

Tenant Assistance Package

City of Langley Development Application Process and Anticipated Timeline (subject to change)

Whitetail Homes is committed to provide advance notifications and updates to tenants on upcoming Tenant Information Meetings with at least two weeks notice, City Council Meetings, Public Hearing date relating to the application as follows:

- Development Application Submitted to Langley City Staff on March 7, 2022
- Development Application Staff Comments Received on March 30st
- Letter of Introduction to Residential Tenants – March 28, 2022, including;
Date of First Tenant Information Meeting (Prior to ADP and Prior to Public Hearing);
Copy of Tenant Relocation Plan, Tenant Assistance Plan, City of Langley OCP Policy, Copy of Policy CO-81 regarding Tenant Relocation Plan components.

- Public Information Meeting- April ?, 2022
- Advisory Design Panel – May 11, 2022
- First and Second Reading - May 30, 2022
- Second Tenant Information Meeting ?
- Public Hearing – June 13, 2022
- Third Reading – June 27, 2022
- Third Tenant Information Meeting (Following Third Reading): July ?, 2022
- Bylaw Adoption/D.P. Approval – Subject to Executed Development Servicing Agreement
- Conditional Demolition Permit after Bylaw Adoption
- Fourth Tenant Information Meeting
- Notice to Vacate (4 Month Notice as per RTA)
- Tenants Vacated, Services Disconnected.
- Demolition Proceeds – Spring 2024

Whitetail Homes has also created a website <https://whitetailhomes.ca/tenant-relocation> to further enhance communication with tenants, including methods of contacting staff and City Council of concerns.

**Contact information for Tenant Relocation
Coordinator (TRC): Ryan Young, REMI Realty
Inc., Unit 202, 8047-199 Street, Langley, BC,
V2Y OE2, Telephone at 604-530-9944 or email at:
ryoung@remirealty.ca**

Relocation Assistance:

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

- a. 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;
- b. Upon tenant request, identifying suitable accommodations in municipalities other than those identified above;
- c. 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;

- d. Maximum rents for alternate accommodations must be within 10% of CMHC rent average for the area; and
- e. Alternate accommodation options must meet the needs of the tenant (e.g., accessible units, family friendly and/or pet friendly, etc.)

Financial Compensation provided by Whitetail Homes Ltd. Based upon length of tenancy as follows:

- Up to 5 years tenancy: 4 months notice (as per RTA) plus 2 months rent;
- 6 to 10 years tenancy: 4 months notice (as per RTA) plus 3 months rent;
- 11 to 15 years tenancy: 4 months notice (as per RTA) plus 4 months rent;
- 16 to 20 years tenancy: 4 months notice (as per RTA) plus 5 months rent;
- Over 20 years tenancy: 4 months notice (as per RTA) plus 6 months rent.

Moving Expenses: Whitetail Homes Ltd. shall pay up to \$750.00 for a one-bedroom unit, up to \$1,000.00 for a two-bedroom unit, and \$1,250.00 for a three-bedroom unit, for an insured moving company to relocate existing tenants into alternative

accommodation, or provide an equivalent flat rate payment.

First Right of Refusal: Whitetail Homes Ltd. are proposing both strata titled tenure and rental units on the subject property, and will provide all displaced tenants returning a renters with a rent set at 10% below market rental rate. For tenants returning as purchasers, these tenants will be offered a 5% discount of the strata purchase price to qualified buyers purchasing a new unit in this development, or another Whitetail Homes development project.

Vulnerable Tenants: Whitetail Homes Ltd. is committed to providing additional support for vulnerable tenants in accordance with City Policy CO-81. 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.

The following financial compensation shall be provided to vulnerable tenants (this supersedes financial compensation noted above);

- If a vulnerable tenant is relocated to a non-market, subsidized unit: 4 months rent for tenants with tenancies up to 15 years, 5 month rent for 16-20 years, and 6 months rent for over 20 years; and
- 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.

Additional relocation assistance for vulnerable tenants requires the TRC to:

- identify non-market, subsidized units as options for vulnerable tenants;

- identify accessible unit options, including those that are also non-market, subsidized options, as required;
- work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;
- 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;
- assist with packing (manual assistance at no charge by movers working on behalf of the developer, or additional funding for movers); and
- assist vulnerable tenants in applying for rent supplements, as required;

City of Langley's Tenant Relocation Policy in the Official Community Plan:

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 Designated 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 insured moving company or a flat rate payout for moving expenses;

1.18.5 Assistance finding new accommodation 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.

City of Langley Staff Contact:

Carl Johannsen, Director of Development Services

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Langley City Council:

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Councillor Rosemary Wallace: Cell: 604-346-6487

rwallace@langleycity.ca

Links to applicable Tenant Resources:

Copy of Langley City Council Policy C0-81

https://langleycity.ca/sites/default/files/uploads/Policies/POLICY_-_CO-81_TENANT_RELOCATION_PLANS.pdf

Copy of Residential Tenancy Act:

<https://www.bclaws.gov.bc.ca>

Landlord Notice to End Tenancy:

<https://www2.gov.bc.ca>

Tenant Resource and Advisory Centre (TRAC):

<https://tenants.bc.ca>