

## **Tenant Assistance Package**

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

**EverProsper Development (Eastleigh) Ltd. 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 February 27th, 2023
- Development Application Staff Comments Received in April 2023
- Letter of Introduction to Residential Tenants – September 1st, 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.

- Tenant Information Meeting #1 Sep 1<sup>st</sup> 2022
- Advisory Design Panel: April 2023
- Tenant Information Meeting #2 April 14<sup>th</sup> 2023
- First and Second Reading: April/May 2023
- Public Hearing: May/June 2023
- Tenant Information Meeting #3 June/July 2023
- Third Reading: July 2023

- Bylaw Adoption/D.P. Approval – Subject to Executed Development Servicing Agreement
- Tenant Information Meeting #4 Aug 2023
- Conditional Demolition Permit after Bylaw Adoption
- Tenant Information Meeting #5 Sep 2023
- Notice to Vacate (4 Month Notice as per RTA)
- Tenants Vacated, Services Disconnected.
- Demolition Proceeds – Spring 2024

EverProsper Development (Eastleigh) Ltd. has also created a website: [www.20669eastleigh.com/](http://www.20669eastleigh.com/) to further enhance communication with tenants, including methods of contacting staff and City Council of concerns.

**Contact information for Tenant Relocation Coordinator (TRC):**

**Tony Lin,**

**604-700-3946**

**[tony@tony-lin.ca](mailto:tony@tony-lin.ca)**

**Relocation Assistance:**

EverProsper Development (Eastleigh) 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 EverProsper Development (Eastleigh) 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:**

EverProsper Development (Eastleigh) 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. It is the applicant's choice to have the development arrange the moving company or accept the flat-rate payout.

**First Right of Refusal:**

EverProsper Development (Eastleigh) Ltd. are proposing both strata titled tenure and rental units on the subject property and will provide all displaced tenants returning a renter 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 EverProsper development project.

**Vulnerable Tenants:** EverProsper Development (Eastleigh) 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 nonmarket, 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.*



ADMIRAL  
OPERATIONS  
統御置地

#120-5811 Cedarbridge Way, Richmond BC V6X 2A8  
604.242.2620 | [office@admiralops.com](mailto:office@admiralops.com)

## **City of Langley Staff Contact:**

Anton Metalnikov

[ametalnikov@langleycity.ca](mailto:ametalnikov@langleycity.ca) or 604-514-2830

## **Langley City Council:**

Mayor: NATHAN PACHAL

Tel: 604-514-2801 (City Hall Office)

Email: [npachal@langleycity.ca](mailto:npachal@langleycity.ca)

Councilor Paul Albrecht:

[palbrecht@langleycity.ca](mailto:palbrecht@langleycity.ca)

Councilor Teri James:

[tjames@langleycity.ca](mailto:tjames@langleycity.ca)

Councilor Delaney Mack:

[dmack@langleycity.ca](mailto:dmack@langleycity.ca)

Councilor Mike Solyom:

[msolyom@langleycity.ca](mailto:msolyom@langleycity.ca)

Councilor Leith White:

[lwhite@langleycity.ca](mailto:lwhite@langleycity.ca)

Councilor Rosemary Wallace:

[rwallace@langleycity.ca](mailto:rwallace@langleycity.ca)

## **Links to Applicable Tenant Resources:**

### Copy of Langley City Council Policy CO-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/civix/document/id/complete/statreg/02078\\_01](https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/02078_01)

### Landlord Notice to End Tenancy:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/ending-a-tenancy/landlord-notice>

### Tenant Resource and Advisory Centre (TRAC):

<https://tenants.bc.ca>

### The Residential Tenancy Branch:

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>

### BC Housing Webpages: <https://www.bchousing.org/>

- Eligibility: <https://programfinder.bchousing.org/>
- Housing Application: <https://www.bchousing.org/housing-assistance/rental-housing>
- Subsidy Application: <https://www.bchousing.org/housing-assistance/rental-housing/subsidized-housing>