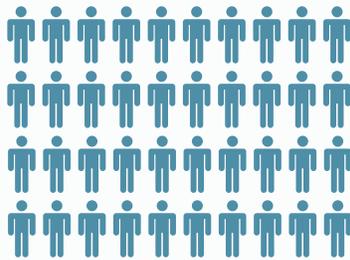


BC  
RENTAL  
PROJECT

# MUNICIPAL RENTAL SCORECARD



Incoming population (yearly average)

**29,310**



New rental units  
(completed in 2019)

**2,609**



# RICHMOND

## THE GOOD

New Market Rental has been incentivized through the Market Rental Housing Policy, including density bonus provisions, reduced parking rates, and the waiving of certain planning fees.

## THE BAD

A very short sighted and punitive approach to rental only zoning has been proposed, which will drive away investment.

## THE UGLY

Council does not seem to understand the scale of the problem or incoming rental demand and is not optimizing rental possibilities around transit. Richmond already has building limitations because of the airport flight path, making it even more critical that they make the most of the rental possibilities that they have.

POLICY GRADE

D

# NEW WESTMINSTER

## THE GOOD

The city has made it a priority to approve new rental construction and shown a desire to do so on quick timelines. They have recognized the urgency of the problem.

## THE BAD

New Westminister City Council adopted Zoning Amendment Bylaw No. 8078, 2019, as the first municipality in the province to apply a new rental residential tenure zoning authority to existing rental housing stock. They could not have used this tool in a way that hurts the rental supply more. This move essentially devalued rental properties and is driving rental providers out of the city, making the problem worse.

In addition to the zoning mistake, there is still a lack of incentives for market rental or plan to add more units.

## THE UGLY

Council has made decisions which have impacted property rights of rental owners and unfortunately shaken the confidence that rental investors, owners, landlords and tenants may have in doing business and living in the city.

POLICY GRADE

D-

# MAPLE RIDGE

## THE GOOD

The city has a housing action plan which includes raising awareness and increasing support for initiatives that improve housing choice and affordability. They are also creating incentives to encourage rental apartment building by using tax exemption, parking relaxations and development cost charges.

## THE BAD

The city Maple Ridge council has scratched the idea of allowing developers to add affordable rental apartments, in return for being allowed to increase the density of a complex.

## THE UGLY

Earlier this year, council decided against a housing agreement that would have provided 13 market rental apartments and three affordable rental apartments as part of density bonus for a 153-unit condo development on 227th Street.

POLICY GRADE

D-

# TRI CITIES

## THE GOOD

Coquitlam has been a rental housing leader. Recognizing that the City does not own or operate any housing, Coquitlam's goal is to work with partners from the non-profit, private and public sectors to foster projects that ensure a wide variety of housing can be offered in Coquitlam in the years to come.

While the strategy's overall incentives have led to nearly 4,000 new market and below-market rental units being planned or constructed, only about 120 non-market (subsidized) units for low-to-moderate income households have received AHRF funding approval to date.

**COQUITLAM  
POLICY GRADE**

**A-**

**PORT MOODY  
POLICY GRADE**

**C-**

**PORT COQUITLAM  
POLICY GRADE**

**F**

## THE BAD

Despite being right on skytrain Port Moody has not focused on rental development incentives and are even discussing putting in commercial only zoning.

## THE UGLY

Almost everything touched by the new Port Coquitlam council thus far has been ugly. These include restrictions to upgrades as well as a lack of policies for new rental development. The city has a huge disconnect in terms of how to meet rental demand. Instead of focusing on adding new homes to increase the vacancy rate they are causing rental providers to leave the city. Making the problem worse.

# SURREY

## THE GOOD

Surrey council seems committed to adding housing at a rapid rate.

## THE BAD

According to CMHC, Surrey's citywide rental vacancy hovered at just 0.4% — a steep drop from 4.2% in 2013. The city is not keeping up with incoming demand.

## THE UGLY

With 9,978 people moving to Surrey each year and only 514 units under construction Surrey more than any city is losing rental ground each year.

POLICY GRADE

**B-**

# BURNABY

## THE GOOD

Council recently approved of the work of the Mayor's Housing Task Force on Community Housing, which includes priorities like adopting a robust tenant relocation policy, exploring incentives for maintaining older rental buildings and increasing the supply of affordable rental housing. Council also approved of an innovative approach to rental tenure zoning, by ensuring more affordable housing could be achieved through additional density.

## THE BAD

The approach to rental tenure zoning also included stringent vacancy control. It has been proven that this approach will not encourage new rental to be built.

## THE UGLY

All construction has been halted since the beginning of 2018 when the Housing Task Force first convened and the rental tenure zoning bylaws were in development. Council are just starting to approve new rental buildings, however with building horizons over 2 years long, that means the city won't see any rental built until 2022. With all the construction that could have been happening in this year alone, there are only 188 purpose built rentals under construction and almost no real incentives for more.

POLICY GRADE



# CITY OF NORTH VANCOUVER

## THE GOOD

Per Capita North Vancouver City has the most rental units under construction in the Lower Mainland. The city also has great incentive programs such as:

- Density bonus for 100% secured rental housing projects (Mid-Market Rental Units required)
- No Community Benefits Contribution for 100% secured rental housing projects
- Reduced parking requirements at 0.75 stalls per unit

## THE BAD

None.

## THE UGLY

None.

POLICY GRADE



# DISTRICT OF NORTH VANCOUVER

## THE GOOD

Council recently established a Rental, Social, Affordable Housing Task Force that has a 2 year work plan.

## THE BAD

Since elected in October 2018, the Council of the District of North Vancouver (DNV) has regularly rejected new development projects, including rental. Lack of affordable housing options has long been an issue in the district. As such, nearly all of the councilors were elected on an anti-development platform. This is in response to the growing sentiment among residents who are experiencing construction fatigue despite still not seeing enough housing options for middle and low income brackets.

In rejecting a wide variety of housing types and community amenity spaces, this council has sent strong signals to the building industry that the DNV is “closed for business”.



# DISTRICT OF NORTH VANCOUVER CONT'D

## THE UGLY

Council rejected a project that would have seen 80 below market rental units and senior's respite center in Delbrook, citing that "we can do better." Then they rejected a 100-unit below-market rental project, even though the project guaranteed deep rental subsidies for persons with disability or on income assistance. Half of the units would have been rented to households making up \$48,000 per year. The remaining 30% of the units would have been offered at below market rental rates.

Council also cut core funding to a committee that advocates for increasing the stock of affordable housing in the North Shore. Community Housing Action Committee lost over \$10,000 in ongoing core funding. It was cited that the reason for cutting core funding was because the Committee previously supported a 411 unit project that would have seen 84 rental units and 43 below market rate units.

Who knows what will happen to 2 upcoming rental projects that could total 106 rental units for seniors and 90 below market rental units.

POLICY GRADE

F

# WEST VANCOUVER

## THE GOOD

None.

## THE BAD

Despite many massive proposals for new rental housing, city council continues to delay and reject projects.

## THE UGLY

Council recently unanimously rejected 2 projects that would have seen 156 purpose-built rental units built because it was “simply not suitable.” Past attempts to build rental were rejected as well.

POLICY GRADE

**D-**

# VANCOUVER

## THE GOOD

Council has tried to support new market rentals with programs like Rental 100 and MIRHPP. Council also approved of the most vigorous tenant relocation and protection policy of any municipality.

## THE BAD

This council is nowhere near keeping up with rental demand in the city and tries to extract too much from rental developments so they don't get built at anywhere near the volume and speed needed.

## THE UGLY

Even as mayor and council say they support new rental they don't all seem to understand how all new market rental helps affordability. They also seem to care more about a few noisy complaints and protecting single family neighbourhoods than adding much needed rental housing. The rejection of the 21-unit rental townhome project on Granville street was exemplary of this misguided perspective. Also the permit wait times and an insanity of bureaucratic design requirements all but stop projects from moving ahead.

POLICY GRADE

D

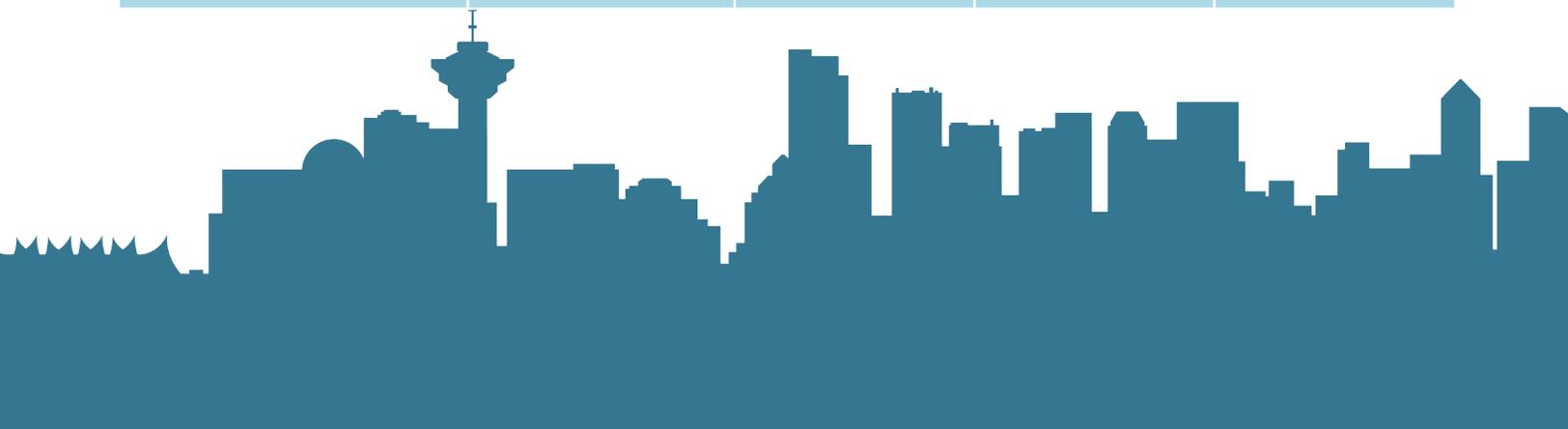
# CURRENT RENTAL UNIT SHORTFALL GRADE

City	Units needed to 3% Vacancy assuming no added demand	Grade
<b>TOTAL</b>	<b>15,667</b>	<b>N/A</b>
<b>Vancouver</b>	<b>4,996</b>	<b>F</b>
<b>Surrey</b>	<b>4,253</b>	<b>F</b>
<b>Tri-Cities</b>	<b>1,405</b>	<b>D-</b>
<b>Langley City and Langley DM</b>	<b>1,013</b>	<b>D-</b>
<b>Burnaby</b>	<b>922</b>	<b>D+</b>
<b>Richmond</b>	<b>905</b>	<b>D+</b>
<b>North Vancouver City</b>	<b>538</b>	<b>C-</b>
<b>Maple Ridge and Pitt Meadows</b>	<b>530</b>	<b>C-</b>
<b>New Westminster</b>	<b>502</b>	<b>C-</b>
<b>Delta</b>	<b>271</b>	<b>B-</b>



# NEEDED RENTAL UNITS VS. COMPLETED RENTAL UNITS

City	Units needed to 3% vacancy assuming no added demand	Completions 2019	Completed Shortfall	Grade
<b>TOTAL</b>	<b>15,667</b>	<b>2,609</b>	<b>13,058</b>	<b>N/A</b>
<b>Surrey</b>	<b>4,253</b>	<b>0</b>	<b>4,253</b>	<b>F</b>
<b>Vancouver</b>	<b>4,996</b>	<b>893</b>	<b>4,103</b>	<b>F</b>
<b>Tri-Cities</b>	<b>1,405</b>	<b>361</b>	<b>1,044</b>	<b>D-</b>
<b>Langley City and Langley DM</b>	<b>1,013</b>	<b>98</b>	<b>915</b>	<b>D-</b>
<b>Richmond</b>	<b>905</b>	<b>0</b>	<b>905</b>	<b>D-</b>
<b>Burnaby</b>	<b>922</b>	<b>357</b>	<b>565</b>	<b>D+</b>
<b>Maple Ridge and Pitt Meadows</b>	<b>530</b>	<b>108</b>	<b>422</b>	<b>D+</b>
<b>North Vancouver City</b>	<b>538</b>	<b>170</b>	<b>368</b>	<b>C-</b>
<b>Delta</b>	<b>271</b>	<b>0</b>	<b>271</b>	<b>C-</b>
<b>New Westminster</b>	<b>502</b>	<b>548</b>	<b>-46</b>	<b>B</b>



# NEW RENTAL UNITS NEEDED EACH YEAR

ON AN ONGOING BASIS TO MAINTAIN VACANCY RATE

City	Units needed each year (30% of population on growth)
<b>TOTAL</b>	<b>8,793</b>
<b>Surrey</b>	<b>2,978</b>
<b>Vancouver</b>	<b>1,679</b>
<b>Tri-Cities</b>	<b>994</b>
<b>Langley City and Langley DM</b>	<b>835</b>
<b>Burnaby</b>	<b>572</b>
<b>Richmond</b>	<b>470</b>
<b>Maple Ridge and Pitt Meadows</b>	<b>422</b>
<b>New Westminister</b>	<b>301</b>
<b>North Vancouver City</b>	<b>282</b>
<b>Delta</b>	<b>143</b>

