



March 28, 2022

To: All Residential Tenants Residing at Pyramid Apartments – 5360 -204<sup>th</sup> Street:

Whitetail Homes Ltd. recently purchased the property where you are a tenant. The reason why we are writing you today is to inform you that we have submitted a redevelopment application to the City of Langley Development Services Department (City Hall), for the purpose of demolishing the existing building and redeveloping the property. Our redevelopment proposal consists of a Rezoning Amendment Bylaw application, a Land Use Contract Discharge Bylaw application and a Development Permit application.

If this development proposal is approved by Langley City Council, the new development will consist of two buildings with an approximate total of 372 apartment units, of which 312 units will be strata title condominium suites for sale and 60 market rental units. We anticipate commencing construction in the spring of 2024.

We will be mailing you updates in the upcoming weeks and months to ensure you are kept well informed on the status of our application, the timing of this development application being presented to Council and the Public Hearing on this application, and the impact it will have on your residency.

According to the new City of Langley Official Community Plan (OCP) Bylaw 2021, No. 3200, the City of Langley requires developers to undertake the following when proposing to redevelop an existing rental building:

**1.18. Tenant Relocation Plans**

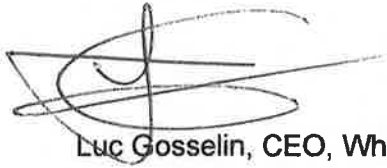
*Require development permits for redevelopment or major renovations resulting in permanent relocation of tenants in existing residential rental units to provide a Tenant Relocation Plan. At a minimum, and along with Council Policy regarding tenant relocation, the Tenant Relocation Plan must include the following components:*

- 1.18.1. Early communication with tenants;*
- 1.18.2. Designating a 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 an insured moving company or a flat rate payout for moving expenses;*
- 1.18.5. Assistance finding new accommodations 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.*

In closing, Whitetail Homes Ltd. will be providing relocation assistance based on Council Policy C0-81, and is committed to providing enhanced communication with you regarding this

redevelopment proposal. Whitetail Homes Ltd. has designated Ryan Young, REMI Realty Inc. as our designated relocation coordinator. Mr. Young can be contacted by telephone at: **604-530-9944** or email at: [ryoung@remirealty.ca](mailto:ryoung@remirealty.ca) during regular business hours if you have any questions or require assistance. You could also visit our website at [www.whitetailhomes.ca](http://www.whitetailhomes.ca) for additional information.

Sincerely,

A handwritten signature in black ink, appearing to be 'Luc Gosselin', written over a faint, stylized logo that resembles a stylized 'S' or a compass rose.

Luc Gosselin, CEO, Whitetail Homes Ltd.



## **Whitetail Homes Ltd. Proposed Residential Tenant Relocation Plan- Pyramid Apartments**

The following Tenant Relocation Plan is part of Whitetail Homes Ltd. development application submission to assist tenants with finding alternative accommodations, and to demonstrate our commitment to providing enhanced communication and support beyond the minimum requirements of the *Residential Tenancy Act*.

### **Occupancy Report:**

Documentation on the existing rental building is provided to the City that includes the following of information:

- Number of units (occupied/not occupied);
- Unit types and sizes;
- Rental rates for each unit;
- Vacancy rate for the past year (2020);
- Type of tenancy (lease, month to month);
- Length of tenancy for each unit; and
- Demographic profiles (mobility/accessibility issues, seniors, etc.)

The documentation of existing tenancies in the Occupancy Report helps inform tenant eligibility for assistance. Tenancies active when the Occupancy Report is accepted by the City are eligible for some compensation, and relocation/moving assistance. Tenants that move in after the date of the Eviction Notice, when the demolition permit is approved, do not qualify for assistance or compensation.

### **Vulnerable Tenants:**

Whitetail Homes Ltd. is committed to providing additional support for vulnerable tenants. 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.
- Additional relocation assistance for vulnerable tenants requires the TRC to:
  - i. identify non-market, subsidized units as options for vulnerable tenants;
  - ii. identify accessible unit options, including those that are also non-market, subsidized options, as required;
  - iii. work with non-profit/non-market housing providers to find accommodations for vulnerable tenants;
  - iv. 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;
  - v. assist with packing (manual assistance at no charge by movers working on behalf of the developer, or additional funding for movers); and
  - vi. assist vulnerable tenants in applying for rent supplements, as required;

The following financial compensation shall be provided to vulnerable tenants (this supersedes financial compensation identified under the 'Compensation' heading below):

- vi. if a vulnerable tenant is relocated to a non-market, subsidized unit: 4 months rent for tenants with tenancies up to 15 years, 5 months rent for 16-20 years and 6 months rent for over 20 years; and
- vii. 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.

