
Public Hearing of September 10, 2019

MEMORANDUM

September 10, 2019

TO: Mayor and Council

CC: Sadhu Johnston, City Manager
Paul Mochrie, Deputy City Manager
Katrina Leckovic, City Clerk
Lynda Graves, Administration Services Manager, City Manager's Office
Rena Kendall-Craden, Communications Director
Anita Zaenker, Chief of Staff, Mayor's Office
Neil Monckton, Chief of Staff, Mayor's Office
Alvin Singh, Community Relations Director, Mayor's Office

FROM: Gil Kelley, General Manager – Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 8636-8656 Oak Street – Updates to Appendix C (Summary of Tenant Relocation Plan Terms)

On April 23, 2019 Council referred the above-mentioned rezoning application to a Public Hearing. Prior to the May 14, 2019 Public Hearing, the application was withdrawn from the agenda. On June 11, 2019, Council approved the recommendations of the Administrative Report: *Actions to Increase Renter Protection and Amendments to the Tenant Relocation and Protection Policy* (the "TRP Policy"). The amended TRP Policy requires increased protection, assistance, and compensation for existing tenants who are displaced by redevelopment.

Following the approval of this amended TRP Policy, the rezoning application for 8636-8656 Oak Street is required to meet current policy. The applicant has since worked with staff to update their draft *Tenant Relocation Plan (the "TRP")* to meet the new policy requirements and undertaken additional outreach to tenants (see table 1), including a notification letter delivered on June 21, 2019 outlining the new TRP Policy, and the applicants enhanced TRP offering to tenants.

The table attached in revised Appendix C describes for Council the new TRP policy requirements, the applicant's original TRP offering from February 2019, and their updated offering as of August 2019. The changes to the applicant's updated TRP offering are underlined to highlight changes from February 2019 to present. This application is now meeting – and in some cases exceeding – the new policy minimum requirements.

There are no changes to the rezoning application. Appendix C is provided to Council for information only and no further action is required of Council.

Table 1: Communications between Applicant and Tenants at 8636 – 8656 Oak St.

Communication	Date	Staff Notes
Tenant Meeting #1	December 6th, 2017	Approx. 20-25 tenants attended. Staff in attendance.
Pre App Open House	December 13th, 2017	Approx. 12 people attended. Staff in attendance.
Rezoning Application Submitted	April 26th, 2018	
Open House	June 11th, 2018	Approx. 14 people attended. This is an applicant -led open house. Staff in attendance.
Tenant Need Assessment Survey #1	March 5th – 11th, 2019	
Tenant Meeting #2	March 13th, 2019	Approx. ~20-25 tenants attended. Staff in attendance.
Applicant letter to tenants RE: Changes to TRP policy. Tenant need assessment surveys #2.	June 21st, 2019	Letters were hand delivered to tenants (slipped underneath doors).
Applicant letter to tenants RE: public hearing dates, how to register to speak at Council, final update about TRP offering	September 4th, 2019	Staff have advised the applicant to deliver letters by registered mail.



Gil Kelley, FAICP
 General Manager, Planning, Urban Design and Sustainability
 604.873.7456 | gil.kelley@vancouver.ca

**8636-8656 Oak Street
SUMMARY OF TENANT RELOCATION PLAN TERMS**

Current Tenant Relocation and Protection Requirements	Applicant Submitted Tenant Relocation Plan – February 2019	Applicant Submitted Tenant Relocation Plan – August 2019
<p>Compensation per unit</p> <ul style="list-style-type: none"> • 4 months’ rent – tenancies up to 5 years • 5 months’ rent – tenancies over 5 years and up to 10 years • 6 months’ rent – tenancies over 10 years and up to 20 years • 12 months’ rent – tenancies over 20 years and up to 30 years • 18 months’ rent – tenancies over 30 years and up to 40 years • 24 months’ rent – tenancies over 40 years <p><i>Compensation may take the form of free rent, a lump sum payment, or a combination of both, and should be issued to the tenant(s) listed in the tenancy agreement.</i></p>	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 2 months’ rent – tenancies up to 5 years ○ 3 months’ rent – tenancies between 5-10 years ○ 4 months’ rent – tenancies over 10 years ○ 6 months’ rent for tenancies over 20 years 	<ul style="list-style-type: none"> • <u>Compensation will be offered to all tenants regardless of their length of tenancy.</u> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ <u>4 months’ rent for tenancies up to 5 years;</u> ○ <u>5 months’ rent for tenancies over 5 years and up to 10 years;</u> ○ <u>6 months’ rent for tenancies over 10 years and up to 20 years;</u> ○ <u>12 months’ rent for tenancies over 20 years and up to 30 years;</u> ○ <u>18 months’ rent for tenancies over 30 years and up to 40 years; and</u> ○ <u>24 months’ rent for tenancies over 40 years</u> • <u>The applicant has committed to compensating tenants based on date of initial occupancy through to date of their relocation.</u>
<p>Notification</p> <p>A minimum of four months’ notice to end tenancy must be provided only after all permits are issued (e.g. all development, building, and demolition permits).</p> <p><i>A longer timeframe may be offered.</i></p>	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months’ notice to end tenancy after all permits are issued (e.g. all development, building, and demolition permits in place). 	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months’ notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).

