

Housing Policies

12.1 Tenant Stability and Protections

Protecting tenants and minimizing the negative impacts of redevelopment is a priority for the Broadway Plan area given the pressures Vancouver renters face, including rising rents, limited increases in income, and poor availability of suitable rental homes for low- and moderate-income households. While any move is disruptive, these tenant protection policies seek to minimize disruption and provide existing renters the choice to remain in their neighbourhoods at affordable rents with additional assistance for equity-denied and low-income tenants. Our approach seeks to provide strong protections and supports to both existing and future renters.

- 12.1.1 Where tenants will be displaced because of redevelopment, a tenant relocation plan as outlined in the City's *Tenant Relocation and Protection Policy (2019)* will be required at rezoning or development permit. This policy provides financial compensation based on length of tenancy, assistance finding alternate accommodations and additional support for low-income tenants and tenants facing other housing barriers, in addition to requirements specific to relocation in non-market housing.³
- 12.1.2 The main principle to address tenants impacted by redevelopment of existing affordable rental housing is to ensure replacement of existing affordability so renters have a choice to remain in their neighbourhood. Recognizing the large number of existing renters and affordable rental housing stock, significant rapid transit investment and the increased densities enabled in the Broadway Plan area that supports additional tenant compensation and assistance options, the following additional requirements will apply to tenant relocation plans in the Broadway Plan area where the proposed redevelopment includes secured rental housing.

³ Refer to the City of Vancouver Tenant Relocation and Protection Policy – Process and Requirements Bulletin for further details.

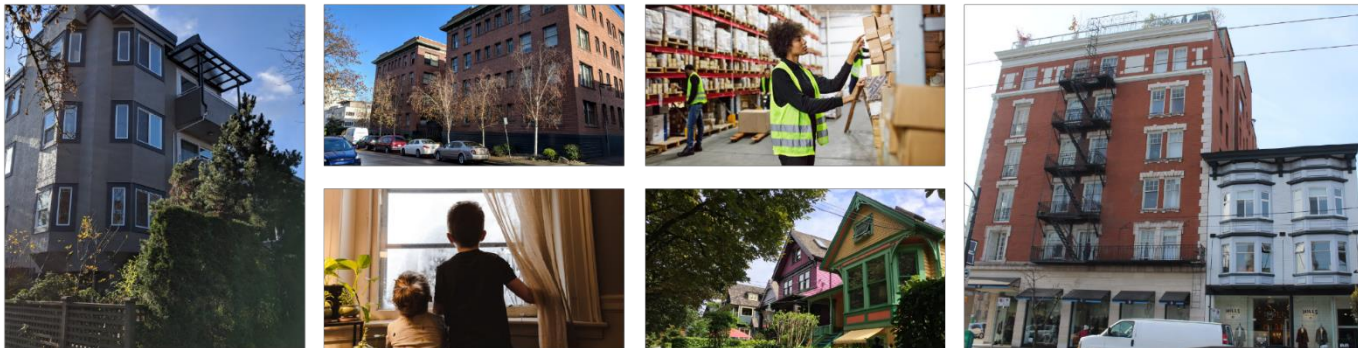
Right of first refusal

- 12.1.3 Offer the right of first refusal to existing tenants to return to a new rental unit at a 20% discount to city-wide average market rents by unit type for the City of Vancouver as published annually by the Canada Mortgage and Housing Corporation (CMHC) in the *Rental Market Report*, or at the tenant's current rent, whichever is less.⁴

Further, require that all tenants of buildings being demolished for redevelopment are offered units appropriate for them as defined by CMHC occupancy standards with consideration for tenant preferences and additional needs as identified in the Tenant Needs Assessment at their same rent or provided with a rent top up option as per the policy before issuing a demolition permit.

- 12.1.4 Where Plan policies require a certain percentage of new residential floor area to be below-market rental units secured at 20 per cent below city-wide average rents, units allocated to returning tenants exercising their right of first refusal will be counted toward the below-market rental housing requirements.

- 12.1.5 The right of first refusal option at a 20 per cent discount to city-wide average market rents may be satisfied in another rental building within or outside the Broadway Plan area in order to enable the option for a single move by the impacted tenant, should the tenant agree to the option.



⁴ Refer to the City of Vancouver Rental Incentive Programs Bulletin for 20% below city-wide average market rents by unit type (updated annually as new CMHC data is available).

Temporary financial support while in interim housing

- 12.1.6 In lieu of financial compensation based on length of tenancy, a tenant may instead choose to receive a temporary rent top-up when they are in interim housing to mitigate any rent increases they may experience while waiting to exercise their right of first refusal.
- 12.1.7 Tenants may choose one of two rent top-up options, paid for by the development applicant:
- a) Applicant or their representative finds three interim housing options that best meet the tenant's identified priorities as detailed in the Mandatory Needs Assessment. All options should be in Vancouver, unless otherwise specified by the tenant.
 - b) Tenant finds their own interim housing and the top-up paid by the applicant will be capped at the difference between the tenant's rent for their original unit and the average rent for new market rental units by unit type for the City of Vancouver as published annually by the Canada Mortgage and Housing Corporation (CMHC) in the *Rental Market Report*.⁵
- 12.1.8 On large and unique sites where there are existing tenants, create a development phasing plan, where feasible, that minimizes disruption to existing tenants.
- 12.1.9 Continue tenant and landlord education in an effort to increase awareness of tenant and landlord rights and responsibilities, with specific focus on the needs of equity-denied groups (e.g. youth, 2SLGBTQQIA+ people, racialized people, Indigenous people, and sex workers), who face stigma and discrimination when accessing and maintaining housing.
- 12.1.10 Continue to work with the Residential Tenancy Branch to improve tenant-landlord relations and increase and uphold tenant rights.

⁵ Refer to the City of Vancouver Rental Incentive Programs Bulletin for average rents in new market rental units by unit type (updated annually as new CMHC data is available).

- 12.1.11 For Non-Market Tenant Relocation Plans, continue to uphold the principle of ensuring permanent rehousing options that maintains affordability for tenants and provides flexibility for non-profits and, through Plan implementation, review the existing requirements for tenant relocation and protection in non-market housing to make improvements where applicable.

For additional tenant stability and protection policies involving senior government and cross-sector partnerships, refer to Partnerships and Monitoring (below).

12.2 Affordability and Supply

New housing supply and affordability requirements in the Broadway Plan area focus on increasing housing choices for the diverse household types and incomes in Vancouver, with a focus on shifting a greater proportion of new development to rental tenure, including non-market housing options, alongside ownership options. These housing options include secured rental homes away from busy arterial streets, enabled through increased density. The Broadway Subway creates the opportunity to integrate higher-density housing options in mixed-use developments resulting in a significant number of new homes whose residents will benefit from easy access to rapid transit, jobs, services and amenities.

Centres: station areas and shoulder areas

- 12.2.1 Enable higher-density housing options in station areas and shoulder areas through additional height and density for new developments that do one of the following:
- a) Provide 20 per cent of the residential floor area as social housing to be owned by the City and delivered as completed units on terms that are satisfactory to the City.
 - b) Provide 20 per cent of the residential floor area as below-market rental housing with the remainder of the residential floor area as secured market rental housing.
 - c) Provide 100 per cent of the residential floor area as secured rental housing.
 - d) Provide 100 per cent of the residential floor area as strata ownership housing with a community amenity contribution (cash contribution or in-kind contribution).