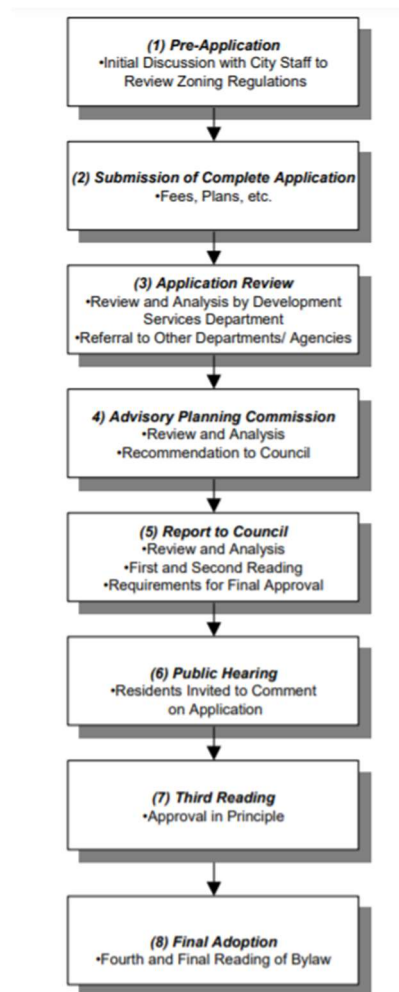


# Tenant Assistance Package

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



- Public Information Meeting - October 12, 2021
- Advisory Design Panel - November 10, 2021
- First and Second Reading - November 22, 2021
- Public Hearing – December 6, 2021
- Third Reading – December 13, 2021
- Bylaw Adoption/D.P. Approval – Subject to Executed Development Servicing Agreement

**Whitetail Homes is committed to provide advance notifications and updates to tenants on upcoming Public Information Meetings, Council Meetings, Public Hearing relating to the application as follows:**

- Letter of Introduction to Residential Tenants – October 18, 2021, including;
- Copy of Residential Tenant Relocation Plan, City of Langley OCP Policy regarding Tenant Relocation Plan components.
- Public Information Meeting Notice – Oct. 12, 2021
- Residential Tenant Update – Oct. 18, 2021 including dates (subject to change) when Langley City Council will consider our development proposal; and list of

Subsidized Housing Buildings/Units within the City of Langley.

- Public Information Meeting Notice – Oct. 25, 2021; including Occupancy Report and Tenant Assistance Package.
- Whitetail Homes has also created a website <https://whitetailhomes.ca/tenant-relocation> to further enhance communication with both residential and commercial tenants, including methods of contacting staff and City Council of concerns.

**Contact information for Tenant Relocation  
Coordinator: Gerald Minchuk, Development  
Manager, Whitetail Homes Ltd.- telephone at 778-  
957-2254 or email at [gerald@whitetailhomes.ca](mailto:gerald@whitetailhomes.ca)**

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

- Up to 10 years tenancy: 4 months notice (as per RTA) plus 1 month free rent (or one month cash equivalent rent payment) plus 1 additional month rent payment or equivalent rent amount;

- Over 10 years tenancy: 4 months notice (as per RTA) plus 1 month free rent (or one month cash equivalent rent payment) plus 2 additional months payment or equivalent rent amount.

**Moving Expenses:** Whitetail Homes Ltd. shall pay up to \$500.00 for a one-bedroom unit and up to \$750.00 for a two-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 a mixed-use strata titled development project on the subject property, and will provide all displaced tenants with a special pre-sale discount of \$20,000 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 (persons with disabilities, seniors, mental health issues). This will be assessed on an individual basis as part of the Occupancy Report.

## **City of Langley's Tenant Relocation Policy in the DRAFT new 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.*

## **Links to applicable Tenant Resources:**

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>