



March 28, 2022

To: All Residential Tenants Residing at Pyramid Apartments – 5360 -204th Street:

Whitetail Homes Ltd. recently purchased the property where you are a tenant. The reason why we are writing you today is to inform you that we have submitted a redevelopment application to the City of Langley Development Services Department (City Hall), for the purpose of demolishing the existing building and redeveloping the property. Our redevelopment proposal consists of a Rezoning Amendment Bylaw application, a Land Use Contract Discharge Bylaw application and a Development Permit application.

If this development proposal is approved by Langley City Council, the new development will consist of two buildings with an approximate total of 372 apartment units, of which 312 units will be strata title condominium suites for sale and 60 market rental units. We anticipate commencing construction in the spring of 2024.

We will be mailing you updates in the upcoming weeks and months to ensure you are kept well informed on the status of our application, the timing of this development application being presented to Council and the Public Hearing on this application, and the impact it will have on your residency.

According to the new City of Langley Official Community Plan (OCP) Bylaw 2021, No. 3200, the City of Langley requires developers to undertake the following when proposing to redevelop an existing rental building:

1.18. Tenant Relocation Plans

Require development permits for redevelopment or major renovations resulting in permanent relocation of tenants in existing residential rental units to provide a Tenant Relocation Plan. At a minimum, and along with Council Policy regarding tenant relocation, the Tenant Relocation Plan must include the following components:

1.18.1. Early communication with tenants;

1.18.2. Designating a relocation coordinator;

1.18.3. Financial compensation provided based on length of tenancy and Residential Tenancy Act;

1.18.4. Arrangement, at the choice of the applicant, for an insured moving company or a flat rate payout for moving expenses;

1.18.5. Assistance finding new accommodations and relocation; and,

1.18.6. Existing tenants shall be provided Right of First Refusal to move back into the new building or at the new non-market rents in circumstances when the replacement unit is social housing.

In closing, Whitetail Homes Ltd. will be providing relocation assistance based on Council Policy C0-81, and is committed to providing enhanced communication with you regarding this

redevelopment proposal. Whitetail Homes Ltd. has designated Ryan Young, REMI Realty Inc. as our designated relocation coordinator. Mr. Young can be contacted by telephone at: **604-530-9944** or email at: ryoung@remirealty.ca during regular business hours if you have any questions or require assistance. You could also visit our website at www.whitetailhomes.ca for additional information.

Sincerely,

Luc Gosselin, CEO, Whitetail Homes Ltd.



Whitetail Homes Ltd. Proposed Residential Tenant Relocation Plan- Pyramid Apartments

The following Tenant Relocation Plan is part of Whitetail Homes Ltd. development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the *Residential Tenancy Act*.

Occupancy Report:

Documentation on the existing rental building is provided to the City that includes the following of information:

- Number of units (occupied/not occupied);
- Unit types and sizes;
- Rental rates for each unit;
- Vacancy rate for the past year (2020);
- Type of tenancy (lease, month to month);
- Length of tenancy for each unit; and
- Demographic profiles (mobility/accessibility issues, seniors, etc.)

The documentation of existing tenancies in the Occupancy Report helps inform tenant eligibility for assistance. Tenancies active when the Occupancy Report is accepted by the City are eligible for some compensation, and relocation/moving assistance. Tenants that move in after the date of the Eviction Notice, when the demolition permit is approved, do not qualify for assistance or compensation.

Vulnerable Tenants:

Whitetail Homes Ltd. is committed to providing additional support for vulnerable tenants. This will be assessed on an individual basis as part of the Occupancy Report.

