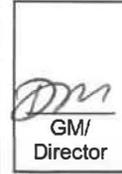


AGENDA INFORMATION

- Regular Meeting
 Other:

Date: Dec 7, 2020
Date: _____



**The District of North Vancouver
REPORT TO COUNCIL**

November 20, 2020
File: 01.0360.20/078.000

AUTHOR: Darren Veres, Senior Community Planner

SUBJECT: Immediate Action Items from the Rental, Social and Affordable Housing Task Force

RECOMMENDATION:

THAT staff is directed to amend the Rental and Affordable Housing Strategy to be consistent with this report and prepare a revised Residential Tenant Relocation Assistance Policy for Council's consideration.

REASON FOR REPORT:

At the Council Workshop on September 28, 2020, Council directed staff to report back on the immediate action items recommended by the Rental, Social and Affordable Housing Task Force.

SUMMARY:

The interim report, prepared by the Rental, Social and Affordable Housing Task Force ("Task Force"), provides recommendations for immediate action to address housing issues in the District. The interim report may be found at

<https://www.dnv.org/sites/default/files/edocs/RSAHTF-final-interim-report.pdf>.

Staff are generally supportive of the Task Force's immediate action items and have provided recommendations in this report regarding the implementation and timing related to:

- actions that could be commenced or implemented relatively quickly;
- actions that the District is already undertaking but could be further advanced or accelerated; and
- actions where exploratory work could be undertaken or alternative approaches that align more closely with Council's strategic directions and priorities.

BACKGROUND:

The Rental, Social and Affordable Housing Task Force was established by Council on June 17, 2019 and is comprised of 11 members representing a cross section of District of North Vancouver residents and representatives from the non-profit housing sector, BC Housing and the development/construction industry. The Task Force was appointed to a two-year term, which is scheduled to end on June 17, 2021.

The purpose of the Task Force, as outlined in their terms of reference, is to explore and identify innovative local government housing solutions and make recommendations to Council for action. The terms of reference may be found at <https://www.dnv.org/our-government/find-committee/rental-social-and-affordable-housing-task-force>.

On September 28, 2020, the Task Force presented their interim report along with their recommendations on the District's *Residential Tenant Relocation Assistance Policy* (**Attachment 1**) to Council for feedback. The interim report provides recommendations on the six goals contained within the current Rental and Affordable Housing Strategy, next steps in the Task Force's work plan, and recommendations for immediate action. This staff report discusses an action plan for the interim report recommendations.

The interim report includes 11 recommendations for immediate action which are organized into five categories: Staff Resources; Lands and Process; Funding and Partners; Regulations; and Tenant Impacts. The "Analysis Section" of this report contains staff's response to each of these recommendations.

EXISTING POLICY:

Official Community Plan (2011)

The District's Official Community Plan (OCP) (Bylaw 7900) includes the following goals which are applicable to rental, social and affordable housing:

Goal 2: Encourage and enable a diverse mix of housing types and tenure and affordability to accommodate the lifestyles and needs of people at all stages of life; and

Goal 3: Foster a safe, social inclusive and supportive community that enhances the health and well-being of all residents.

Rental and Affordable Housing Strategy (2016)

The Rental and Affordable Housing Strategy (RAHS) includes goals and strategies to achieve the District's housing objectives with a focus on low and moderate-income households.

Residential Tenant Relocation Assistance Policy (2018)

The Residential Tenant Relocation Assistance Policy provides voluntary policy intended to minimize the impacts faced by renters who are displaced through the rezoning process.

ANALYSIS:

Staff have reviewed the Task Force's recommendations for immediate action against the District's OCP and other policies, Council's Strategic Directions, the District's Corporate Plan and applicable bylaws. The Task Force's actions are listed below in italics. They are followed by a summary of staff's evaluation and response. **Attachment 2** provides a summary table of this analysis.

1. *Staff Resources: Establish one or more high-ranking positions responsible for rental, social and affordable housing with a mandate to animate and coordinate the actions and recommendation raised in this Report.*

The District's housing portfolio is currently distributed amongst several staff members in the Community Planning department. The Task Force recommends that housing initiatives be implemented on an accelerated timeline; therefore additional resources are required. Staff supports Council's consideration of this recommendation as part of the 2021 budget process. The position would be funded from tax growth to support Council's initiatives including the increased demand for affordable housing in the community. If approved, this new position would likely be hired in early-to-mid 2021.

2. *Lands and process:*

- a. *Source lands for rental, social and affordable housing. Consider District lands.*

A number of District-owned parcels have been identified for rental, social and affordable housing and are subject to a Memorandum of Understanding (MOU) with BC Housing. These include sites in which development applications have been advanced (e.g. Delbrook Lands, Orwell Street) and others that are still under consideration.

On November 2, 2020, Council directed staff to prepare scenarios for affordable housing on several District sites including the remaining MOU sites and bring them back to a regular Council meeting for further discussion. This work will be undertaken in 2021.

The District also works with private land owners and non-profit housing societies on rental, social and affordable housing proposals (e.g. Lynn Manor – Kiwanis). This work is ongoing and will continue in 2021.

Sourcing additional lands for rental, social and affordable housing could be undertaken. This would entail, for example, working with non-profit organizations, BC Housing, senior levels of government, owners of public assembly lands (e.g. places of worship), and others to explore ways to appropriately increase the amount of affordable housing in the District. In addition, the District could also continue to source lands that are suitable for acquisition and could be used for rental, social and affordable housing such as lands in proximity to amenities such as transit (e.g. in Town Centres). Leveraging District and non-profit organization lands and partnering with BC Housing or other levels of government is an efficient way to deliver deeper rental subsidies and supportive housing.

- b. *Speed up development approvals for rental, social and affordable housing.*

The District currently facilitates new affordable housing by undertaking District-initiated rezoning of District-owned sites, expediting the review process and waiving fees and charges (e.g. permit fees, community amenity contributions, and development cost charges). This work is ongoing and will continue in 2021. Other actions that could lead to faster approvals include:

- Working with senior levels of government to expedite their review of projects and/or contribution to design development, where relevant. Project delays can occur at the

senior government level which are beyond the District's ability to control (e.g. election cycles). This action could be undertaken immediately and continued on an ongoing basis.

3. Funding & partners:

- a. *Access federal and provincial funding to support rental, social and affordable housing. Advocate for increased supply-side financing for the District but also for reduced demand for District financial housing support; for example, by asking the Province to require post-secondary institutions to provide housing solutions for their international students.*

Federal and provincial funding is critical for developing District lands for rental, social and affordable housing. The District's Memorandum of Understanding (MOU) with BC Housing establishes a partnership framework to obtain funding for the delivery of social housing on sites identified in the MOU. This work is ongoing and the District will continue to identify and ready sites to take advantage of current and future funding opportunities.

For example, the District responded to Metro Vancouver Housing's expression of interest to create Metro Vancouver Housing on municipal lands. While not selected this year, Metro Vancouver indicated that other future applications may be possible. If a new staff position is approved, the District will be better poised to take advantage of funding and partnership opportunities.

The District has worked with Capilano University to identify opportunities for student housing and is currently expediting the review of a student housing project on campus. The District will continue to work with Capilano University on future student housing projects on campus.

Additionally, staff will maintain regular dialogue with senior government representatives and continue to advocate where appropriate, for support in meeting the District's housing needs.

- b. *Partner with Indigenous groups and non-profits for delivery of rental, social and affordable housing.*

The District currently partners with non-profit housing societies on the delivery of social and supportive housing on District lands (e.g. Sanford Affordable Housing Society on 267 Orwell Street and Hollyburn Family Services Society on 600 West Queens Road), and on private lands (e.g. Kiwanis Seniors in Lynn Valley, Trellis Seniors in Lynn Creek, Pacific Arbour in Seymour and Amica Edgemont Village).

In addition to non-profit societies, the District also requires developers to contribute amenities including social housing (e.g. Denna Homes in Lynn Creek, Mosaic in Lynn Valley, Fonnies in Maplewood and Bosa in Lynn Valley). Non-profit housing societies are required to operate social housing included in private developments. The District will continue to partner with non-profits for the delivery of rental, social and affordable housing.

An opportunity exists to strengthen these current partnerships by encouraging non-profit societies to seek professional third party support in their negotiations with developers. This

work will commence in 2021. Staff will also continue to meet with and explore partnership opportunities with North Shore First Nations to address housing needs.

- c. Allocate a percentage of community amenity contributions received as cash-in-lieu on every rezoning directly to a housing reserve fund. Create a process by which such monies can be used to increase the available fund for rental, social and affordable housing (such as providing development cost charge waivers, tax exemptions and other measures).*

The District's current community amenity contribution (CAC) program strives to ensure that amenity contributions are achieved through new development. CACs are amenity or cash-in-lieu contributions agreed to by the developer and local government as part of a rezoning process initiated by the developer. CACs support new amenities such as social housing, community facilities, seniors care and child care, cultural spaces, public art, and financial contributions towards other infrastructure.

Staff are supportive of the objective of allocating funds generated from private development into a reserve fund for affordable housing and will explore the option of a defined percentage amount that balances the aim of investing the majority of contributions in the area where the development occurred with the need for affordable housing across the District. In addition, staff recommend investigating the use of a density bonus scheme to achieve rental, social and affordable housing to supplement the current CAC approach.

A density bonus approach has several key advantages including predefining the appropriate densities and corresponding amenities (e.g. social housing or cash-in-lieu contributions). An approach such as this could be targeted to certain locations in the District such as Town and Village Centres and transit corridors. This work could be undertaken in 2021 and would require additional consulting resources.

- d. Be prepared with rental, social and affordable housing projects and infrastructure plans to take advantage of new funding from the Federal government due to the Pandemic.*

Having sites ready for the development of social and supportive housing is critical as new funding opportunities emerge. As mentioned previously, the District's current approach includes District-initiated rezoning of District-owned sites to make these sites more attractive to partners, such as in the case of 600 West Queens (Delbrook Lands). Staff are supportive of this action and, with Council's direction, will continue to identify and ready District sites for future funding partnerships including BC Housing, Metro Vancouver and federal programs such as the Rapid Housing Initiative which was launched in October 2020 to address urgent housing needs of vulnerable Canada.

4. Regulations:

- a. *Conduct a technical analysis on implementing rental-only zoning within the next four to six months.*

Residential rental tenure zoning (RRTZ) is a planning tool introduced by the Province in 2018. It allows municipalities to zone residential areas for rental housing. It can be used to achieve new rental housing or preserve existing rental housing (e.g. by specifying a number or percentage of rental units required on a zoned lot). The tool has been implemented or proposed in a limited number of municipalities in the region to date and its effectiveness is still largely untested.

In response to this priority action, staff are proposing to undertake research and analysis on the potential land tenure and economic implications of applying residential rental tenure zoning, particularly to existing purpose-built rental sites, and reporting back to Council in 2021. This will include a comparison with the District's current approach which has been successful in achieving a full replacement of existing rental units targeted to low-to-moderate income households and securing market rental and non-market rental through Housing Agreement covenants.

- b. *Lobby the provincial government for changes to the Residential Tenancy Act to accommodate the important differences between secondary suites and purpose-built rental buildings to encourage an increase in secondary suite rentals. The RTA regulations discourage secondary suites.*

The Province amended the Residential Tenancy Act (RTA) in 2017 to effectively ban the use of fixed-term tenancies except in limited circumstances. The amendments were made to protect tenants from dramatic rent increases beyond the maximum allowable rental increase rates provided by the Province. According to the Task Force, these changes make it challenging for homeowners with secondary suites to rent their units because of the risk involved with the use of month-to-month tenancy agreements.

Staff do not recommend the approach identified by the Task Force at the time. Rather, staff recommend the District take advantage of recent changes to the BC Building Code and make changes to the Zoning Bylaw to allow the construction of new and larger secondary suites in more forms of housing, such as duplexes and row housing. To take advantage of these changes, and to further support an increase in secondary suites, staff recommend incorporating a review of the District's secondary suite regulations in upcoming work plans for 2021.

To further support long-term rentals in suites, a revised regulatory framework for short-term rentals is anticipated to be presented to Council for consideration in 2021.

5 *Tenant impacts:*

- a. *Create a policy to minimize impact on tenants that are evicted or relocated and lobby the Province for more power to enforce tenant protection.*

Impact to renters displaced due to demolition and redevelopment can be significant. The District's current Residential Tenant Relocation Assistance Policy (RTRAP) has been carefully reviewed by the Task Force with suggested improvements such as additional compensation and greater specificity around rents and other expenses (see **Attachment 1**). Staff propose to review all of the proposed suggestions, along with local best practices, and present a revised RTRAP to Council for consideration in early 2021.

- b. *Partner with developers to create measures to accommodate people in need of housing where development has ceased. If land is going to remain empty due to the economy or delayed permitting processes, allow temporary modular, container or tiny homes to be located on the site to house people who might otherwise be homeless.*

Staff recognize that opportunities may exist to partner with developers to provide temporary housing for homeless persons on vacant development sites. Potential challenges with this approach include conflicts with zoning, concerns over liability, loss of ownership/control and managing competing interests. Staff propose to discuss opportunities for temporary housing with developers as they arise, with the acknowledgement that longer-term solutions are the preferred approach. In circumstances where opportunities for short term modular housing exist, a temporary use permit could provide an avenue for temporary permission of modular housing. This work can begin immediately on an ongoing basis.

The District strives to address the needs of homeless persons through a number of mechanisms. These include financial and in-kind support for homeless outreach services, the North Shore Homelessness Task Force, and identifying potential lands for additional supportive housing as well as other regional collaborations.

Timing/Approval Process:

Several of the Task Force's recommended actions have the potential to be implemented relatively quickly (e.g. new staff position, review of residential rental tenure zoning) while others require more work and a detailed Council approval process (e.g. density bonus policy). Staff propose to strengthen the language in the District's current Rental and Affordable Housing Strategy to reflect the Task Force's immediate areas for action. Staff also propose revising the current Residential Tenant Relocation Assistance Policy in a manner that balances the Task Force's suggestions with local best practises and approaches that are best suited for the District.

These two items are proposed to be brought back to Council in early 2021. It is anticipated that other potential housing directions, which may align with the Task Force's more detailed recommendations on housing goals, will continue to be explored in conjunction with the Targeted OCP Review.

Concurrence:

This report has been prepared with input from Real Estate and Finance staff.

Financial Impacts:

Actions requiring funding will be considered through the financial planning process, including the long-term financial plan review. Staff will provide an update on rental and affordable housing strategic directions, desired service levels, required funding and funding gaps through the long-term financial plan workshop in January.

Liability/Risk:

The actions proposed in this report do not expose the District to any particular risk or liability.

Social Policy Implications:

Rental, social and affordable housing is an essential part of a complete community. It supports the needs of a diverse socio-economic population and helps to ensure the well-being of many District residents.

Conclusion:

The Rental, Social and Affordable Housing Task Force's recommendations for immediate action provide valuable input that can help address housing affordability issues in the District. Staff are generally supportive of the recommendations and have suggested ones that may be acted upon immediately. Staff have also noted actions that are underway and could be accentuated. Alternative approaches that align more closely with Council's strategic directions and priorities are also noted, including exploring policy options for density bonuses, reviewing secondary suite regulations, and establishing a regulatory framework for short-term rentals.

Options:

1. THAT staff is directed to amend the Rental and Affordable Housing Strategy to be consistent with this report and prepare a revised Residential Tenant Relocation Assistance Policy for Council's consideration. (staff recommendation)

OR

2. THAT Council provide staff with alternative direction.

Respectfully submitted,



Darren Veres
Senior Community Planner

Attachment 1: Document entitled "Revisions to Residential Tenant Relocation Association Policy"

Attachment 2: Rental, Social and Affordable Housing Task Force Recommended Priority Actions and Opportunities for Further Action

REVIEWED WITH:		
<input type="checkbox"/> Community Planning _____	<input type="checkbox"/> Clerk's Office _____	External Agencies:
<input type="checkbox"/> Development Planning _____	<input type="checkbox"/> Communications _____	<input type="checkbox"/> Library Board _____
<input type="checkbox"/> Development Engineering _____	<input checked="" type="checkbox"/> Finance <i>TA for RD</i> _____	<input type="checkbox"/> NS Health _____
<input type="checkbox"/> Utilities _____	<input type="checkbox"/> Fire Services _____	<input type="checkbox"/> RCMP _____
<input type="checkbox"/> Engineering Operations _____	<input type="checkbox"/> ITS _____	<input type="checkbox"/> NVRC _____
<input type="checkbox"/> Parks _____	<input type="checkbox"/> Solicitor _____	<input type="checkbox"/> Museum & Arch. _____
<input type="checkbox"/> Environment _____	<input type="checkbox"/> GIS _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Facilities _____	<input checked="" type="checkbox"/> Real Estate <i>RL</i> _____	
<input type="checkbox"/> Human Resources _____	<input type="checkbox"/> Bylaw Services _____	
<input type="checkbox"/> Review and Compliance _____	<input checked="" type="checkbox"/> Planning <i>[Signature]</i> _____	

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FORWARD: ***Please note that the items listed in this document are only suggestions and are based along the same lay out/headings as the existing RTRAP for ease of comprehension. All Task Force (TF) input is indicated in green font. Comments are further indicated by grey shading.*

REVISIONS TO RESIDENTIAL TENANT RELOCATION ASSISTANCE POLICY

POLICY

These recommended revisions reflect more accurately the crisis in our current housing climate, fairness to ALL demovicttees and to set a standard for future residential tenant relocation provisions province wide.

Therefore, adding some wording like the following in this portion: the District wishes to become a provincial leader in delivering assistance to displaced tenants utilizing the OCP goals and is striving to create a policy that will ensure a fair process and quality of life for ALL displaced tenants. The District also encourages Developers to aspire above the forthcoming measures.

This policy is supported by the District’s Official Community Plan through the following goals:

- Encourage and enable a diverse mix of housing type, tenure and affordability to accommodate the lifestyles and needs of people at all stages of life, and
- Foster a safe, socially inclusive and supportive community that enhances the health and well-being of all residents.

Housing is a fundamental human right and Council recognizes that existing residential buildings, particularly purpose-built rental buildings, form an important source of affordable rental housing for many District residents. The Ongoing low rental vacancy rates crisis creates challenges severe hardships for tenants being displaced by redevelopment to find alternate comparable and affordable accommodations in a timely manner.

Under this heading there should also be some wording that notes “Council recognizes that this housing crisis has had a serious impact to our community and its’ quality of life and it is necessary to update/amplify/mandate this policy in order to meet the dire housing needs of our community.

Policy approved on: November 28, 2016

Policy amended on: March 19, 2018

PROCEDURE

The following procedure used to implement this policy does not form part of the policy.

Can staff please explain what this means? Does this statement make this policy non-binding? Further, this policy, as mentioned in our RAHS revision, should become a bylaw or introduce enabling legislation so that it becomes fully binding. (As we understand it, a bylaw does not give a municipality authority over provincial law, which is why the ‘enabling legislation’ is mentioned here.)

This procedure may be amended from time to time at the discretion of the Chief Administrative Officer. Adherence to this policy does not guarantee development approval from Council.

Applicability: -

What is the widest most allowable application of tenant policy? Can renter be defined to include tenants in a land assembly area, in an older strata where a large percentage are rental units? (i.e., if owner gets paid by developer, can or should developer be required to compensate tenant)? We recommend Council advocate to province for widest application of tenant protections. This should involve requesting 'ENABLING LEGISLATION' of the Province for Municipalities to require these provisions to protect tenants.

This policy is applicable to all rezoning applications that require the demolition of any building or combination of buildings containing more than four rental dwelling units, at the time of the detailed application. This policy and the measures outlined ~~will be mandatory~~ ~~represent the preferred suggestions for a voluntary commitment by~~ ~~for~~ the developer applicant to provide ~~additional~~ any and all measures necessary to support renters' efforts ~~to~~ by finding suitable, (similar in rent, sq ftge and number of bedrooms) affordable type housing. ~~alternative accommodations.~~ Document: 3047442

We need to define renter; this policy should clarify that it applies to ALL renters regardless of status, type of lease or agreement, and is applied to ALL forms of rentals, stratas, purpose built, etc. ALL tenants/renters should be treated the same in any type of dwelling and under all redevelopment

Exemptions:

This policy does not apply to redevelopment that is permitted as an outright use under existing zoning.

Provisions: ~~Consideration of~~ The following provisions ~~are~~ ~~will be requested~~ mandatory of all development applicants as a ~~voluntary~~ commitment to implement the Residential Tenant Relocation Assistance policy:

A. Provisions at the Development Application Stage

Prior to reading/detailing the following, the task force feels it is imperative to create standardized forms for A.1, A.2, A.3, for tenant relocation information and status with the following information. This creates a contractual facet, ensuring a fair & accountable process for all. The task force has researched some sample templates and can provide these. This information is important because it reflects the development's impact to our current community and to our quality of life. It also provides us with statistics and records to analyze this huge impact made by the development.

For sites subject to this policy, the applicant should submit the following documents at the time of Preliminary Rezoning Application:

1. Current Standardized Occupancy Summary Form: With the following information:

The development of a standardized occupancy form for ALL applicants at the Preliminary Application to Rezone should include everyone in the RTRAP plus address special needs, ie seniors, students, disabled, pets, # of vehicles, etc. So add these areas for information in the following:

- a. Number of occupied and vacant units;
- b. Number of people living in residence. (As in we have absolutely no records of the huge amount of people that we have displaced).
- c. Type of tenancy for each tenant (e.g. periodic or fixed term);
- d. Start and end of tenancy for each tenant;
- e. Rent for each unit;
- f. Number of bedrooms of each unit;
- g. Mobility or accessibility features and/or other housing supports required by the tenant.
- h. Number and type of pets owned.
- i. Age of tenants? Is extremely important. Add something for the elderly (who are seriously impacted by demoviction to the point it has a dire effect on their life span and health) ... elderly shall be given the utmost attention during this process.
- j. We also need to address the needs of children who are also severely affected by moving such as changing schools and losing friendships.
- l. list anyone who needs special help with moving; i.e., they are hoarders, have no one to help them pack and move, are elderly and cannot pack themselves, (this might be covered under the existing f. so maybe reword that to be more detailed and binding)
- k. People who need interpreters.
- l. Number of vehicles owned by tenant/renter. Builder to ensure existing parking ability is not reduced for demovictées. Parking should be replaced on a 1-1 ratio.

2. Tenant Assistance Package:

Via standardized forms, require tenant assistance to meet provincial standards within the RTA. Maximize/increase the notice to vacate period and the required months of free rent. The provisions for moving expenses, right of first refusal, return at displaced rental rate, any purchase discount, rent to own options must be specific and clearly communicated in Preapplication to DNV and to each tenant.

An outline of the proposed assistance the applicant ~~intends to~~ will offer tenants. In consideration of the scale of the redevelopment project. This package may contain ~~any or all of~~ shall contain all of the following ~~considerations~~ provisions and shall apply to all re-developments with 4 units and up:

- a. Extension of the notice to vacate period;
- b. ~~Additional~~ Minimum 6 months of free rent;
- c. Assistance with moving expenses with receipts – to include the use of a moving vehicle and assistance with packing if needed;
- d. Residency bonus for long time tenants; we need to be more specific here so provide/insert a standardized rental graph like CNV has in their relocation policy.
- e. First right to rent in new building; at same rate as before or per the Residential Tenancy Act at an increase of 2.5%
- f. Any rental discount for returning tenants; Be specific so state percentage as in 20%
- g. Any purchase discount for returning tenants wishing to become owners. Be specific so state percentage as in 20%
- h. Create a rent to buy option for demovictées;
- i. This policy and compensation therein is to apply to everyone that is forced to relocate, even people who choose to move early as the move was created by the redevelopment;

- j. Provide a detailed plan showing phased development and timing of rental availability as the development will progress;
- k. The provision of any type of swing housing needed (trailers, modular, container) until tenant is permanently relocated.

3. Tenant Communications Plan: An outline of how tenants will be involved and notified of input opportunities throughout the rezoning and development process. Information on tenant resources such as that available from the Tenant Resource and Advisory Centre should be made available to tenants and notifications posted in conspicuous places within the building(s). The applicant is responsible for providing copies of all written correspondence and notifications to tenants and to municipal planning staff. This communications plan will be included in the staff report for Council review and consideration.

TF recommends that in order to make the Tenant Communications Plan binding, we feel the need to: Create a form (contract) indicating a step-by-step public input process including First/Second/Third reading of bylaw/ensure notification given for each tenant at each step (initialed by both parties each step).

State explicitly when tenant qualifies to receive compensation (i.e., early departure?) -developer to give package that includes RTA, RTRAP Municipal policy, TRAC, other tenant resources Name/request a non-partisan tenant representative/agency for communication with Council /staff on equal level to developer as a tenant communications rep.

*Tenant rep can verify all tenants receive and understand the process, including translation and any special need, when they would qualify for compensation (i.e., at adoption? First reading? etc.) ** Tenant must sign the form (contract) to verify that they have been fully advised on the above items, development and relocation process.*

TF has suggested in RAHS that this position might be filled internally

4. Tenant Relocation Co-ordinator: The applicant should designate a Tenant Relocation Co-ordinator to aid tenants in finding up to three comparably priced rental units in the municipality, or on the North Shore which have the same number of bedrooms and features as their existing housing. The Tenant Relocation Co-ordinator should have regular hours during which they are available to the tenants and those hours should be convenient to the tenants. These hours should be posted in conspicuous places on-site. The recommended maximum rent for the new units found by the Tenant Relocation Coordinator should be no more than 10% above current rent unless agreed to by tenant. The Tenant Relocation Coordinator is responsible for continuing to tracking the units found for each tenant and submitting a status report to Planning staff prior to the issuance of a Demolition Permit. Tenants may opt out of this service by providing the Co-ordinator written notice.

Prior to the issuance of an ~~Occupancy~~ Building (Wouldn't occupancy be a little too late?) Permit the District must be presented with documentation on the status of all tenants including those who wish to relocate to the new building. *Can staff inform TF where this existing information is found at DNV?*

Developer should be required to hire outside firm for tenant relocation, not employee of company who simply sends craigslist ads or possibly create a position within DNV for this role.

Determine best rental relocation option below and lobby Province to bring into law:

- a. rent no more than 10% above current rent
- b. rent no more than 10% current year's median CMHC rent (include graph/chart for guidance and update annually).
- c. developer pays rent gap above previous two options for duration of displacement
- d. developer provide a temporary or transitional site.
- e. if rent exceeds median CMHC rental rates by more than 10% then Relocation Coordinator shall continue to find comparable units and/or the Developer will pay the rent gap for duration of displacement (if tenant moves back in) or for two (or more) years following displacement.
- f. Developer/TRC shall provide updated reports (f/u statistics) on all tenants 2 years after issuance of a demolition permit to provide proof that everyone was provided for. This should be done so no one falls thru the cracks.

B. Provisions After Development Approval

If the rezoning is approved by Council, the following provisions are applicable:

1. After a Demolition Permit is issued by the municipality the applicant will provide all tenants with a minimum of ~~two~~ six months' notice **due to housing crisis**
2. The applicant will provide all tenants with the compensations agreed to in the Tenant Assistance Package. The applicant ~~should~~ will compensate all tenants, whether on periodic (month to month) or fixed term tenures, with ~~three~~ six months' rent to assist in finding alternative accommodation. **This is due to the current housing crisis and less than 1% rental market.** The applicant should also allow tenants who elect to vacate their units up to ~~three~~ six months prior to the end of the "Notice to End Tenancy" period to leave without paying the outstanding rent and to qualify for any other provisions included in the Tenant Assistance Package.
****Council should lobby for longer time limits to be required in the Residential Tenancy Act**
3. *A provision should go in here also for "based on length of tenancy" – provide a chart with numerical amounts based on length of tenancy.*
4. The applicant is required to provide to Planning staff proof of delivery of the approved Tenant Assistance Package prior to the issuance of any ~~Occupancy~~ Building Permit.

Authority to Act:

Administration of this policy is delegated to the Community Planning Department

How is this all enforced?

Should council also consider fines for applicants who do not follow this policy, to include fines for developers that stall redevelopment after demovicting residents thus leaving an even more crucial housing gap and crisis?

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**Rental, Social and Affordable Housing Task Force
Recommendations for Immediate Action and Opportunities for Further Action**

Recommended Priority Actions	Current District Approach	Opportunities
1. Staff Resources		
<p>a) <i>Establish a new position(s) responsible for rental, social and affordable housing</i></p>	<ul style="list-style-type: none"> The housing portfolio is currently distributed amongst several staff members in the District's Community Planning department. 	<ul style="list-style-type: none"> Refer request to the 2021 budget process for a dedicated housing planner position.
2. Lands and Process		
<p>a) <i>Source lands for rental, social and affordable housing including District lands.</i></p>	<ul style="list-style-type: none"> Focus on District-owned sites subject to BC Housing Memorandum of Understanding (MOU). Partner with private land owners and non-profits on proposals (e.g. Kiwanis Lynn Manor). 	<ul style="list-style-type: none"> Accelerate planning on District sites and bring back to Council in 2012. Continue to work with non-profit societies, BC Housing, senior levels of government, and owners of public assembly lands to increase affordable housing in appropriate locations and densities. Continue to explore ways to identify and evaluate sites suitable for acquisition by the District.
<p>b) <i>Speed up development approvals for rental, social and affordable housing.</i></p>	<ul style="list-style-type: none"> Undertake District-initiated rezoning of District sites suitable for affordable housing. Expedite review process and waive fees and charges (permit fees, community amenity contributions, and development cost charges). 	<ul style="list-style-type: none"> Continue to initiate rezoning of suitable District-owned sites. Lobby senior levels of government to expedite their review and/or contribution to supportive housing projects.

