



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Funding Request for Tenant Relocation Policy Update (Land Economist Consultant Work)

File #: [Required]

Doc #:

From: Carl Johannsen, RPP, MCIP  
Director of Development Services

Date: November 9, 2023

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## RECOMMENDATION:

1. THAT City Council approve the allocation of \$35,000 to retain a land economist consultant to support the Tenant Relocation Policy Update.
2. THAT the \$35,000 funding be allocated from the Enterprise Fund.

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## PURPOSE:

The purpose of the report is to request funds from the Enterprise Fund to complete the Tenant Relocation Plans Policy update, by way of funding the work of a land economist consultant. This consultant will undertake pro forma analyses of typical rental building redevelopment in the City, to determine the financial compensation payable to tenants who are moving to other accommodations while maintaining the financial viability of rental building redevelopment.

## POLICY:

Council Policy CO-81 Tenant Relocation Plans guides the relocation and financial compensation for tenants that are residing in existing rental buildings that are being redeveloped. Council has identified an update to Policy CO-81 as a strategic priority, to ensure the policy is up to date and closely tailored to the City's evolving development and rental market context.

**COMMENTS/ANALYSIS:**

The results of the land economist’s quantitative work will inform proposed updates to tenant financial compensation and relocation financial assistance amounts, and first right of refusal requirements (in terms of required below-market rent levels or reduced purchase price levels for dwelling units for returning tenants).

This work will complement qualitative research that is already underway, such as municipal policy and best practice scans, to ensure the proposed new financial compensation requirements in an updated CO-81 accurately reflect contemporary municipal best practice and local rental market and development finance realities. This pro forma work is ready to begin and anticipated to be complete by early 2024.

**BUDGET IMPLICATIONS:**

The cost to complete the pro forma analyses to inform proposed CO-81 updates is \$35,000. This is proposed to be funded from the Enterprise Fund. The outcomes of this work may also help to inform other forthcoming development policies and bylaws, such as Amenity Cost Charge (ACC) rates and the updated Zoning Bylaw.

**ALTERNATIVES:**

Do not start the land economist work in 2023 and submit a budget in 2024 to complete the work in 2024 following approval of the forthcoming Financial Plan.

Respectfully Submitted,



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Carl Johannsen, RPP, MCIP  
Director of Development Services

**CHIEF ADMINISTRATIVE OFFICER’S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer