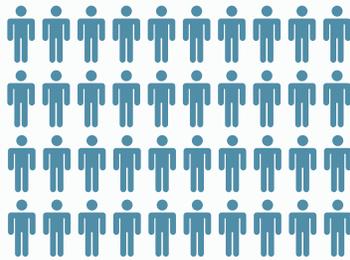


MUNICIPAL RENTAL SCORECARD 2021



Estimated 2021 new residents

43,965



RICHMOND

THE GOOD

The city is working to integrate affordable rental homes into the community.

THE BAD

The city does not seem to understand that rental housing policy that constantly changes the goal posts or results in downzoning will drive rental home providers out of Richmond. City Council has made housing requirements even less predictable, by changing its expectations and negotiating for rental housing rather than following its own policy.

THE UGLY

Richmond gained the fewest number of rental homes in the entire Lower Mainland in 2020, yet 2,351 new residents will be moving there this year. Council has tried to solve the problem by looking at rental only zoning, but, disastrously, they are looking at downzoning dozens of rental properties with their planned rental only zoning. This poor use of rental only zoning is going to drive rental home providers out of the city. 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



NEW WESTMINSTER

THE GOOD

The city has recognized the urgency of the rental housing supply problem. They added 494 rental homes in 2020 to cover the 1,506 people expected to move there. This is close to the best ratio of new rental homes to new residents in the Lower Mainland.

THE BAD

New Westminster City Council adopted Zoning Amendment By-law No. 8078, in 2019, as the first municipality in the province to apply a new rental residential tenure zoning authority to existing rental housing stock. Their decision to do this was recently upheld in a court case which is now being appealed. This use of rental only zoning unfortunately was used as downzoning and is creating a dangerous precedent that will drive out rental home providers in the long term.

THE UGLY

Council has continued to think they can downzone and regulate their way out of the crisis rather than incentivize more rental. Their actions are making the rental home supply worse in the long run. They are also using business licencing to impose new regulations on rental home providers, further adding regulation and deterring rental home builders from coming to the city.

POLICY GRADE

D

MAPLE RIDGE

THE GOOD

None.

THE BAD

There is very little new going on in Maple Ridge in terms of rental housing. The city continues to reduce the scope of rental projects. The city of Maple Ridge council has a disproportionate number of renter households in housing need. In the five years from 2015-2020 the number of Maple Ridge applicants on BC Housing's waitlist for non-market housing increased by 49 per cent.

THE UGLY

Maple ridge has only completed one rental house for every ten people that are moving there this year. This demand will drive up competition. The city continues restrictive zoning practices.

POLICY GRADE



TRI CITIES

THE GOOD

Coquitlam continues to be a rental housing leader in the region leading the way in providing market rental in the Tri Cities. The City is a leader in the region with over 5000 new market rental homes in the planning process, as of mid-last year.

COQUITLAM
POLICY GRADE

A

PORT MOODY
POLICY GRADE

C-

PORT COQUITLAM
POLICY GRADE

C

THE BAD

Since 2018, Port Coquitlam has introduced a number of new rental requirements that make it more complicated to build new rental homes in the City. Adding new regulations has not helped the rental situation, and across the Tri-Cities, only 350 new rental homes are available for the more than 4,900 new people moving in this year.

THE UGLY

The transit corridors have been underused in terms of high-density rental housing. This is especially true in Port Moody where Council who continues to not understand how to incentivize rental home construction and instead focuses on restrictive zoning and proposing policies without research or analysis.

SURREY

THE GOOD

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

THE BAD

According to CMHC, Surrey's citywide rental vacancy, even during the pandemic, is just 1.4%.

THE UGLY

With 14,891 people moving to Surrey in 2021 and only 226 new rental homes added in 2020 the rental shortage in Surrey is about to get a lot worse.

POLICY GRADE



BURNABY

THE GOOD

The city has now had experience with a very robust tenant replacement policy which has worked alongside the City's new rental use zoning policies to protect tenants while building new rental homes. The City's other rental policies hopefully mean that we can expect to see a lot more new rental in the future.

THE BAD

Burnaby's new rental policies mean that there will be more affordable rental homes, but getting purpose-built market rental is actually more difficult. While the City's rental policies were well-intentioned, the City needs to fix the policy to support all forms of rental in the market.

THE UGLY

While Burnaby developed its new rental policies the City placed a moratorium on new projects. Now that the policies are in place, there is a backlog and it will take even longer for these new homes to be built. The result is only 226 net new rental homes were built in Burnaby in 2020 while 2,861 new residents moved there.