<p>Moving Expenses</p> <p>The applicant should: a) hire an insured moving company, with all arrangements and costs covered; and/or b) provide a flat rate of \$750 for a bachelor or 1-bed unit, and \$1,000 for a 2- or more bed unit.</p> <p><i>The applicant may choose whether to offer one or both options to eligible tenants.</i></p>	<ul style="list-style-type: none"> • A flat rate of \$950 for studio and 1 bedroom units and \$1200 for 2 bedroom units will be provided at a minimum to all eligible tenants. 	<ul style="list-style-type: none"> • A flat rate of \$950 for studio and 1 bedroom units and \$1,200 for 2 bedroom units will be provided at a minimum to all eligible tenants. <p>Staff Note: <u>The applicant exceeds minimum policy requirements with their offering.</u></p>
<p>Assistance in Finding Alternate Accommodation</p> <p>Three relocation options that best meet the tenant's identified priorities as detailed in the Tenant Needs Survey and additional one-on-one conversations should be provided when requested. Where possible, options should be tailored to the tenant (e.g. pet friendly, smoke-free, etc.).</p> <p><i>For low income tenants or those facing other barriers to appropriate housing, please see below.</i></p>	<ul style="list-style-type: none"> • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver. • All options must rent for no more than CMHC average rents for the area unless otherwise agreed to with the tenant. 	<ul style="list-style-type: none"> • The applicant has hired a tenant relocation consultant to assist existing tenants with finding alternate accommodation. • <u>Applicant has distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants facing barriers to housing.</u> • <u>The applicant has committed to conducting and collecting surveys throughout the development and relocation process.</u> • <u>Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that meet the tenants identified housing priorities.</u>
<p>Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing</p> <p>Additional support must be provided to low income tenants or tenants facing other barriers to appropriate housing. This may include:</p> <ul style="list-style-type: none"> • Assistance in securing an affordable housing option (applicant will 	<ul style="list-style-type: none"> • The applicant has hired a tenant relocation consultant to assist existing tenants with finding alternate accommodation. • The applicant will: assess all tenants for rent subsidy; contact non-profit social housing operators to identify any unit availability within their portfolio; and assist in adding qualified tenants to the BC Housing registry. 	<ul style="list-style-type: none"> • The applicant will: assess all tenants for rent subsidy; contact non-profit social housing operators to identify any unit availability within their portfolio; and assist in adding qualified tenants to the BC Housing registry. • <u>For low income tenants and tenants facing other barriers to appropriate housing*, the applicant will assist these tenants in securing an affordable housing option (e.g. another unit in applicant's portfolio, non-market unit, interim measure until a permanent option is secured,</u>

<p>be required to provide proof that an affordable housing option has been secured)</p> <ul style="list-style-type: none"> • Assistance in securing an accessible unit or other appropriate unit type(e.g. supportive housing, assisted living facility) • Additional supports such as a stipend to offset relocation difficulties, and/or pay for costs or supports related to relocation (e.g. unit modifications, packing, translation services etc.) up to \$2,500 		<p><u>etc.) and provide proof the housing has been secured (e.g. tenancy agreement).</u></p> <ul style="list-style-type: none"> • <u>The applicant continues to identify tenants facing barriers to housing (e.g. low income, seniors) through their outreach efforts and has committed to accommodating and supporting these tenants throughout the relocation process.</u> <p>Staff Note: <u>Low income households are defined as:</u></p> <ul style="list-style-type: none"> • <u>Households including singles, couples, and roommates without dependents with (e.g. children under 19, adult children with a disability or senior parent) a gross (before tax) annual income of \$30,000 or less;</u> • <u>Households including singles, couples, and roommates with one or more dependents (e.g. children under 19, adult children with a disability or senior parent) with a gross (before tax) annual income of \$50,000 or less</u>
<p>First Right of Refusal</p> <p>(Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)</p> <p><i>Right of First Refusal only applies to projects where one for one replacement is required under the Rental Housing Stock ODP or if the project is proposing new market rental. For social housing projects, tenants should be offered Right of First Refusal provided they meet eligibility requirements</i></p>	<ul style="list-style-type: none"> • Tenants who are eligible under this relocation plan will be offered the first right of refusal to return to a market unit at a 30% discount off starting market rents. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act. 	<ul style="list-style-type: none"> • Tenants who are eligible under this relocation plan will be offered the first right of refusal to return to a market unit at a 30% discount off starting market rents. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act. • Applicant Note: <u>31 tenants have expressed an interest in returning to the new building. Many of the interested tenants have been residents in the building for a number of years and have established quality relationships with the owner (applicant). We are hopeful that those interested will return.</u>

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