1. Make retention and maintenance of existing purpose built market rental more attractive
   - Maintain strata conversion prohibition policy and strata rental protection policy
   - Update offence & penalty sections of Standards of Maintenance Bylaw
   - Encourage senior government to consider taxation and other incentives for maintenance

2. Expand the supply of rental housing including new purpose built market rental
   - 1:1 rental replacement policy (Opportunity cost est. at $60,000/unit of CACs)
   - Conditional redevelopment: retention and maintenance, phasing, or increased rental or affordable housing (a) inside centres (b) outside centres.
   - Continue parking relaxation, lock-off flex units, SLIA, secondary suites, coach houses
   - Inclusionary zoning, land or cash in lieu
   - Affordable Housing Fund, specify % of CACs for affordable housing
   - Provide DNV lands to MV or other non-profit housing agencies.

3. Ensure that tenant relocations are responsive to tenant needs
   - Maintain Multi-family Rental Housing Demolition Notice Policy. (6 month’s notice)
   - New tenant assistance policy: e.g. notice, free rent, moving expenses, assistance with relocation, communications plan, right of first refusal.
4. Facilitate provision of new rental for low and moderate income earners

5. Support non-profit and co-operative housing providers
   - Facilitate resolution of expiring operating agreements
   - Promote partnerships with senior government, non-profit housing providers, developers
   - Priority queuing of development applications providing affordable housing
   - Density bonus policy, parking relaxation, lock-off flex units, small lot infill areas, secondary suites, coach houses, inclusionary zoning
   - Financial: Specify % CACs for rental or affordable housing, DCC waiver e.g. $92-97/m² ($4,000 - $15,000/unit).
   - Consider use of CACs and District owned lands (Opportunity cost = market value)
   - Temporary property tax exemptions: TBD

6. Advocate to regional, Provincial and Federal governments
   - Identify potential shovel ready projects to leverage external funding