



September 21, 2021

To: All Residential Tenants Residing at 20785 Fraser Highway:

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 an Official Community Plan (OCP) 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 be a mixed -use project consisting of a 6 storey, 200 suite condominium, and 8,000 square feet of ground-level commercial space commencing construction in the summer of 2022.

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, which is planned to take effect in November 2021, 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 for tenants as required by the new OCP and the Provincial Residential Tenancy Act, and is committed to providing enhanced communication with you regarding this redevelopment proposal. Whitetail Homes Ltd. has

designated Gerald Minchuk, Manager of Development, for Whitetail Homes as our designated relocation coordinator. Mr. Minchuk can be contacted by telephone at: **778-957-2254** or email at: **gerald@whitetailhomes.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.