

Public Hearing - April 17, 2025
CD-1 Rezoning: 461-479 East
16th Avenue
Presenter: Tim Ly

Why Did I Get This Letter?

The properties at 461 - 475 E 16th Ave are being considered for redevelopment by the current owner, Fabric Living Developments.

The redevelopment plan that is being proposed will require existing rental units to eventually be vacated. **Please know that no official Notice to End Tenancy based on the redevelopment of this site will be issued unless the project is approved and all permits are in place.**

As per the City of Vancouver's Tenant Relocation and Protection Policy, amended June 11th 2019, the policy on the "secondary" rental stock does not apply to instances where tenancies with a length of two years or less as of the date of submission of the rezoning application where rezoning is required.

As your tenancy was less than 2 years at the date of the rezoning application you **are not** eligible for relocation benefits under the Tenant Relocation and Protection Policy or tenant protection policies contained in the Broadway Plan.

Excerpts from a letter addressed to tenants of 461–475 E 15th Avenue, from Fabric Living Developments, dated January 8, 2025.

Am I Being Misled?

- Fabric says they're the owner—but I don't think the sale has gone through
 - **Why would they tell me they're the owners if they're not?**
- They told me I'm not protected under tenant relocation rules
 - **I don't understand why they would say this if it's not true**