



BRIEFING NOTE FOR INFORMATION

Date: June 5, 2019

Prepared For: Honourable Selina Robinson, Minister of Municipal Affairs and Housing

Title: Legislative Changes Regarding Renovictions

Issue: The City of New Westminster proposes a number of legislative changes to address renovictions and affordable housing supply.

Meeting With: Jonathan Coté, Mayor, and Lisa Spitale, Chief Administrative Officer, City of New Westminster on June 7, 2019.

KEY MESSAGES:

- **The City of New Westminster's proposals to address renovictions and affordable housing supply are consistent with a number of the recommendations from the Rental Housing Task Force which are being actively considered by Ministry of Municipal Affairs and Housing staff.**
- **We share the concern about the impacts of renovictions and the need to protect affordable rental housing in communities throughout British Columbia.**

s.13

BACKGROUND:

The Mayor and Chief Administrative Officer of the City of New Westminster (the City) have requested a meeting with the Minister to present proposals for legislative changes that will enable local governments to do more to address renovictions and protect affordable rental housing. s.13,s.16

s.13,s.16

The City sponsored a UBCM Resolution in 2016 (B137) calling for the provincial government to address the problem of "renovictions" in an effort to maintain affordable rental stock, and to identify ways to encourage and incent building owners to re-invest in existing rental stock instead of downloading these costs fully onto existing tenants. The Provincial response was to acknowledge the problem and state "Ministry staff are hard at work developing options, so the Province can deliver on this commitment."

In 2017, the City sponsored another resolution which was endorsed by the UBCM membership, calling for amendments to the *Residential Tenancy Act* (RTA) to (among other things) allow renters the right of first refusal to return to their units at a rent that is no more than what the landlord could lawfully have charged, including allowable annual increases, if there had been no interruption in the tenancy.

The City has adopted multiple policies or bylaws that target renovictions and seek to regulate housing providers to protect affordable rental housing in their community. These include a tenant relocation policy, incentives for secured market rental housing, and business licensing regulations on rental units. The City is currently in the process of developing a Rental Housing Revitalization tax exemption, a rental replacement policy, and inclusionary housing policy in their zoning bylaw.

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DISCUSSION:

The Province has accepted the recommendations of the Rental Housing Task Force (Task Force) and the City's proposals to address renovations and affordable housing supply are consistent with a number of the recommendations from the Task Force which are being actively considered by Ministry of Municipal Affairs and Housing staff.

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Innovation and Advocacy

The RTB provides support to renters and landlords in understanding and implementing the RTA and works closely with community-based renter-serving organizations such as the Tenant Resource Advisory Centre (TRAC) and recently provided a grant to help TRAC build capacity to support renters.

In addition, BC Housing is the provincial organization that provides funding for affordable housing. BC Housing provides an online research centre, a Housing Registry, and the HousingHub, which address the proposed mandate for a provincial Affordable Housing Office.

Partnerships

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has specific project ideas for the site.

The City is encouraged to work with BC Housing if it

FINANCIAL IMPLICATIONS:

s.13

Attachments:

s.13,s.16



Ministry of
Municipal Affairs
and Housing

PREPARED BY:

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(778) 698-1690

APPROVED BY:

Greg Steves, Assistant Deputy Minister
Office of Housing and Construction Standards
Tara Faganello, Assistant Deputy Minister
Local Government Division

Kaye Krishna, Deputy Minister

DATE APPROVED:

June 4, 2019

June 3, 2019

Vanessa Gedney OBO

June 5, 2019

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Withheld pursuant to/removed as

s.16;s.13

From: [Gedney, Vanessa R MAH:EX](#)
To: [White, Christine MAH:EX](#)
Cc: [Kubisheski, Carlee MAH:EX](#); [Hitchen, Daniel MAH:EX](#); [Rayner, Jena MAH:EX](#); [Ashbourne, Craig MAH:EX](#); [Gardea, Daniela MAH:EX](#)
Subject: MEETING IBN #245779: Legislative Changes Regarding Renovictions | City of
Date: June 5, 2019 6:42:37 PM

Good evening, the following IBN has been uploaded to the [SharePoint](#) for Minister's attention:

GROUP: City of New Westminster:

• Jonathan Cote, Mayor

• Lisa Spitale, CAO

ISSUE: The City of New Minister proposes a number of legislative changes to address renovictions and affordable housing supply

DATE: May 7, 2019

TIME: 10:30 am – 11:00 am

LOCATION: VCO

TELECONFERENCE | s.15,s.17 | Participant: s.15,s.17

MATERIAL: • Information Briefing Note

STAFF SUPPORT: Kathy Elder, A/ADM, Office of Housing and Construction Standards (via t/c)

From: White, Christine MAH:EX
Sent: Thursday, May 23, 2019 2:06 PM
To: Kubisheski, Carlee MAH:EX; Hitchen, Daniel MAH:EX
Cc: Gedney, Vanessa R MAH:EX
Subject: NEW MSR MEETING | Meeting Request - Mayor Côté

Hello,

I have tentatively set up the following meeting:

Meeting Title/Group:	Mayor Côté
CLIFF #:	245779
Meeting Purpose:	Legislative changes regarding renovictions
Ministry Staff Attendees:	Yes
Date & Time:	June 7 10:30-11 TBC**
Location:	VCO
Materials:	Yes
Other Notes:	

Thanks!