If the Occupancy Report indicates there are tenants that do not have disabilities and/or are not seniors, but they qualify for RGI rents or rent supplements, the TRC is to provide additional assistance in finding suitable accommodations for these tenants and helping them apply for rent supplements, as required and upon request.

## **Tenant Communication Strategy:**

The following Tenant Communication Strategy outlines how Whitetail Homes Ltd. are proactively engaged in notifying tenants of the development application process and timeline, opportunities for input, where to direct enquires, and any applicable tenant resources.

Whitetail Homes Ltd. can advise tenants that we have officially submitted our development applications to the City of Langley on March 7, 2022 to Amend the Zoning Bylaw, Discharge a Land Use Contract, apply for a Development Permit. The timeline to process these applications is approximately 6-12 months. Affected tenants will be informed in a timely manner throughout the development application process and formal notice shall be provided as follows:

### **a. Notice of Application Submission:**

Notice of a development application submission shall be given to existing tenants within 31 days of application receipt by the City of Langley. The Notice shall include a date of the first Tenant Information Meeting, copy of the Tenant Relocation Plan, Tenant Assistance Package, and the applicable sections of the Residential Tenancy Act. All new tenancies beginning after the application submission must also be provided with a copy of the Tenant Relocation Plan and Tenant Assistance Plan and made aware of the development application.

Timely process updates shall be provided to the tenants by Whitetail Homes Ltd., including notice of applicable Tenant Information Meetings, City Council meetings, Public Hearing and methods for providing input to City staff and Council.

### **b. Formal Notice:**

Upon issuance of a Demolition Permit, which cannot be issued until the development application is approved by City Council, a minimum of four months formal notice to end tenancy for demolition of a rental unit shall be given to residents upon issuance of a Development Permit.

### **c. Whitetail Homes Contact Information & Website**

Office: Unit #104-3550 Mt. Lehman Road, Abbotsford, BC, V4X 2M9,

Telephone: 604-864-0714

Website: [www.whitetailhomes.ca](http://www.whitetailhomes.ca)

A dedicated link for 5360-204<sup>th</sup> Street within our website lists the Tenant Relocation Plan, Tenant Assistance Plan, Upcoming Tenant Information Meeting dates, City Council Meeting Dates, Financial Compensation to Tenants, Moving Expenses, etc. will be posted in the Pyramid Apartment building lobby.

**Tenant Relocation Coordinator:**

Whitetail Homes Ltd. has appointed Ryan Young as the Tenant Relocation Coordinator as part of the Tenant Relocation Plan to facilitate direct communication with tenants and provide ongoing support and assistance on securing suitable replacement accommodations in accordance with the provisions outlined in the Tenant Relocation Plan. The Coordinator will be funded by Whitetail Homes Ltd. and have regular hours and contact information for when he will be available to tenants.

Office: REMI Realty Inc. Unit 202, 8047-199 Street, Langley, BC V2Y 0E2  
Business Hours: 9:00am-5:00pm (Monday-Friday, except statutory holiday)  
Telephone: 604-530-9944  
Website: [ryoung@remirealty.ca](mailto:ryoung@remirealty.ca)

**Compensation:**

- a. Financial Compensation shall be provided based on length of tenancy and can be in the form of free rent, lump sum payment, or combination of the two. Compensation is to be paid out no later than termination of tenancy:

<b>Length of Tenancy</b>	<b>Compensation Provided</b>
Up to 5 years tenancy:	2 months rent
6 to 10 years tenancy:	3 months rent
11 to 15 years tenancy:	4 months rent
16 to 20 years tenancy:	5 months rent
Over 20 years tenancy:	6 months rent

**Moving Expenses:**

- b. Whitetail Homes Ltd. shall pay \$750.00 one-bedroom units, \$1,000.00 for two-bedroom units and \$1,250 for three-bedroom units for an insured moving company to relocate existing tenants into new accommodation, or provide an equivalent flat rate payout.