**Rental, Social and Affordable Housing Task Force
Recommendations for Immediate Action and Opportunities for Further Action**

Recommended Priority Actions	Current District Approach	Opportunities
3. Funding & Partners		
<p>a) <i>Access federal and provincial funding to support rental, social and affordable housing. Advocate for increased supply-side financing for the District but also for reduced demand for District financial housing support; for example, by asking the Province to require post-secondary institutions to provide housing solutions for their international students.</i></p>	<ul style="list-style-type: none"> • BC Housing MOU established a partnership to obtain funding for the delivery of social and supportive housing. • Identify and respond to current and future funding opportunities (e.g. Metro Vancouver Housing on municipal lands) • Expedited review of Capilano University student housing proposal. 	<ul style="list-style-type: none"> • Continue to identify and ready sites to take advantage of current and future funding opportunities. • Continue to work with Capilano University on student housing proposals.
<p>b) <i>Partner with Indigenous groups and non-profits for delivery of rental, social and affordable housing.</i></p>	<ul style="list-style-type: none"> • Currently partnering with: <ul style="list-style-type: none"> ○ Non-profits societies on DNV lands including Oxford Street and Delbrook Lands. ○ Non-profits societies on private lands including Kiwanis Seniors in Lynn Valley, Trellis Seniors Living, Pacific Arbour. ○ Private developers on private lands including Denna Homes, Mosaic, Fannie, and Bosa. 	<ul style="list-style-type: none"> • Encourage professional advice/support (third party) for non-profits to assist in negotiations with private developers. • Explore opportunities to partner with Indigenous groups on the North Shore.
<p>c) <i>Allocate a percentage of community amenity contributions received as cash-in-lieu on every rezoning directly to a housing reserve fund.</i></p>	<ul style="list-style-type: none"> • District's CAC Policy allows for cash-in-lieu contributions to offsite community amenities including social and supportive housing. • Corporate Plan calls for update to CAC framework in line with community priorities. 	<ul style="list-style-type: none"> • Continue to allocate cash CACs towards social and supportive housing and explore a defined percentage amount. • Investigate policy options for density bonusing to achieve rental, social and affordable housing.

**Rental, Social and Affordable Housing Task Force
Recommendations for Immediate Action and Opportunities for Further Action**

Recommended Priority Actions	Current District Approach	Opportunities
<p>d) <i>Be prepared with rental, social and affordable housing projects and infrastructure plans to take advantage of new funding from the Federal government due to the Pandemic.</i></p>	<ul style="list-style-type: none"> District-initiated rezoning of sites for social and supportive housing including those identified in the MOU. 	<ul style="list-style-type: none"> Continue to identify and ready District sites for future funding opportunities (e.g. Rapid Housing Initiative).
<p>4. Regulations</p>		
<p>a) <i>Conduct a technical analysis on implementing rental-only zoning within the next four to six months.</i></p>	<ul style="list-style-type: none"> District currently achieves full replacement of existing rental and secures new rental (targeting low-to-moderate income households) in perpetuity through use of housing agreements. 	<ul style="list-style-type: none"> Undertake research and analysis on the potential economic implications of rental zoning on existing rental.
<p>b) <i>Lobby the provincial government for changes to the Residential Tenancy Act to accommodate the important differences between secondary suites and purpose-built rental buildings.</i></p>	<ul style="list-style-type: none"> Secondary suites in a single-family dwellings limited in size up to 90m² (968 sq ft) in size or 40% of the area of the home. No regulatory framework for short-term rentals to protect long-term rentals. 	<ul style="list-style-type: none"> Review secondary suites regulations. Bring back draft regulations on short-term rentals for Council's consideration.
<p>5. Tenant impacts</p>		
<p>a) <i>Create a policy to minimize tenant impact and lobby the Province for more power to enforce tenant protection.</i></p>	<ul style="list-style-type: none"> Residential Tenant Relocation Assistance Policy provides assistance for tenants who have been displaced through demolition to find suitable alternative accommodations. 	<ul style="list-style-type: none"> Revise Residential Tenant Relocation Assistance Policy based on Task Force input and a review of local best practices and bring forward for Council consideration.
<p>a) <i>Partner with developers to create measures to accommodate people in need of housing where development has ceased.</i></p>	<ul style="list-style-type: none"> No experience to date. 	<ul style="list-style-type: none"> Work with developers to identify opportunities for temporary housing, if appropriate, and with acknowledgement that longer term solutions are preferred.

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