

Attachment 4

Tenant Policy Comparison of Neighbouring Municipalities and the City's of Vancouver's Broadway Plan

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	Burnaby	Vancouver <i>Broadway Corridor</i> <i>Modeled after Burnaby's</i> <i>Tenant Assistance Policy</i>	Delta	Richmond	Surrey	Coquitlam	New Westminister <i>Tenant Relocation</i> <i>Policy (2015)</i>
Scope	Five or more units	Five or more units	Five or more units	Not Specified	Six or more units	Five or more units	Six or more units
Financial Compensation	<ol style="list-style-type: none"> Lump Sum Applicant Secured Interim Housing Tenant Secured Interim Housing 	<ol style="list-style-type: none"> Lump Sum Applicant Secured Interim Housing Tenant Secured Interim Housing 	Lump Sum - Three months rent	Lump Sum - Three months rent	Lump Sum - Three months rent	Lump Sum - Six months rent	Lump Sum - Three months rent
Moving Compensation	Flat Rate <ul style="list-style-type: none"> \$900 (studio & 1 bed) \$1200 (2 bed) \$1400 (3+ bed) 	Moving fees payments: <ul style="list-style-type: none"> \$750 (studio & 1 bed) \$1000 (2 bed) \$1000 (3+ bed) 	Moving fees payments: <ul style="list-style-type: none"> \$1000 (studio & 1 bed) \$1250 (2 bed) \$1500 (3+ bed) 	Not specified	Not specified	Moving fees payments: <ul style="list-style-type: none"> \$750 (studio & 1 bed) \$1000 (2 bed) \$1000 (3+ bed) 	Not specified.
Replacing Unit	Yes, right of first refusal to unit with same number of bedrooms & same rent as previous unit + RTA-allowable increases.	Yes, right of first refusal to unit with rent that is lower of rent at the time of the rezoning application or 20% below CMHC average market rents for Vancouver.	Yes, right of first refusal to unit with rent offered at 20% discount below average market rental rates, or where there is a market strata component, tenants offered a minimum 5% discount on the sale price.	Yes, right of first refusal to unit with rent offered at 10% below the City of Richmond's Low-End Market Rental (LEMR) rates, or where there is a market strata component, tenants offered a minimum 5% discount on the sale price.	Yes, right of first refusal to unit with the maximum price for a unit at 10% below the CMHC average rent for a given unit size in Surrey.	Yes, right of first refusal to unit where tenants can rent at market rates. If a project makes use of incentives for below or non-market units, they are offered to previous tenants who meet the income eligibility requirements.	Not included in the current policy. Intent captured through the draft Rental Replacement Policy.

Source: BC Tenant Policy Atlas