**Relocation Assistance:**

Whitetail Homes Ltd. through the Tenant Relocation Coordinator, shall provide assistance in finding alternative accommodations for displaced tenants as follows:

- c. 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;

- d. Upon tenant request, identifying suitable accommodations in municipalities other than those identified above;
- e. 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;
- f. Maximum rents for alternate accommodations must be within 10% of CMHC rent average for the area; and
- g. Alternate accommodation options must meet the needs of the tenant (e.g., accessible units, family friendly and/or pet friendly, etc.)

**First Right of Refusal:**

Whitetail Homes Ltd. are proposing a development with strata titled ownership tenure and market rental units within the subject property. All displaced tenants will be provided with a special 5% discount off the strata unit purchase price to qualified buyers purchasing a new unit in this development, or another Whitetail Homes development project. For tenants returning as renters, these tenants will be offered equivalent units with a rent set at 10% below market rental rates.

**Tenant Assistance Package:**

Whitetail Homes Ltd. shall provide The Tenant Assistance Package designed for use by tenants to clearly communicate our commitment to actively engaging tenants in the development process as outlined in the Tenant Relocation Plan.

The Tenant Assistance Package shall include the following:

- Timeline and overview of the development application process;
- Development Application was submitted to Langley City staff on March 7, 2022 and reviewed by staff;
- A commitment by Whitetail Homes to provide advanced notifications and updates to tenants on upcoming Tenant Information Meetings, Council Meetings, Public Hearing relating to the application;
- Contact information of the dedicated Tenant Relocation Coordinator;
- Methods for advising City staff and City Council of concerns;
- Financial compensation provided by Whitetail Homes Ltd., including First Right of Refusal;
- Method of requesting additional support by vulnerable tenants;
- Current copy of the British Columbia Residential Tenancy Act;
- A copy of the City of Langley's Tenant Relocation Policy in the Official Community Plan;
- A copy of City of Langley Policy CO-81;
- Copies of applicable Tenant Resources (BC Tenant Resource and Advisory Centre-TRAC, etc.)

Whitetail Homes Ltd. shall provide copies of all written correspondence and confirmation that the Tenant Assistance Package has been provided to tenants, and City staff, prior to staff bringing forward a report to Council for consideration of the development application.

**Final Tenant Relocation Report:**

The Final Tenant Relocation Report shall be submitted to City staff prior to dis-connection of services for the property. The Final Tenant Relocation Report shall provide details for each displaced tenant on the following:

- An update to the outcome on the relocation of displaced tenants, including evidence that tenants have been satisfactorily assisted by Whitetail Homes Ltd. in locating alternate accommodations;
- The amount of compensation given to each tenant including monetary compensation, free rent, cost of moving, and any additional assistance or services that were provided to the tenants.



# **Tenant Assistance Package**

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

**Whitetail Homes 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 March 7, 2022
- Development Application Staff Comments Received on March 21<sup>st</sup> (actual date will be inserted)
- Letter of Introduction to Residential Tenants – March 21, 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.

- Public Information Meeting- April, 2022
- Advisory Design Panel – May 11, 2022
- First and Second Reading - May 30, 2022
- Second Tenant Information Meeting
- Public Hearing – June 13, 2022
- Third Reading – June 27, 2022
- Third Tenant Information Meeting (Following Third Reading): July, 2022
- Bylaw Adoption/D.P. Approval – Subject to Executed Development Servicing Agreement
- Conditional Demolition Permit after Bylaw Adoption
- Fourth Tenant Information Meeting
- Notice to Vacate (4 Month Notice as per RTA)
- Tenants Vacated, Services Disconnected.
- Demolition Proceeds – Spring 2024

Whitetail Homes has also created a website <https://whitetailhomes.ca/tenant-relocation> to further enhance communication with tenants, including methods of contacting staff and City Council of concerns.

**Contact information for Tenant Relocation  
Coordinator (TRC): Ryan Young, REMI Realty  
Inc., Unit 202, 8047-199 Street, Langley, BC,  
V2Y OE2, Telephone at 604-530-9944 or email at:  
[ryoung@remirealty.ca](mailto:ryoung@remirealty.ca)**

**Relocation Assistance:**

Whitetail Homes 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 Whitetail Homes 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:** Whitetail Homes 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.