Vulnerable tenants are defined as those:

- with disabilities that have a recognized disability pension or are considered disabled for income tax purposes, and/or seniors aged 55 or older, as per BC Housing definitions;
- who qualify for deep subsidy and Rent Geared to Income (RGI) units, according to BC Housing eligibility criteria; and

- who are currently paying monthly rent that is equivalent to or less than average month rents for RGI units in the City.
- Additional relocation assistance for vulnerable tenants requires the TRC to:
 - i. identify non-market, subsidized units as options for vulnerable tenants;
 - ii. identify accessible unit options, including those that are also non-market, subsidized options, as required;
 - iii. work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;
 - iv. assist vulnerable tenants in making arrangements to apply for, visit/view (including transportation costs) and acquire these units, including communicating with property managers on tenants' behalf to find units;
 - v. assist with packing (manual assistance at no charge by movers working on behalf of the developer, or additional funding for movers); and
 - vi. assist vulnerable tenants in applying for rent supplements, as required;

The following financial compensation shall be provided to vulnerable tenants (this supersedes financial compensation identified under the 'Compensation' heading below):

- vi. if a vulnerable tenant is relocated to a non-market, subsidized unit: 4 months rent for tenants with tenancies up to 15 years, 5 months rent for 16-20 years and 6 months rent for over 20 years; and
- vii. if a vulnerable tenant is relocated to a rental unit that is not a non-market, subsidized unit: 6 months rent, regardless of tenancy length.

If the Occupancy Report indicates there are tenants that do not have disabilities and/or are not seniors, but they qualify for RGI rents or rent supplements, the TRC is to provide additional assistance in finding suitable accommodations for these tenants and helping them apply for rent supplements, as required and upon request.

Tenant Communication Strategy:

The following Tenant Communication Strategy outlines how Whitetail Homes Ltd. are proactively engaged in notifying tenants of the development application process and timeline, opportunities for input, where to direct enquires, and any applicable tenant resources.

Whitetail Homes Ltd. can advise tenants that we have officially submitted our development applications to the City of Langley on March 7, 2022 to Amend the Zoning Bylaw, Discharge a Land Use Contract, apply for a Development Permit. The timeline to process these applications is approximately 6-12 months. Affected tenants will be informed in a timely manner throughout the development application process and formal notice shall be provided as follows:

a. **Notice of Application Submission:**

Notice of a development application submission shall be given to existing tenants within 31 days of application receipt by the City of Langley. The Notice shall include a date of the first Tenant Information Meeting, copy of the Tenant Relocation Plan, Tenant Assistance Package, and the applicable sections of the Residential Tenancy Act. All new tenancies beginning after the application submission must also be provided with a copy of the Tenant Relocation Plan and Tenant Assistance Plan and made aware of the development application.

Timely process updates shall be provided to the tenants by Whitetail Homes Ltd., including notice of applicable Tenant Information Meetings, City Council meetings, Public Hearing and methods for providing input to City staff and Council.

b. **Formal Notice:**

Upon issuance of a Demolition Permit, which cannot be issued until the development application is approved by City Council, a minimum of four months formal notice to end tenancy for demolition of a rental unit shall be given to residents upon issuance of a Development Permit.

c. **Whitetail Homes Contact Information & Website**

Office: Unit #104-3550 Mt. Lehman Road, Abbotsford, BC, V4X 2M9,

Telephone: 604-864-0714

Website: www.whitetailhomes.ca

A dedicated link for 5360-204th Street within our website lists the Tenant Relocation Plan, Tenant Assistance Plan, Upcoming Tenant Information Meeting dates, City Council Meeting Dates, Financial Compensation to Tenants, Moving Expenses, etc. will be posted in the Pyramid Apartment building lobby.

Tenant Relocation Coordinator:

Whitetail Homes Ltd. has appointed Ryan Young as the Tenant Relocation Coordinator as part of the Tenant Relocation Plan to facilitate direct communication with tenants and provide ongoing support and assistance on securing suitable replacement accommodations in accordance with the provisions outlined in the Tenant Relocation Plan. The Coordinator will be funded by Whitetail Homes Ltd. and have regular hours and contact information for when he will available to tenants.

