

COUNCIL MEMBERS' MOTION

5. Tracking the Broadway Plan Pace of Demoviction

Submitted by: Councillor Fry

WHEREAS

1. The Broadway Plan is a thirty-year strategic plan to manage growth, development, and displacement over an approximately 500 block area surrounding the Broadway Subway. Envisioned as a future second downtown for Vancouver, the area expects construction of significantly more job space and services, and some 30,000 new homes;
2. The Broadway Plan area includes a large amount of existing older rental housing and some of the City's most affordable housing, with 30,000 exiting renter households making up 59% of the local housing stock. These conditions require a balanced development approach delivering new rental supply, providing options for retention and renewal, and minimizing displacement;
3. Vancouver City Council approved the Broadway Plan in June 2022 and recommended a specific "pace of change" approach for the rental apartment areas, including direction:

"THAT Council direct staff to report back at a future date on a pace of change approach for the Broadway Plan, including further study on an appropriate number of applications and criteria for prioritizing applications based on their merits.";
4. The *Broadway Plan Implementation* report on March 29, 2023 included a Pace of Change policy to manage the rate of redevelopment in existing (typically older, affordable) apartment areas (RM zoning districts) only, while allowing projects in all other areas to proceed in the usual course, enabling significant construction in station areas before displacing exiting tenant areas;
5. Staff recommended a Pace of Change policy for RM-zoned areas that anticipated:
 - a) Restricting redevelopment of tenanted multi-dwelling use buildings to approximately 150 households / year over three years;
 - b) Broadway-plan specific Tenant Relocation Protection Policies and local vacancy rates to accommodate the relocation of 110 households per year;
 - c) Limiting the otherwise redevelopment and displacement of some 2,000 households per year; and

- d) Enough enquiries and interest to develop as much as 6,300 units of housing outside the RM-zoned Pace of Change areas with no displacement;
6. In essence, the Broadway Plan's proposed Pace of Change is synonymous with *Pace of Demoviction*. A *demoviction* is when a tenant is displaced as a result of their home being demolished for redevelopment. A *renoviction* is when a tenant is displaced as a result of their home being renovated;
7. Staff reported that members of UDI and Landlord BC were strongly opposed to the Pace of Change policy as they felt the tenant protections applicable to the Broadway Plan area are sufficient protection and the market would be able to address issues of redevelopment and relocation without further regulation;
8. The Tenant Relocation and Protection Policy (TRPP) offers robust length-of-tenure based buy out options and rights of first refusal as applies to *demovictions*: rezoning and development permit applications only;
9. Building permits for the purpose of *renoviction*: renovation or repairs that may require a tenant to relocate, do not necessarily or explicitly trigger the TRPP. The resulting *renoviction* under a building permit provides limited compensation but a right to return at new (future) rents;
10. Real estate economics and opportunities have incentivized the redevelopment of even newly renovated and newly tenanted buildings.¹ This loophole, if exploited either by intent or by happenstance could allow for buildings to be emptied under a building permit for renovation, then re-tenanted, and then subsequently cleared for demolition and redevelopment -- thereby circumventing length-of-tenure and right of return based TRPP;
11. In recent months Council has rejected both the Renters Office that would otherwise track (non TRPP) *renovictions*, and the Broadway Plan Pace of Change designed to limit *demovictions*; and
12. As part of the March 2023 Council approved Broadway Plan Implementation report Council directed staff to provide an ongoing quarterly memo to:

"outline the number of housing projects that have progressed beyond the letter of enquiry stage to the active application stage, including the number and tenure type of housing units for these active applications, in order for Council to monitor progress and trends, and to stay apprised of opportunities and challenges as the Broadway Plan progresses."

THEREFORE BE IT RESOLVED

- A. THAT Council affirm a commitment to protect affordable rental stock in the Broadway Plan area and seek staff support with data and strategies

to manage the pace of demoviction.

- B. THAT Council direct staff to include as available annually, and as part of the Council-directed Broadway Plan Implementation quarterly memo:
 - a. Building permits issued for multiple dwelling use renovations;
 - b. Demolition permits issued for multiple dwelling buildings;
 - c. Number of residents identified in City's mandatory Needs Assessment that are being considered under Tenant Relocation plans; and
 - d. Vacancy rates with average rents.

- C. THAT Council direct staff to report back on a Broadway Plan area strategy to identify:
 - a. Building permits issued for renovations that will require vacancy;
 - b. Number of tenants given Notice to End Tenancy for renovation;
 - c. Any recommendations or remedies to limit unsustainable displacement of tenants, including but not limited to reconsideration of a new pace of change policy or limits on renovations.

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¹. <https://council.vancouver.ca/20230309/documents/phea3rr.pdf>