**First Right of Refusal:** Whitetail Homes Ltd. are proposing both strata titled tenure and rental units on the subject property, and will provide all displaced tenants returning a renters 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 Whitetail Homes development project.

**Vulnerable Tenants:** Whitetail Homes 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 non-market, 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;*
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- 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.*



**City of Langley Staff Contact:**

Carl Johannsen, Director of Development Services

Tel: 604-514-2815 or [cjohannsen@langleycity.ca](mailto:cjohannsen@langleycity.ca)

**Langley City Council:**

Mayor: Val Van Den Broek

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

Cell: 604-787-4729 or [mayor@langleycity.ca](mailto:mayor@langleycity.ca)

Councillor Paul Albrecht: Cell: 604-787-4725

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

Councillor Teri James: Cell: 604-626-3844

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

Councillor Gayle Martin: Cell: 778-227-7132

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

Councillor Nathan Pachal: Cell: 778-288-8720

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

Councillor Rudy Storteboom: Cell: 604-787-4716

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

Councillor Rosemary Wallace: Cell: 604-346-6487

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

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

Copy of Langley City Council Policy C0-81

[https://langleycity.ca/sites/default/files/uploads/Policies/POLICY - CO-81\\_TENANT\\_RELOCATION\\_PLANS.pdf](https://langleycity.ca/sites/default/files/uploads/Policies/POLICY_-_CO-81_TENANT_RELOCATION_PLANS.pdf)

Copy of Residential Tenancy Act:

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Landlord Notice to End Tenancy:

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Tenant Resource and Advisory Centre (TRAC):

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# **Tenant Assistance Package**

Updated July 14, 2023

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

**Whitetail Homes 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 March 7, 2022
- Development Application Staff Comments Received on March 30, 2023
- Letter of Introduction to Residential Tenants –March 28, 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.

- Date of First Tenant Information Meeting: April 12, 2022
- Public Information Meeting: January 18, 2023
- Tenant Meeting: February 27, 2023
- Advisory Design Committee Meeting: March 29, 2023
- Advisory Design Panel: May 10, 2023
- Tenant Meeting: June 16, 2023
- First and Second Reading: June 19, 2023
- Tenant Meeting: July 5, 2023
- Public Hearing: July 10, 2023
- Third Reading Consideration: July 17, 2023
- Bylaw Adoption/D.P. Approval – Subject to Executed Development Servicing Agreement (TBA)
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**City of Langley Staff Contact:**

Carl Johannsen, Director of Development Services

Tel: 604-514-2815 or [cjohannsen@langleycity.ca](mailto:cjohannsen@langleycity.ca)

**Langley City Council:**

Mayor: Nathan PACHAL

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

or [mayor@langleycity.ca](mailto:mayor@langleycity.ca)

Councillor Paul Albrecht

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

Councillor Teri James

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

Councillor Delaney Mack

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

Councillor Mike Solyom

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

Councillor Leith White

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

Councillor Rosemary Wallace

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

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

Copy of Langley City Council Policy C0-81

[https://langleycity.ca/sites/default/files/uploads/Policies/POLICY\\_-\\_CO-81\\_TENANT\\_RELOCATION\\_PLANS.pdf](https://langleycity.ca/sites/default/files/uploads/Policies/POLICY_-_CO-81_TENANT_RELOCATION_PLANS.pdf)

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Landlord Notice to End Tenancy:

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Tenant Resource and Advisory Centre (TRAC):

<https://tenants.bc.ca>



December 12, 2022

To: All Pyramid Residential Tenants Residing at 5360-204<sup>th</sup> Street:

The reason why we are writing you today is to provide you with an update on our development application and the new Property Manager and Tenant Relocation Coordinator.

As you are aware, we have submitted our Rezoning and Development Permit applications to Langley City Hall earlier this year for processing. We will be hosting a Public Information Meeting on January 18, 2023 at Douglas Recreation Centre at 7:00pm inviting you and your neighbours what we are proposing to build on the site. Notices will be sent out in January for this meeting.

Following this Public Information Meeting, our development applications will proceed to the City's Advisory Design Panel and Langley City Council for Bylaw and Development Permit consideration. As part of the development application process, there will be a Public Hearing. The exact date of the City Council Meetings and Public Hearing has not been determined at this time, but you will be notified when the Public Hearing is scheduled.

In addition, effective immediately, we have hired a **new Property Manager and Tenant Relocation Coordinator** replacing Ryan Young. Her name is **Tanya Baertl, REMI Realty Inc.**, Ms. Baertl can be contacted by **telephone at 604-530-9944**; or **email at [tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)** during regular business hours, if you have any questions or require assistance.

Sincerely,

Luc Gosselin, President, Whitetail Homes Ltd.

## **PYRAMID TENANT MEETING**

March 28, 2023

### **Offer to Residents**

Whitetail Homes Ltd. is committed to providing additional support for vulnerable tenants and would like to extend an offer to Pyramid residents. This offer is made available to vulnerable tenants covered under the Tenant Relocation Plan.

If you choose, you may:

- Vacate within the next three (3) months and still receive your Unit Entitlement compensation at the end of your tenancy.

Vacating early is voluntary. You are under no obligation to vacate before the 4 month notice. Whitetail recognizes that relocating all Pyramid tenants at the 4 month notice may be challenging and some tenants may be passing up on opportunity to move as they wait for the notice. If you are interested in vacating early, please let your Tenant Relocation Coordinator know so we can help you with the process.

### **Vulnerable tenants are defined in the Tenant Relocation Plan as:**

- 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.

Sincerely,

Tanya Baertl

[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)

604-530-9944 ext 209

## **PYRAMID APARTMENTS - 5360-204<sup>th</sup> Street**

June 27th, 2023

### **INCREASED COMPENSATION FOR ELIGIBLE TENANTS**

Dear Tenant,

Whitetail Homes Ltd. would like to make you aware that in response to City Council comments, they have increased compensation to assistance-eligible tenants of Pyramid Apartments:

#### **First Right of Refusal**

Whitetail Homes Ltd. will provide all displaced tenants returning as renters with a rent set at 20% below market rental rate. This is an increase from 10% below market rental rate required by the City of Langley Council Tenant Relocation Plan Policy CO-81

#### **Vulnerable Tenants**

Whitetail Homes Ltd. Is committed to providing additional support for vulnerable tenants in excess of Policy CO-81. Whitetail Homes Ltd. shall now provide all vulnerable tenants who are relocated to a rental unit that is market rental, non-subsidized unit, compensation of 8 months rent, regardless of tenancy length. This is an increase from 6 months rent, regardless of tenancy length required by City of Langley Policy CO-81.

Sincerely,

**REMI Realty Inc.**

Agent for Owners

Tanya Baertl

604-530-9944

[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)



March 28, 2022

**Pyramid Apartments Tenant Information Meeting Notice**

You are invited to a **Pyramid Apartments Residential Tenant Information Meeting** conveniently located on site.

**Location: 5360 - 204<sup>th</sup> Street (Apartment Lobby)**

**Date: Tuesday, April 12, 2022**

**Time: 6:00pm - 7:00pm**

A brief presentation will be made by **Ryan Young, REMI Realty Inc., Designated Relocation Coordinator** to discuss the Development Process / Status of our Application, Tenant Relocation Plan / Financial Compensation, Tenant Assistance Plan, Occupancy Report and to answer questions that you may have to avoid any misinformation or misunderstanding.

If you cannot attend this important meeting and would like an answer to a question, please contact **Ryan Young, REMI Realty Inc.** Mr. Young can be contacted by telephone at **604-530-9944** or by email at [ryoung@remirealty.ca](mailto:ryoung@remirealty.ca) during regular business hours if you have any questions or require assistance.

Sincerely,



Luc Gosselin, CEO, Whitetail Homes Ltd.



**Tenant Information Meeting- Wednesday, June 15<sup>th</sup>**  
**at 5:45pm in Pyramid Apartment Lobby**

Attention: Pyramid Apartment Tenants,

May 27, 2022

I would like to invite all of you to our second tenant information meeting. This meeting will be particularly important for many reasons but primarily because we have invited Jeanette Dagenais, Administrator of the Langley Lions Housing Society. I am 100% confident that by attending this meeting, you will learn about housing options that may be available to you, including an update on their seniors housing project currently under construction and scheduled for completion in 2024.

In addition, some new news regarding the Pyramid Project has surfaced, and will be discussed in a similar open forum as last meeting.

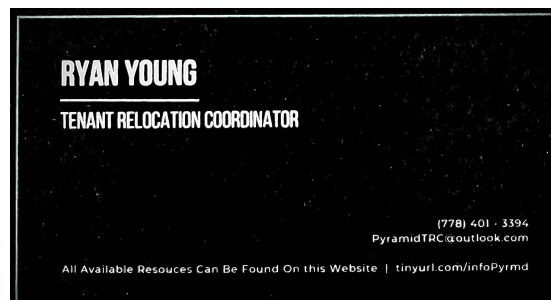
As I mentioned before, it is unfortunate that the Pyramid Apartment building will eventually be coming down, however it is very fortunate that Whitetail Homes happens to be the developer of this project. Whitetail Homes representatives have worked very closely with me to ensure a safe and stress free (as possible) transition for everyone. I have had the pleasure of speaking with many of you regarding your varying situations and will continue to be available, should you have any concerns, need something, or generally just need someone to talk with about the future.

Informational Discussion will be held:

Wednesday June 15th, 2022  
at 5:45pm

We look forward to seeing all of you.  
Sincerely,

Ryan Young  
Tenant Relocation Coordinator  
(778)401-3394  
[PyramidTRC@outlook.com](mailto:PyramidTRC@outlook.com)  
[tinyurl.com/infoPyrmD](http://tinyurl.com/infoPyrmD)



## NOTICE

February 2<sup>nd</sup>, 2023

### **Pyramid Apartment Tenant Information Meeting Notice**

Dear Tenants,

You are invited to a Pyramid Apartments Residential Tenant Information meeting located on site.

**Location: 5360-204<sup>th</sup> Street (Apartment Lobby)**

**Date: Monday, February 27<sup>th</sup>, 2023**

**Time: 5:30pm-6:30pm**

I will be available to provide an update and answer your questions regarding the tenant relocation plan. If you are not able to attend but would like to contact me, you can reach me at [tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca) or 604-530-9944 ext. 209.

Enclosed in this package is an occupation report. Please complete this form and return by **February 27<sup>th</sup>**. If you are eligible for housing through the Langley Lions Society, please also complete the Langley Lions Housing Society application for Residency and submit directly to Langley Lions Housing Society.

Sincerely,

**REMI Realty Inc.**

Agent for Owners

Tanya Baertl

Rental Property Manager

[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)

**NOTICE**  
**5360-204<sup>th</sup> Street – Pyramid Apartments**

**PYRAMID TENANT MEETING**

Dear Residents,

Please be advised a Tenant Information meeting will be held on:

**Tuesday, March 28<sup>th</sup>, 2023, 5:30pm**  
**5360-204<sup>th</sup> Street in Front Lobby**

Your Tenant Relocation Coordinator and a representative from Whitetail will be present to help answer your questions. If you are unable to attend the meeting but have questions or concerns, please contact the Tenant Relocation Coordinator.

Sincerely,

Tanya Baertl  
[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)  
604-530-9944 ext 209

June 1<sup>st</sup>, 2023

# NOTICE

## 5360-204<sup>th</sup> Street Pyramid Apartments

### TENANT INFORMATION MEETING

You are invited to a Pyramid Apartments Residential Tenant Information meeting regarding the proposed Tenant Relocation Plan located on site.

**Location: Front Lobby 5360-204<sup>th</sup> Street**

**Date: Friday, June 16<sup>th</sup>, 2023**

**Time: 5:30pm-6:30pm**

This tenant meeting will be to inform you of the upcoming City Council meeting on June 19<sup>th</sup> and to answer any questions you may have.

Sincerely,

**REMI Realty Inc.**

Agent for Owners

Tanya Baertl

604-530-9944

[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)

**PYRAMID APARTMENTS - 5360-204<sup>th</sup> Street**

November 12, 2024

**TENANT INFORMATION MEETING**

Dear Pyramid Residents,

We would like to invite you to a Tenant Information Meeting where we will provide an update on Whitetail Homes development application and answer any questions you may have.

**Tuesday, November 26<sup>th</sup> 5:00pm**  
**5360 – 204<sup>th</sup> Street (Lobby)**

If you are unable to attend the meeting but have questions or concerns regarding the tenant relocation, please do not hesitate to contact me at the information below.

