

**Bill #222  
Housing Supply and Services Act**

**CHANGES RECOMMENDED TO THE  
LAW AMENDMENTS COMMITTEE**

**PAGE 1, Clause 2 -**

(a) delete “improve and increase the housing stock of the Province” in line 1 and substitute “recognize that the right to adequate housing is a fundamental right affirmed in international law and to improve and increase the affordable housing stock of the Province”;

(b) add “affordable” after “of” in paragraph (a);

(c) add after paragraph (a) the following paragraph:

(b) exercising right of first refusal to purchase property, including land and built structures, for use as affordable housing;

**PAGE 1, Clause 3 - add after paragraph (a) the following paragraph:**

(b) “affordable housing” means housing that costs no more than 30% of a household’s total income before taxes, including utilities;

**PAGE 2 - add after Clause 6 the following Clause:**

7 The Minister shall, to carry out the purpose of this Act,

(a) recognize that the right to adequate housing is a fundamental human right affirmed in international law;

(b) take progressive action to realize the right to housing within a reasonable time;

(c) recognize the importance of publicly-owned and other non-market housing, and commit to increasing the overall share of such housing; and

(d) set and publicly report annually on specific timelines and targets.

**PAGE 3, subclause 7(2) - delete and substitute the following subclauses:**

(2) An acquisition or disposal of any estate or interest in real property that exceeds 25 acres in a single transaction must be approved by the Governor in Council with the goal of ensuring no net loss of affordable housing.

(3) Where a transaction is approved under subsection (2) and includes purpose-built rental housing, buildings with rental units above commercial spaces, multiple conversion dwellings with five or more units or non-profit social and cooperative housing, the parties to the transaction must provide the Minister with a tenant relocation plan.

(4) A tenant relocation plan under subsection (3) must include:

- (a) a letter sent by the parties to all tenants outlining the proposed project and expected timeline;
  - (b) a mandatory meeting at the outset of the project with the parties and tenants;
  - (c) a plan for ongoing communication regarding the progress of the development and the tenant relocation process at key milestones;
  - (d) financial compensation provided based on length of tenancy, which may take the form of free rent, a lump sum payment or a combination of both;
  - (e) arrangement at the choice of the tenant for an insured moving company or a flat rate payout for moving expenses;
  - (f) assistance finding new accommodations;
  - (g) a right of first refusal for existing tenants to move back into the new building or buildings with a 20% discount off starting market rents, or at the new non-market rents in circumstances where the replacement unit is social housing; and
  - (h) an interim and final tenant relocation report.
- (5) A tenant relocation plan must be made publicly available in an accessible format.

**PAGE 3, Clause 10** - add after subclause (1) the following subclauses:

- (2) Any committee or council established by the Minister under subsection (1) must include non-profit housing organizations, non-profit housing service providers and individuals with lived experience of homelessness or housing insecurity.
- (3) By March 31st of each year, any committee or council established by the Minister under subsection (1) must provide an annual report to be tabled in the Assembly if the Assembly is then sitting or, where the Assembly is not then sitting, within 15 days of its next sitting.

**PAGE 6, Clause 21** -

- (a) add “, accessible” immediately after “safe” in paragraph (a);
- (b) delete “subsidized” in paragraph (a) and substitute “affordable”; and
- (c) delete “subsidized” in paragraph (c) and substitute “affordable”.

**PAGE 7, paragraph 22(1)(g)** - delete and substitute the following paragraph:

- (g) delivering public housing programs consistent with the recognition that the right to adequate housing is a fundamental human right affirmed in international law;

**PAGE 8, subclause 27(1)** - add “, and must include representatives from non-profit housing organizations, non-profit housing service providers and individuals with lived experience of homelessness or housing insecurity” immediately after “Council”.

**PAGE 8, Clause 27** - add immediately after subclause (2) the following subclause:

(3) By March 31st of each year, the Advisory Board must provide an annual report to be tabled in the Assembly if the Assembly is then sitting or, where the Assembly is not then sitting, within 15 days of its next sitting.

**RENUMBER, RELETTER AND ADJUST CROSS-REFERENCES ACCORDINGLY.**

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