

# Tenant Relocation Plan

1485 Fir Street

Nov 2021

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1062822 BC Ltd. is the owner of 1485 Fir Street, White Rock. We are planning on the demolition and redevelopment of this property to an 80-unit fully-market rental building. This Tenant Relocation Plan has been prepared to assist tenants through the redevelopment process.

## 1.1 Occupancy Report:

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The Occupancy Report provides a list of those occupying units within the existing Whitebirch Apartment at the time of formalizing this Plan. The list has been provided to the City of White Rock separately so as to maintain the confidentiality of tenants. Note that the list will be used in determining the amount of compensation to be paid to each tenant, as outlined in the City of White Rock's Tenant Relocation Policy No. 514. A copy of this Policy is attached for reference.

## 1.2 Vulnerable Tenants Approach:

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We are committed to providing additional assistance to tenants who have specific needs (e.g. seniors, persons with disabilities, tenants with low income, those with mental health issues, etc.). Vulnerable tenants that require additional assistance are requested to contact the Tenant Relocation Coordinator to arrange specific support (see additional details in Section 1.4 below).

BC Housing is a non-profit agency which provides financial supports, and quality housing, to those living throughout the Province. The agency offers assistance as it relates to addiction recover, assisted living, independent (seniors) living, seniors supportive housing, and supportive housing to single adults, seniors and persons with disabilities. To learn more about supports made available by BC Housing please visit: <https://www.bchousing.org/housing-assistance/housing-with-support> or call 604-433-2218.

The Fraser Health Authority also provides additional support for vulnerable tenants. You can contact Fraser Health Home Health Services at: 1-855-412-2121 for more information regarding the services they provide.

Baptist Housing (Seniors Living) offers several assisted living and long-term care centres in the Lower Mainland. The local Evergreen Care centre (1550 Oxford Street, White Rock) offers long-term care beds for people with significant physical or cognitive impairment. Access to these beds requires an assessment and referral through Fraser Health Home Health Services. The Evergreen Care campus also includes assisted living apartments for semi-independent seniors. For a direct contact to Baptist Housing Senior Living, please contact Caryn LaRose at: [c.larose@evergreen-home.com](mailto:c.larose@evergreen-home.com).

### **1.3. Tenant Communication Strategy:**

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There is a billboard in the common area of the building to provide notification of the development application process and timeline. We have also set up a dedicated email address account for tenants to communicate with us during this process. The email address is: [1485firststreet@gmail.com](mailto:1485firststreet@gmail.com).

We will also communicate key steps to every tenant directly, and will provide each individual tenant notice of public hearings and other key events.

#### **(a) Notice of Application Submission:**

Notice of a development application has been prepared and provided to existing tenants along with a copy of the City's Tenant Relocation Policy (No. 514). All new tenancies beginning after the application submission will also be provided with a copy of the Tenant Relocation Policy and made aware of the development.

#### **(b) Formal Notice:**

A minimum of four months formal notice of intention to end a tenancy will be provided to residents upon issuance of demolition permit.

#### City Contact:

The current development application is subject to a zoning bylaw amendment and a major development permit. The rezoning application received 3<sup>rd</sup> Reading (preliminary approval) on July 12, 2021. Final approval of the application requires that the Owner / Developer enter into a Housing Agreement Bylaw with the City. This Bylaw will help ensure your rights as tenants are upheld. For more information regarding this project please contact City of White Rock, Planning and Development Services, at 604-541-2136 or email [planning@whiterockcity.ca](mailto:planning@whiterockcity.ca).

### **1.4 Tenant Relocation Coordinator:**

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We have designated Ian Middleton as our dedicated Tenant Relocation Coordinator to facilitate direct communication with tenants and provide ongoing assistance on securing suitable replacement accommodations per the provisions identified in Section 1.6 of this Plan.

The Coordinator is funded by the applicant and has regular hours (Mon to Fri. 9:00am to 5:00pm) and contact information where they are available to tenants.

Ian Middleton: (Mobile) 778-956-7653, (Email) [1485firststreet@gmail.com](mailto:1485firststreet@gmail.com)

## 1.5 Tenant Compensation:

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### (a) Financial Compensation

Financial compensation will be provided based on length of tenancy and can be in the form of free rent, a lump sum payment, or a combination of the two. Compensation will be paid out no later than termination of tenancy. Compensation will be as follows:

<b>Length of Tenancy (in Years):</b>	<b>Required Compensation:</b>
Less than 1 year	4 months rent
1 year	6 months rent
2 years	8 months rent
3 years	10 months rent
4 years	12 months rent
5 years	14 months rent
6 years	16 months rent
7 years	18 months rent
8 years	20 months rent
9 years	22 months rent
10 years	24 months rent
11 years	25 months rent
12 years	26 months rent
13 years	27 months rent
14 years	28 months rent
15 years	29 months rent
16 years	30 months rent
17 years	31 months rent
18 years	32 months rent
19 years	33 months rent
20 years	34 months rent
21 years	35 months rent
22 years	36 months rent
23 years	37 months rent
24 years	38 months rent
25 years	39 months rent
26 years	40 months rent
27 years	41 months rent
28 years	42 months rent
29 years	43 months rent
30 or more years	44 months rent

**(b) Tenant moving expenses:**

We will designate a professional moving company to assist tenants with the moving process, given they are moving within the Lower Mainland. For tenants moving outside of the Lower Mainland, we will provide the necessary assistance in coordinating the moving process and the financial equivalent as those moving within the Lower Mainland area. We will arrange and pay for moving services directly with the moving company. Tenants who prefer to make their own moving arrangements can opt to receive moving expenses of \$750 for a one-bedroom or \$1,000 for a two-bedroom unit.

**1.6 Relocation Assistance:**

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Our relocation coordinator will provide assistance in finding alternate accommodations for displaced tenants as follows:

- (a) Assistance in identifying a minimum of three (3) comparable alternate accommodations, two of which will be located in the City of White Rock or within five (5) kilometres of the City of White Rock's boundary, and one of which must be a purpose-built rental unit;
- (b) Maximum rents for alternate accommodations should not exceed the CMHC rent average for the area unless agreed to by the tenant;
- (c) If the current rent is above the CMHC average rent for the area, then alternate accommodations identified should not exceed the current rental rate; and
- (d) Alternate accommodation options identified will meet the needs of the tenant (e.g. accessible units, pet friendly, family friendly housing, etc.).

**1.7 Right of First Refusal:**

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We will provide displaced tenants with the first right of refusal to rent a unit in the new development at a discounted market rate for a similar unit for a period of one (1) year, after which rents may increase in accordance with the Residential Tenancy Act. The discounted rate for returning tenants is as follows:

<b>Length of Tenancy (in Years):</b>	<b>% Below Market Rent:</b>
Less than 1 year	20%
1 year	21%
2 years	22%
3 years	23%
4 years	24%
5 years	25%
6 years	26%
7 years	27%
8 years	28%
9 years	29%
10 or more years	30%