

## Attachment 6

# *Summary of Residential and Commercial Tenant Assistance Strategies*

# *DiNicola Enterprises Ltd*

9342 194 Street, Surrey, BC, V4N 4E9

May 3<sup>rd</sup>, 2023

City of New Westminster  
511 Royal Ave  
New Westminster, BC  
V3L 1H9

To Whom It May Concern,

**Re:** 909/911/913 and 915<sup>th</sup> Twelfth Street Rezoning

We are writing to confirm that we are in agreement with the principles set out in the draft tenant assistance strategies.

Attached please find a copy of the draft tenant assistant strategy principles for your reference.

Sincerely,



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Rino DiNicolo

by its authorized signatory

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## 909-915 Twelfth Street – Residential Tenant Assistance Strategy Principles (May 8, 2023)

1. Notice of at least four months to be provided by the landlord (notice only to be issued after all required permits and approvals, including Building and Demolition Permits, have been issued by the City, per the *Residential Tenancy Act*).
2. Eligible tenants for compensation/assistance include the tenants who are listed and identified on the Tenant Information Form that was submitted to the City. In cases where an eligible tenant moves out prior to receiving a notice to end tenancy from the landlord, they shall still be entitled to full financial compensation as outlined below.
3. Rental compensation to be a lump sum payment based on the latest available CMHC average rent for the City of New Westminster (as identified in the CMHC Annual Rental Market Survey, adjusted annually) at the time that a notice to end tenancy from either the tenant or the landlord is issued, and as identified in the table below:

CMHC Average Rent *	Length of Tenancy
• Bachelor: \$1,248	• Up to 5 years: 3 months' rent
• 1 bdrm: \$1,338	• 5 to 9 years: 4 months' rent
• 2 bdrm: \$1,770	• 10 to 19 years: 5 months' rent
• 3+ bdrm: \$2,515	• 20+ years: 6 months' rent

\* CMHC average rent data as of October 2022 for reference only. Calculations for rental compensation to be based on the latest CMHC Rental Market Survey.

4. Compensation for moving expenses to be provided at the following flat rate to tenants based on unit type:

Unit Type	Rate *
Bachelor and 1 bdrm	\$750
2 bdrm	\$1,000
3+ bdrm	\$1,250

\* Rates reflecting those in City of Victoria's Tenant Assistance Policy (January 2023)

5. Financial compensation for rent and moving expenses shall be provided to tenants within seven (7) days of the date that a notice to end tenancy from either the tenant or the landlord is issued. If a tenant moves out prior to approval of the rezoning application, financial compensation is to be provided to the tenant by the applicant immediately following adoption of the rezoning bylaw.
6. Relocation assistance to be provided by an experienced Tenant Relocation Coordinator (Sommerville Community Relations). The following to be provided to tenants to assist in their successful relocation:
  - a. Providing tenants with links to various websites (e.g. Craigslist, Facebook, and other means) for finding new units;

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- b. Meeting one-on-one either in person, by telephone, or virtually with all tenants and documenting the type of assistance they require and if there are any specific housing needs (e.g. require an accessible unit, have pets, etc.);
  - c. If tenants agree to receiving assistance, providing at least three units of similar type (number of bedrooms) in their city/neighbourhood of choice that are comparable/appropriate (i.e. at a rent that does not exceed the most recent median rent for that unit type for the City of New Westminster as annually published by CMHC).
7. Prior to Building Permit issuance, the applicant shall provide to the City a security equal to 125% of the total tenant assistance compensation amount. The security will be released when the Final Tenant Assistance Report has been reviewed and approved by Planning Division staff.
8. Within one month following the effective date of the four months' notice to end tenancy, the applicant shall provide a Final Tenant Assistance Report indicating that all of the commitments within the Tenant Assistance Plan have been satisfactorily met, including:
- a. Notice of at least four months provided (notice issued after all required permits and approvals, including Building and Demolition Permits, have been issued by the City, per the *Residential Tenancy Act*);
  - b. Financial compensation for rent and moving expenses provided to tenants per Tenant Assistance Strategy Principles (Items #3 to #5 above);
  - c. Evidence that tenants have been satisfactorily assisted by the applicant (or the agency acting on behalf of the applicant) in locating comparable/appropriate housing.

A sample *Record of Assistance* template is attached. The applicant is to provide sufficient evidence, to staff's satisfaction, that all of the above commitments have been met.

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## Record of Assistance

Unit #	Tenant name	Total rental compensation paid (\$)	Moving expense compensation paid (\$)	Other assistance provided	# of housing options provided	Move-out date	Unit type, rent & location of new unit

Please note that staff, with the consent of the tenant, may contact the tenant to verify the above information and for feedback on the process.

### Acknowledgement

I, [*name of person*], representing [*name of company*], acknowledge truthfully preparing this list.

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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## Commercial Tenant Strategy Summarized

### Project Overview:

DiNicola Enterprises Ltd purchased 909, 911/913 and 915 Twelfth Street on July 17, 2017. The intent of the purchase is to rezone the properties, as guided by the City, to a full residential site. This will provide the City of New West a new vibrant look and provide new life into Upper Twelfth Street area. This new development will provide the area with 40 new homes and is consistent with the city OCP for the Upper Twelfth Area. There will be displacement of 4 business's. Below stipulates the offering made to current business. This document is to be read in conjunction with the Commercial Tenant Strategy document date September 22, 2020

### Existing Commercial Business's:

There are 4 existing commercial business located at 909, 911/913 and 915 Twelfth Street.

Offering	No rental increase during tenancy	6 months' rent compensation	Moving Costs	Real Estate Services: Secure a new location
909 12 <sup>th</sup> Street: Kamini Corner Café:	√	√	√	√
911/913 Twelfth Street: K2 Roofing:	√	√	√	√
911/913 Twelfth Street: Tattomb Shop:	√	√	√	√
915 Twelfth Street: Kurumaya Ventures Ltd:	√	√	√	√

√ = offered to the current tenant