



Commercial Tenant Assistance Policy

Arts, Culture & Economic Development Advisory Committee

June 12, 2025



NEW WESTMINSTER

Retail Strategy Recommendation

Develop Commercial Tenant Assistance policy applicable at the time of rezoning to support businesses during redevelopment and rezoning scenarios.



Commercial Tenant Assistance Policy & Resources

Current Work

- Drafting information resources for commercial tenant assistance, a la Vancouver
 - *Commercial tenant basics*: commercial tenancy, legal and regulatory protections
 - *Lease negotiation*: overview of commercial leases, common clauses and terms
 - *Relocation*: Relocation options, timing, and steps, finding a new space, change of use and other regulatory requirements, renovating new space and permits
 - *Redevelopment and zoning*: development review process and timeline
 - *City processes*: business licences, permits, renovations and inspections
 - Translation of the guide
- Exploring North American standards for supporting tenant relocation resulting from redevelopment
- Consolidation of existing CNW business resources to create efficiency in delivering information



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Next Steps

- Refining commercial tenant resource guide
- Consideration of commercial tenant redevelopment policy that outlines developer expectations
 - Provide a proposed commercial tenant relocation package
 - How are they communicating with tenants regarding the redevelopment
 - How are they exploring options for retaining existing tenants, especially those with long-term leases and strong community ties
 - offering first right of refusal to existing tenants?
 - supporting with real estate services to relocate business within New West
 - Other ?
- Continuation of business basics education webinars via partnership with Chamber
- Exploration of affordable lease space amenity where redevelopment scenarios would permit

