

Attachment 2

Summary of the Key Components of the Tenant Relocation Policy (2015)

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<p>Application</p>	<ul style="list-style-type: none"> • Applies where the City has negotiation rights through Rezoning applications and Heritage Revitalization Agreements that involve the demolition of six or more purpose built market rental housing units within a multi-family building, or that involve the anticipated demolition of such units. • Applies on a voluntary basis for Development or Demolition Permits.
<p>Requirements</p>	<ul style="list-style-type: none"> • Where the Policy applies, applicants are required to: <ul style="list-style-type: none"> ○ include a Tenant Assistance Plan as part of the preliminary report on the application to the City’s Land Use and Planning Committee; ○ submit evidence that the Tenant Assistance Plan has been communicated to the tenants prior to the bylaw being forwarded for First and Second Readings; and, ○ demonstrate that the tasks in the Tenant Assistance Plan have been complete satisfactorily prior to receiving a Demolition Permit. • Prior to the issuance of a Demolition Permit for the property to be redeveloped, the applicant must provide a signed letter indicating that all of the commitments within the Tenant Assistance Plan have been satisfactorily met.
<p>The Tennant Assistance Plan</p>	<ul style="list-style-type: none"> • A key component of the Policy to provide enhanced assistance beyond that of the <i>Residential Tenancy Act</i> for tenants displaced from their homes due to redevelopment. • Key pillars of the current Tenant Assistance Plan include: <ul style="list-style-type: none"> ○ written commitment to provide at least four months’ notice prior to eviction; ○ written commitment to provide compensation equal to or greater than the equivalent of three-months’ rent to compensate for moving expenses, utility reconnection fees and other relocation costs; ○ documentation of the on-site applicable units, including the number of units (by bedroom type), rental rates and existing vacancy rates; ○ a strategy for assisting tenants in finding appropriate housing; and, ○ a plan to guide communications between the applicant and the tenants, including notice of all consultation events related to the application.

<p>2023 Interim Tenant Protection Approach</p>	<ul style="list-style-type: none">• In 2023 as part of an Official Community Plan (OCP) amendment and rezoning application review at 909-915 Twelfth Street, staff facilitated an interim tenant protection approach that improved on the 2015 policy by:<ul style="list-style-type: none">○ Applying to all market rental units on site (not just market rental buildings with six or more units);○ Requiring that assistance be provided by a Tenant Relocation Coordinator;○ Defining and requiring flat rate for moving support as \$750 (bachelor & 1 bed), \$1000 (2 bed) and, \$1250 (3+ bed); and,○ Requiring lump sum payments of three to six months' based on length of occupancy and calculated on the basis of CMHC average rents for New Westminster.
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