
Public Hearing of September 12, 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: 1535-1557 Grant Street – Draft Tenant Relocation Plan

On July 23, 2019 Council referred the above-mentioned rezoning application to a Public Hearing. On June 11, 2019, Council approved amendments to the *Tenant Relocation and Protection Policy* (TRP). The amended TRP Policy requires increased protection, assistance, and compensation for existing tenants who are displaced by redevelopment. The policy coverage also extends to secondary rental stock, in addition to purpose built rental stock.

During the roll-out of the amended TRP Policy, to allow applicants enough time to establish terms of their TRP and convey this information to existing tenants, projects with existing secondary rental units are required to provide a TRP as part of the Development Permit application, not as part of the rezoning.

The subject application includes sites with existing secondary rental units and is therefore required to provide a TRP as part of the Development Permit application should Council approve the rezoning.

The applicant elected to work with staff and existing tenants in anticipation of Council amending the TRP Policy. Since the referral, a draft TRP has been successfully established by the applicant and reviewed by staff. The draft TRP is attached to this memo for Council information, which shows that the application meets the new requirements and, in two instances, exceeds the minimum requirements (i.e. increasing moving expenses from \$1,000 to \$1,500 for the two eligible tenants and extending First Right of Refusal to include all seven existing tenants with the two eligible tenants receiving 20% discount off the starting rent).

There are no changes to the rezoning application. No further action is required of Council.

A handwritten signature in black ink, consisting of a large, loopy initial 'G' followed by a long horizontal stroke.

Gil Kelley, FAICP
General Manager, Planning, Urban Design and Sustainability
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**1535-1557 Grant Street
DRAFT TENANT RELOCATION PLAN**

| Current Tenant Relocation and Protection Requirements | Tenant Relocation Plan Offer |
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| <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"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years |
| <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 is required (e.g. all development, building, and demolition permits in place). |

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| <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 \$1,500 will be provided at a minimum to all eligible tenants. Staff Note: The applicant exceeds minimum policy requirements with their offering. |
| <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 distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that meet the tenants identified housing priorities |
| <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</p> | <ul style="list-style-type: none"> • The applicant is partnering with a property manager to assist existing tenants with finding alternate accommodation. • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option. |

tenants facing other barriers to appropriate housing. This may include:

- Assistance in securing an affordable housing option (applicant will be required to provide proof that an affordable housing option has been secured)
- 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

First Right of Refusal

(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)

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

- The applicant has committed to offering all current tenants who are named on leases, regardless of their TRP eligibility, the first right of refusal in a similar unit in the new project once completed.
- The applicant will only offer the First Right of Refusal at a 20% discount off starting rents in similar units in the new development once completed to eligible TRP units (2 units). Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.
