



Memo to Council

Date: February 13, 2024
Subject: Update to Rental Protection Policies – Motion Served by Councillors Amy Lubik and Samantha Agtarap

Motion Served

Notice of the following motion was provided at the January 23, 2024, Regular Council meeting:

THAT the update to the Rental Protection Policy, and other associated policies and bylaws, include provisions to ensure that there is no net loss of secondary rental stock from significant land assemblies and redevelopment projects.

Background

The City of Port Moody currently has policies to protect rental stock and renters including:

- [Rental Protection Policy](#), approved 2018;
- [Tenant Relocation Assistance Policy](#), approved 2018;
- [Strata Conversion Policy](#), approved 2014; and
- [Regulation for Market Rental Apartment Businesses](#), Bylaw No. 3000, section 6.13, updated 2015.

While these existing policies and bylaw protect some rental units and renters, gaps exist due, in part, to changing Provincial regulations and market conditions. For example, the current Rental Protection Policy states “*This Policy does not apply to secondary rental stock, including secondary suites, laneway homes, individually rented condo units etc.*”. However, as market conditions change and Provincial TOD rules come into effect, the City may begin to see more land assemblies, such as Coronation Park, which may or may not contain secondary rental stock.

Currently, renters in secondary rental stock are not protected through any existing policy. Developments such as Coronation Park and Woodlands have worked with existing tenants prior to construction, and in the case of Woodlands, have provided relocation assistance and options for renters to return once the project is complete. These provisions were negotiated with developers and while this demonstrates that Council can require tenant assistance and protection, it would be more efficient to update the relevant policies and bylaws, ensuring future housing construction projects are aware of the expectations prior to the submission of development applications.

Note that “significant land assemblies” are envisioned to be in line with minimums outlined in the Inclusionary Zoning Policy, i.e., this section of the Rental Protection Policy would not apply to land assemblies below a minimum threshold. The goal of including protections for secondary rental stock is to ensure that expectations are conveyed clearly.

Requested Timeline

The timeline is considered “urgent” to align with [work that staff is already undertaking](#) including the “BC Housing Partnership Exploration” and “Secure market rental housing policy” both of which are currently under way.

<u>Level</u>	<u>Criteria</u>	<u>Staff Turnaround Time</u>
<input checked="" type="checkbox"/> Urgent	<ul style="list-style-type: none">Regulatory or interjurisdictional requirementsMajor and immediate risk and/or financial impact	< 3 months
<input type="checkbox"/> Time-sensitive	<ul style="list-style-type: none">Significant impact to the communitySignificant financial impact	3-6 months
<input type="checkbox"/> Non-urgent	All other work	< 12 months
<input type="checkbox"/> Other		

Council Strategic Plan Alignment

This motion aligns with the following Council Strategic Plan Goal(s):

- Strategic Goal 3.1 – Healthy Community Development: Prioritize transit-oriented development and diverse and equitable housing options consistent with community needs; and
- Strategic Goal 3.3 – Enhance Community Well-Being:
 - Facilitate community well-being through programs and long-term planning.
 - Incorporate our values, including diversity, equity, inclusion, Truth and Reconciliation, and climate action, into our policies, plans, and initiatives.

Corporate Project Plan Alignment

This motion aligns with the following Corporate Project(s):

- BC Housing Partnership Exploration
- Secure Market Rental Housing Policy
- Seniors Needs Assessment
- Sustainable Building Rezoning Policy

Council Options

The following responses are available for Council consideration:

- Receive for information.
- Refer to staff to bring back a report (staff will determine if the nature of the work warrants a project proposal or a staff report, and will include considerations with respect to feasibility, resources, timeline, strategic plan alignment, and legislative analysis).
- Other.