



Policy Name: Residential Tenant Displacement Policy

Policy Number: H18

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## **POLICY**

### **General Policy**

The Council recognizes that renters account for a significant portion of the City's population and are an important part of the City's social fabric. With the redevelopment of older purpose-built rental buildings, renters are challenged to find affordable accommodations in the City. As such, Council supports the protection of renters who are displaced through the redevelopment of purpose-built rental apartments by requiring developers to provide enhanced notice and assistance to these affected individuals.

The goals and objectives that will be supported through the provision of this policy are those contained in the City's Official Community Plan (OCP) and Social Plan, and include:

1. Community Supporting Community – the City will continue to be a compassionate community recognizing that all individuals and/or their families will require support at some point in their lives.
2. Community Life – maintaining and enhancing well-being and quality of life for all community members.
3. Housing - ensuring availability of a range of housing types and tenure throughout the City which address a variety of housing needs.

### **Applicability**

This policy is applicable to all development applications seeking Council approval to redevelop or demolish an existing purpose-built rental buildings on properties designated Level Four and higher in the Official Community Plan. The measures outlined in this Policy represent a voluntary commitment by the development applicant to provide additional measures to support City renters.

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## **Exemptions**

This policy does not apply to developments that are permitted outright under the Zoning Bylaw, properties that are designated Level One, Two or Three in the Official Community Plan, nor tenants displaced from non-secure rental units, such as secondary suites, coach houses and market condo units. Tenants that are displaced from non-dedicated rental units should understand their rights under the British Columbia Residential Tenancy Act. Additional tenant resources may also be found at the Tenant Resource & Advisory Centre ([www.tenants.bc.ca](http://www.tenants.bc.ca)).

## **Authority to Act**

Administration of this policy is delegated to the Community Development Department.

## **PROVISIONS AND PROCEDURES**

The following elements are requested of the development applicant as a voluntary commitment. Adherence to this Policy does not guarantee development approval from Council.

## **Application Process**

### *A. Development Application*

The applicant will submit the following documents at time of Development Application:

1. Current Occupancy Summary with the following information:
  - i. Number of occupied and vacant units;
  - ii. Type of tenancy for each tenant (e.g. periodic or fixed-term);
  - iii. Start and end of tenancy for each tenant;
  - iv. Rent for each unit;
  - v. Size of each unit;
  - vi. Number of bedrooms in each unit; and,
  - vii. Mobility or accessibility requirements and/or other housing supports required by a tenant.

2. Tenant Communication Plan that outlines how tenants will be proactively engaged and notified of input opportunities throughout the development application process. Tenant resources, such as those offered through the Tenant Resource & Advisory Centre, should be widely advertised to tenants, including on notifications posted in conspicuous places within the building. The applicant is responsible for submitting a copy of all written correspondence and notification to tenants to City staff. This correspondence will be included as part of the report to Council for Council review and consideration.

**B. Development Review Process**

3. The applicant will designate a Tenant Relocation Coordinator to aid tenants in finding up to three comparable rental units in the City of North Vancouver. The maximum rent for the new units found by the Tenant Relocation Coordinator will not exceed 10 percent above the average rent, by the number of bedrooms, in the City of North Vancouver as established in the Rental Market Report released by Canada Mortgage and Housing Corporation (CMHC). Please refer to Table 1 for a sample calculation. If the existing rent amount of a tenant exceeds the average rent levels in the City as recorded by CHMC, the Tenant Relocation Coordinator will find alternate units with rents no more than 10 percent above the tenant's current rent amount.

**Table 1: Sample Calculation for Maximum Rent Amount by Number of Bedrooms for Alternate Units Found by Tenant Relocation Coordinator**

<b>Number of Bedrooms</b>	<b>Average Rent (2014 CMHC Rental Market Report)</b>	<b>Maximum Rent (Avg. Rent + 10%)</b>
Bachelor/Studio	\$876	\$963.60
One-Bedroom	\$1,024	\$1,126.40
Two-Bedroom	\$1,279	\$1,406.90
Three-Bedroom	\$1,586	\$1,744.60

The Tenant Relocation Coordinator is responsible for tracking the units found for each tenant and submitting a status report to the City prior to the issuance of a Demolition Permit. Tenants may opt out of this service by providing written notice to the Tenant Relocation Coordinator, who will then submit it to the City. Tenants may also change the criteria of the alternate

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rental units with written notice. It is recommended that the Tenant Relocation Coordinator engage with tenants early in the development process to develop rapport.

4. The applicant will compensate all tenants on a periodic tenancy (e.g. month-to-month tenancy) with three months' rent to assist tenants in securing alternate accommodations, as well as to compensate for moving expenses. For tenants with fixed-term tenancies, the RTA stipulates how to end a fixed-term tenancy at an earlier date than specified, although the City recommends that the applicant provide a minimum of three months' rent compensation to fixed-term tenants as well.

*C. Development Application Approval*

If the development application is approved by Council, the following provisions are applicable:

5. The applicant will provide all tenants with two months' notice, as per the RTA, only after a Demolition Permit is issued by the City.
6. The applicant will provide all displaced tenants the first right of refusal to live in the new building. The particulars of the unit, including rent amount, unit size and number of bedrooms, will be negotiated between the property owner and individual tenants. If the new building has units that are rented at below-market rents, it is the City's preference that these units are leased to tenants who were displaced from the original building. The Tenant Relocation Coordinator must document all tenants who want to return to the new building and the status of their tenancy prior to the issuance of an Occupancy Permit.

Approval date:	November 16, 2015	Approved by:	Council
Effective date:	November 16, 2015	Revision date:	