



NORTH VANCOUVER
DISTRICT

Multi-family Tenant Assistance

May 3, 2016

Purpose

To seek direction regarding development of a Council policy to assist multi-family tenants displaced by new development

Key Principles for New Policy

- Provide appropriate measures to assist displaced tenants
- Establish clarity for policy implementation
- Seek voluntary compensation for tenants on-site at time of development application
- Limit application to rezoning of purpose built rental building sites
- Provide a degree of flexibility in its implementation to account for the scale of redevelopment proposed

Provincial Protection

The Residential Tenancy Act (RTA) provides:

- 2 months Notice to Vacate
- 1 month free rent
- Requires all permits and approvals to be in place before serving notice
- Permits tenants to leave with 10 days notice

What Other Municipalities Do.....

Review of Vancouver, Burnaby, New Westminster, Coquitlam and City of North Van found:

- RTA notice + compensation provisions were inadequate
- 3 distinct policy approaches developed:
 - Voluntary
 - Adopted Council policy
 - Adopted Council policy with specific requirements

What Others Do..... continued

- Additional features now include:
 - Extended notice periods
 - Additional rent compensation
 - Supports to assist in moving
 - Provision of relocation co-ordinator

Proposed Framework for DNV

- Condition of Rezoning?
 - *Recommended for rezoning applications*
- Affordability
 - *Recommend 2 additional months of rent (3 in total)*
- Notice to Vacate
 - *Recommend 2 to 6 months notice*
- Monetary Compensation
 - *Consider bonus for long term tenants & moving assistance*
- Relocation Assistance
 - *Provided by the developer to find alternative suitable and affordable units for tenant*

Proposed Change From Report

Upon further consideration staff recommend:

- Using an affordability standard based on a percentage increase over what the tenant's existing rent is, and
- Not using a standard based on the CMHC's annual rental rates for the municipality

if Council supports this initiative.

Recommendation

That the Committee of Council provide direction to staff regarding the development of measures to assist multi-family residential tenants displaced by new development applications.



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Key Components for Proposed Policy

At Preliminary Application stage :

- A Tenants' Communication Plan
- An Occupancy Summary for the subject site
- Details of proposed Tenant Assistance Package including consideration of:
 - Additional payment for long term tenants
 - Provision of a relocation coordinator
 - Aid to assist in moving
 - Commitment to pay compensation to both periodic and fixed term tenants
 - Commitment to pay compensation to early departing tenants
 - Details of efforts made to find suitable alternative accommodations relative to current rents
 - Early departure without penalty provisions
 - Reduced pricing for tenant to either rent or purchase in the new building(s).

At the Detailed Application stage applicant to provide:

- The final Tenant Assistance Package
- Covenant stipulating notice provisions
- Confirmation developer will pay compensation to early departing tenants

These documents will be required for information at the Public Hearing.

Prior to zoning bylaw adoption applicant to provide:

- Proof of delivery of the approved Tenant Assistance Package to staff.