred by Council, on July 11, 2018, at the Standing Committee for City Finances and Services, to the Renters Advisory Committee for their advice prior to consideration by Council.

THEREFORE BE IT RESOLVED:

THAT the Renters Advisory Committee's input on the referred motion is contained in the attached memo (copy on file).

CARRIED UNANIMOUSLY  
(Meseret Taye absent for the vote)

## **2. New Business**

The Renters Advisory Committee expressed its support for the continuation of the Committee.

### **Adjournment**

MOVED by Karen Sawatzky  
SECONDED by Karen Ameyaw

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Committee adjourned at 5:41 pm.

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## Renters Advisory Committee

VanRIMS No.: 08-3000-11

# MEMORANDUM

October 24, 2018

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Katrina Leckovic, City Clerk

FROM: Renters Advisory Committee

SUBJECT: Motion to put a moratorium on demolitions of purpose-built rental buildings referred by council to the Renters Advisory Committee

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## PURPOSE

The purpose of this memo is to provide Council with the input of the Renters Advisory Committee regarding the ***Motion for Moratorium on Demolition of Older Purpose-Built Rental Buildings***. This motion was referred to the Renters Advisory Committee on June 11, 2018.

## DISCUSSION

This motion was discussed at two of our recent meetings: The first was our regular July meeting, at which both Councillor Adriane Carr (as the mover) and the Executive Director of Brightside Housing (Jan Robinson) were invited to speak to the motion. The second was a working session in August that we scheduled specifically to allow members more time to consider and discuss the motion, along with stakeholder letters responding to the motion and information provided by City of Vancouver staff.

At the working session, many committee members agreed with the motivation of the motion – protecting affordable rental stock and renters who are displaced by demolition. However, committee members were in agreement that the proposed demolition moratorium does not adequately address the issues described in the motion, for the following reasons:

1. Staff provided information on the number of rental units that have been replaced at similar rents via redevelopment as social housing in recent years, which showed a net gain of replacement units as social housing.
2. A moratorium would not apply to already approved projects and would not address immediate loss of units due to demolition.

3. The city already plans to review its tenant relocation and protection policy in the fall of 2019 and since the moratorium would not apply to any projects already in progress, it is unlikely that the moratorium would apply to any projects at all.
4. A moratorium could disrupt nonprofit rental housing development projects that are in the process of applying for permits, risking a loss of net new below market units.
5. The city did not meet its targets for new rental housing units approved in 2017 and is unlikely to meet them in 2018. A demolition moratorium would put those targets further out of reach.
6. A moratorium on demolition could result in a loss of opportunity for time-sensitive currently available provincial and federal funding for housing redevelopment.

The committee recognizes the need for the creation of new rental units to address diverse housing needs, and has provided input into development of policy to increase rental housing including below-market and social housing through the Housing Vancouver plan and pilot programs such as the Moderate Income Rental Housing Pilot Program. The committee also recognizes a need for enhanced protections for renters affected by demolitions. A review of the city's existing tenant protection policy, as referenced in the motion, is scheduled for the latter part of 2019.

The recommendations below were discussed as possible alternative measures for council to direct staff to explore, possibly in conjunction with forthcoming recommendations from the provincial rental housing task force.

## RECOMMENDATIONS

- A. As part of the review of the city's tenant relocation and protection policy, require developers seeking permission to demolish and rezone to offer evicted tenants right of first refusal for units of the same type and **at the same rent** in the new building.
- B. Expand the Rental Housing Stock Official Development Plan to ensure that the mix of units are replaced either by type and size (e.g. one bedrooms replace one bedrooms) or meet the city's existing unit mix requirements for family housing.
- C. **Create more housing options for renters** displaced during redevelopment (e.g. temporary modular housing, or city managed "swing space" units (units managed by the city for the purpose of temporarily housing displaced tenants).
- D. **Expand the use of temporary modular housing** more generally to create more rental housing that's affordable to renters with low and moderate incomes in the short term.
- E. **Expand the tenant relocation policy** so that it covers suites and rented condominiums.
- F. Address the need for **more relocation specialists** who are capable of working with all tenants, and particularly vulnerable tenants, in a hands-on, skilled and empathetic way.
- G. Capture and **provide data on the housing obtained by tenants** who are covered by the city's tenant relocation policy, including on where the new housing is, its type, size and the rents paid, as well as tenants' firsthand experience of relocation.
- H. Create a **city-run rental agency** to make it easier for tenants and advocates to find appropriate housing for themselves or others evicted due to demolition.
- I. Provide **regular updates** (monthly) on the housing section of the city's website on how many permits are issued for the demolition of purpose-built rental per month and how many units of purpose-built rental are approved each month.
- J. Create a **framework** to guide the city's rental housing policy that establishes the principles and priorities of **security of tenure, suitability, affordability and safety** for tenants.

K. Reduce the time to acquire the necessary permits for purpose built rental projects.

**CONCLUSION**

The foregoing information is presented to Vancouver City Council for information.

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