POLICY GRADE

B

CITY OF NORTH VANCOUVER

THE GOOD

North Vancouver continues to incentivize new rental construction and has policies that are helping add rental.

- Density bonus for 100% secured rental housing projects (Mid-Market Rental Units required)
- No Community Benefits Contribution for 100% secured rental housing projects

THE BAD

Rental demand is fluid throughout the lower mainland and the new rental buildings in North Vancouver fill up fast. The City needs to continue building more new rental homes to keep up.

THE UGLY

Recently the Council passed a motion to explore more regulatory measures for existing rental housing, taking a page out of the City of New Westminster's playbook. The City has been a supporter of rental to date, and we don't want to lose that momentum by disincentivizing rental providers.

POLICY GRADE

A-

DISTRICT OF NORTH VANCOUVER

THE GOOD

There was an increase of 283 rental homes in the city. This resulted in one of the best ratios of new rental homes to incoming residents in the lower mainland. In 2018 the council was thinking it needed to slow development but their own white paper now advises development of all housing types needs to speed up.

THE BAD

We still have yet to see if this council can implement the housing strategy that their own white paper advises.

THE UGLY

This council is now two years behind in terms of housing development, exacerbating the problem. The white paper states “Non-market and market rental units are not being developed fast enough to reduce the number of district residents who live in core housing need or to improve affordability in moderate- and middle-earning households.”

POLICY GRADE



WEST VANCOUVER

THE GOOD

None.

THE BAD

West Vancouver did not increase the number of rental homes in the city in 2020. A divided council prevents the municipality from making the gains it needs.

THE UGLY

There was actually a reduction in the city's population in 2020.

POLICY GRADE



VANCOUVER

THE GOOD

Council has tried to support new market rentals with programs like Rental 100 and MIRHPP, however these programs still face major delays.

THE BAD

There is no one at the wheel at Vancouver city hall. The mayor, council and city staff are in constant turmoil and chaos and little gets done to fix the root causes of the rental housing crisis. The city also effectively downzoned commercial zones by requiring commercial buildings to replace rental homes in buildings that are not designed as rental in the first place. This is going to slow development overall, not encourage it.

THE UGLY

The city of Vancouver only gained 896 new rental homes last year to house the 8,396 people moving to the city. There will be even more immigration in coming years with tech companies moving to Vancouver, international students returning and all the normal influx of new residents that arrive from the rest of Canada and the world. The city continues to think small and slow things down with endless council meetings to approve just one building. There have been delays in big policies as well such as the city wide plan and Broadway plan and by the time these plans get implemented they will be years behind incoming rental demand. City tax increases are out of control in Vancouver and an effective 24% tax increase in three years is driving rental housing providers out of the city. In addition to all this Vancouver extracts large CAC's at random from new rental buildings which slows development. They do this even for rental buildings which have already proposed to offer many below market rental homes.

POLICY GRADE

D

THE PROVINCE OF BRITISH COLUMBIA

THE GOOD

The province realizes rental housing is a problem and has set a target of providing 114,000 affordable homes in ten years (four years later they have completed just 2,963 homes). At this rate it will take 100 years to build the affordable homes they promised. When Covid-19 hit the BC Temporary Rent Supplement was a great program and helped many renters survive during very difficult times.

THE BAD

The province has not done anything to incentivize rental home providers and rental home construction. Their strategy has been to pile on regulation and taxes. This has forced many rental providers out of the business. They have also tampered with the residential tenancy act for political gain, causing confusion for renters and rental providers.

POLICY GRADE



THE UGLY

The province granted rental only zoning ability to municipalities but has failed to provide proper guidelines for its use and now municipalities are using it to downzone. The province has not found a way to stop municipalities from over taxation, restrictive zoning and massive delays from rental building permitting and construction. There has also been no support for rental providers to help them get through the covid rent freeze period.

CURRENT RENTAL UNIT SHORTFALL

City	2021 Estimated New Residents	2020 New Rental Homes Added	Number of New Residents for Every Rental Home Added
LOWER MAINLAND TOTAL	43,965	2,889	15.22
Burnaby	2,861	269	10.63
Delta	713	8	89.06
Langlet City and Langley DM	4,175	77	54.21
Maple Ridge/ Pitt Meadows	2,112	122	17.31
New Westminster	1,506	494	3.05
North Vancouver City	1,410	218	6.47
North Vancouver DM	458	283	1.62
Tri-Cities	4,971	350	14.20
Vancouver	8,396	896	9.37
White Rock	191	2	95.25