Christine White

Administrative Coordinator to the
Honourable Selina Robinson
Minister of Municipal Affairs and Housing
Room 310, Parliament Buildings
Cell: 250.812.8894 | Office: 778.974.6045



Please consider the environment before printing this email.

From: Sophie Schreder
Sent: Wednesday, April 17, 2019 8:35 AM
To: Minister, MAH MAH:EX

Subject: Meeting Request - Mayor Côté

Good Morning Matt, Jena,

Mayor Jonathan Côté and CAO Lisa Spitale from the City of New Westminster would like to set up a meeting with Honourable Selina Robinson for some time in May or the near future. Topic of discussion is **Legislative changes regarding renovictions.**

I can understand Minister Robinson's calendar is likely very busy, but in an effort to provide some meeting date options, please see below.

- Thursday, May 16 1:00pm or after
- Wednesday, May 22 anytime between 9am & 2pm
- Friday, June 7 1:30pm or after

If none of those dates work, please do provide some other options and we will do our best to accommodate.

What would be a meeting location of preference for Minister Robinson? Does she have business in the lower mainland anytime in May? Or would a meeting in Victoria be best?

Thank you in advance for your time and consideration.

Warm Regards,

Sophie

Sophie Schreder | Executive Assistant to the Mayor

T 604.527.4522 | E sschreder@newwestcity.ca



City of New Westminster | Office of the CAO

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From: [Ashbourne, Craig MAH:EX](#)
To: [Robinson, Selina MAH:EX](#)
Cc: [Gardea, Daniea MAH:EX](#)
Subject: FW: meeting with New West Mayor - June 7
Date: June 10, 2019 4:01:49 PM

Hi Minister,

See the notes below – s.13
s.13

Thanks,
Craig

Craig Ashbourne
Senior Ministerial Assistant
Minister of Municipal Affairs and Housing and responsible for Translink
C: 250-213-3187
E: craig.ashbourne@gov.bc.ca

From: Faganello, Tara MAH:EX
Sent: Monday, June 10, 2019 3:57 PM
To: Ashbourne, Craig MAH:EX <Craig.Ashbourne@gov.bc.ca>; Brooks, Jessica MAH:EX <Jessica.Brooks@gov.bc.ca>
Subject: FW: meeting with New West Mayor - June 7

Hi bullets as discussed...Jessica, thanks s.13
s.13

From: Brooks, Jessica MAH:EX
Sent: Monday, June 10, 2019 3:02 PM
To: Faganello, Tara MAH:EX <Tara.Faganello@gov.bc.ca>
Subject: RE: meeting with New West Mayor - June 7

Hi Tara,

I just wanted to provide you with a couple of quick updates regarding the questions flagged by the MO in case they are helpful to your call this afternoon:

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Please let me know if you have any questions about any of the above, or if we can provide any additional information.

Thanks,
Jessica

From: Faganello, Tara MAH:EX
Sent: Monday, June 10, 2019 9:49 AM
To: Ashbourne, Craig MAH:EX <Craig.Ashbourne@gov.bc.ca>
Cc: Brooks, Jessica MAH:EX <Jessica.Brooks@gov.bc.ca>
Subject: FW: meeting with New West Mayor - June 7

Hi Craig,

Is this what you were wanting to discuss last week? I will need to work with the team to get the background put together here. Want it in a BN format?

From: Elder, Kathy A OHCS:EX
Sent: Friday, June 7, 2019 11:57 AM
To: Faganello, Tara MAH:EX <Tara.Faganello@gov.bc.ca>; Steves, Gregory OHCS:EX <Gregory.Steves@gov.bc.ca>
Subject: meeting with New West Mayor - June 7

Hi Tara/Greg,

I attended a call today with the Minister and City of New West (Mayor Jonathan Côté & CAO Lisa Spitale)

Their primary issue was rental housing zoning and the legal challenges they are facing.

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The minister was careful to not comment as it was before the courts.

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Minister then said that as Tara and Kaye were not on the call, we didn't have the right people in the room to have the conversation. However if the city was saying there is a gap - we can certainly figure out how to fill it.

At the end of the call Minister, myself and Craig has a quick chat about how the tool was used and in this case being used when the buildings were already stratified.

They asked me to flag to you (Tara) and your team the following questions:

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Please forward to Kaye also - or provide her a summary so she is in the loop as well,

Thanks

Kathy

Kathy Elder

Executive Director

Residential Tenancy Branch

Office Of Housing and Construction Standards

Offering acknowledgement in respect of the Lekwungen People, traditional keepers of this

land on which I live, work and play.