

# Rental Stock Protection Policy

## City of Delta

### 1. Purpose

The City of Delta's Rental Stock Protection Policy (the "Policy") is designed to reduce the impacts of redevelopment on the City's overall rental stock by protecting rental supply. The Policy was adopted by Council on July 24, 2023 (the "Policy Adoption Date").

### 2. Definitions

**City** means the City of Delta.

**Developer** means the land owner, or their representative, of the lands containing a Purpose-Built Rental Development, and includes any successor land owner through the development process.

**Pre-Application** means a submission to the City in a form determined by the City, in its sole discretion, in advance of a rezoning application.

**Purpose-Built Rental Development** means a development with five or more dwelling units that are intended to be used for rental housing, and does not include buildings that are stratified.

**Rental Units** has the meaning set out in Section 4.1.

**Replacement Units** has the meaning set out in Section 4.2.

### 3. Application

3.1 The Policy applies to all applications for rezoning of lands containing Purpose-Built Rental Developments.

(a) For clarity, the Policy does not apply to the following:

- (i) secondary rental units, including accessory dwellings such as secondary suites and coach houses; and
- (ii) rental units that are not within a Purpose-Built Rental Development.

3.2 The Policy applies to all applications for rezoning of lands containing Purpose-Built Rental Developments submitted to the City after the Policy Adoption Date.

- (a) Developers who have submitted applications for rezoning lands containing Purpose-Built Rental Developments prior to the Policy Adoption Date, but have yet to achieve third reading, are encouraged to use the Policy as a guide for the provision of purpose-built rental units.
- 3.3 Any project subject to the Policy requires the submission of a Pre-Application to the City.

#### 4. Responsibilities of the Developer

- 4.1 The Developer must submit, with their Pre-Application, the current number of rental units, by number of bedrooms, (“the Rental Units”) present in the Purpose-Built Rental Developments on the lands proposed for rezoning.
- 4.2 Any new development proposed to replace a Purpose-Built Rental Development must include at least the same number of Rental Units as the existing development (the “Replacement Units”). The City may, in its sole and unfettered discretion, consider proposals to concurrently construct the Replacement Units at an alternate location, subject to such terms and conditions deemed appropriate by the City, provided there is no net loss of purpose-built rental units and the requirements of the Policy are met.
- 4.3 The City may, in its sole and unfettered discretion, require that any Replacement Units constructed be secured through means deemed suitable by the City, including, but not necessarily limited to, rental tenure zoning and/or a legal agreement registered on title.