Office: REMI Realty Inc. Unit 202, 8047-199 Street, Langley, BC V2Y 0E2
Business Hours: 9:00am-5:00pm (Monday-Friday, except statutory holiday)
Telephone: 604-530-9944
Website: ryoung@remirealty.ca

Compensation:

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

Length of Tenancy	Compensation Provided
Up to 5 years tenancy:	2 months rent
6 to 10 years tenancy:	3 months rent
11 to 15 years tenancy:	4 months rent
16 to 20 years tenancy:	5 months rent
Over 20 years tenancy:	6 months rent

Moving Expenses:

- b. Whitetail Homes Ltd. shall pay \$750.00 one-bedroom units, \$1,000.00 for two-bedroom units and \$1,250 for three-bedroom units for an insured moving company to relocate existing tenants into new accommodation, or provide an equivalent flat rate payout.

Relocation Assistance:

Whitetail Homes Ltd. through the Tenant Relocation Coordinator, shall provide assistance in finding alternative accommodations for displaced tenants as follows:

- c. Assistance in identifying a minimum of three comparable alternate accommodations which must be located in the City of Langley and/or Township of Langley, and/or City of Surrey, and one of which must be a purpose- built rental unit;

- d. Upon tenant request, identifying suitable accommodations in municipalities other than those identified above;
- e. Upon tenant request, assisting tenants to secure a new unit through contacting property managers on behalf of tenants, arranging viewing opportunities and providing references, and assist tenants with applications for rent supplements;
- f. Maximum rents for alternate accommodations must be within 10% of CMHC rent average for the area; and
- g. Alternate accommodation options must meet the needs of the tenant (e.g., accessible units, family friendly and/or pet friendly, etc.)

First Right of Refusal:

Whitetail Homes Ltd. are proposing a development with strata titled ownership tenure and market rental units within the subject property. All displaced tenants will be provided with a special 5% discount off the strata unit purchase price to qualified buyers purchasing a new unit in this development, or another Whitetail Homes development project. For tenants returning as renters, these tenants will be offered equivalent units with a rent set at 10% below market rental rates.

Tenant Assistance Package:

Whitetail Homes Ltd. shall provide The Tenant Assistance Package designed for use by tenants to clearly communicate our commitment to actively engaging tenants in the development process as outlined in the Tenant Relocation Plan.

The Tenant Assistance Package shall include the following:

- Timeline and overview of the development application process;
- Development Application was submitted to Langley City staff on March 7, 2022 and reviewed by staff;
- A commitment by Whitetail Homes to provide advanced notifications and updates to tenants on upcoming Tenant Information Meetings, Council Meetings, Public Hearing relating to the application;
- Contact information of the dedicated Tenant Relocation Coordinator;
- Methods for advising City staff and City Council of concerns;
- Financial compensation provided by Whitetail Homes Ltd., including First Right of Refusal;
- Method of requesting additional support by vulnerable tenants;
- Current copy of the British Columbia Residential Tenancy Act;
- A copy of the City of Langley's Tenant Relocation Policy in the Official Community Plan;
- A copy of City of Langley Policy CO-81;
- Copies of applicable Tenant Resources (BC Tenant Resource and Advisory Centre-TRAC, etc.)

Whitetail Homes Ltd. shall provide copies of all written correspondence and confirmation that the Tenant Assistance Package has been provided to tenants, and City staff, prior to staff bringing forward a report to Council for consideration of the development application.

Final Tenant Relocation Report:

The Final Tenant Relocation Report shall be submitted to City staff prior to dis-connection of services for the property. The Final Tenant Relocation Report shall provide details for each displaced tenant on the following:

- An update to the outcome on the relocation of displaced tenants, including evidence that tenants have been satisfactorily assisted by Whitetail Homes Ltd. in locating alternate accommodations;
- The amount of compensation given to each tenant including monetary compensation, free rent, cost of moving, and any additional assistance or services that were provided to the tenants.