Sincerely,

**REMI Realty Inc.**

Tanya Baertl

Tenant Relocation Coordinator

604-530-9944 ext 209

[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)

**NOTICE**  
**5360 – 204<sup>th</sup> Street - Pyramid Apartments**

March 15<sup>th</sup>, 2023

**Advisory Design Panel Meeting**

Dear Residents,

Please be advised an Advisory Design Panel Meeting about the Pyramid redevelopment application will be held on:

**March 29<sup>th</sup>, 2023, at 7:00 PM**  
**Located in the Council Chambers**  
**at Langley City Hall (20399 Douglas Crescent)**

This meeting is part of the City's standard application process and only reviews the design/architecture and landscaping of the proposed new building. Following this Advisory Design Panel meeting, the redevelopment application will go to a Council meeting and a Public Hearing, where tenants and the public can provide feedback to Council about tenant relocation, design, and any other comments they may have.

The Advisory Design Panel meeting is not a Tenant Information Meeting but is an open public meeting that you can attend for your information. Another Tenant Information Meeting will be held before the development application goes to Council.

Sincerely,  
**REMI Realty Inc.**  
Tanya Baertl  
[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)

## NOTICE

### **5360-204<sup>th</sup> Street Pyramid Apartments**

June 1<sup>st</sup>, 2023

#### **UPCOMING COUNCIL MEETING**

Please be advised that the redevelopment application will be proceeding to a council meeting June 19<sup>th</sup> for consideration of 1<sup>st</sup> and 2<sup>nd</sup> Readings. For tenants that wish to observe the council meeting, the meeting will be held:

**June 19<sup>th</sup>, 2023, at 7:00 PM**  
**Located in the Council Chambers**  
**at Langley City Hall (20399 Douglas Crescent)**

Sincerely,  
**REMI Realty Inc.**  
Agent for Owners  
Tanya Baertl  
604-530-9944  
[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)

## NOTICE

### **PYRAMID APARTMENTS - 5360-204<sup>th</sup> Street**

June 20th, 2023

#### **UPCOMING PUBLIC HEARING**

Please be advised that Whitetail Homes development application will be proceeding to a Public Hearing. The Public Hearing is open to tenants and the public to attend and provide feedback directly to the council on the application. The Public Hearing will be held:

**Monday, July 10th, 2023, at 7:00 PM**  
**Located in the Council Chambers**  
**at Langley City Hall (20399 Douglas Crescent)**

Sincerely,  
**REMI Realty Inc.**  
Agent for Owners  
Tanya Baertl  
604-530-9944  
[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)



**PYRAMID APARTMENTS - 5360-204<sup>th</sup> Street**

July 11, 2023

**Council Meeting for Consideration of 3<sup>rd</sup> Reading**

Dear Tenant,

The Public Hearing for Whitetail Homes redevelopment application concluded July 10<sup>th</sup>. City council will have a special council meeting July 17<sup>th</sup> at 7:00pm in Council Chambers at City Hall for consideration of 3<sup>rd</sup> reading of the Rezoning and LUC Discharge Bylaws. This meeting will not have an opportunity for public input as the public hearing is now closed.

Should 3<sup>rd</sup> reading be given by council, final approval can only occur once the servicing agreements are completed which may take months.

Sincerely,

**REMI Realty Inc.**  
Agent for Owners  
Tanya Baertl  
604-530-9944  
[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)

## NOTICE

### 5360 204 Street - Pyramid Apartments

April 29, 2024

#### Development Application Update

Dear Residents,

This notice is to provide you, a valued resident of Pyramid Apartments, with an update on the proposed redevelopment of 5360 204 Street.

In March 2022, Whitetail Homes submitted a development application to The City of Langley but has recently decided to withdraw this application. A new development application will be submitted in June. The intent remains to develop the premises but the change to the proposed project will delay the timeline to serve residents with Notice to End Tenancy. For clarity, no Notice to End Tenancy is anticipated until 2025. We will update residents when the new application is submitted and keep you informed of its progress.

Sincerely,  
**REMI Realty Inc.**

Tanya Baertl  
Tenant Relocation Coordinator  
[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)  
604-530-9944 ext. 209

**NOTICE**  
**Pyramid Apartments 5360-204<sup>th</sup> Street, Langley**

October 7, 2024

**Advisory Design Panel Meeting**

Dear Pyramid Residents,

Please be advised that the redevelopment application will be proceeding to an Advisory Design Panel meeting October 16, 2024.

**October 7, 2024, at 7:00 PM**  
**Located in the Council Chambers (Or CKF Room across the hall)**  
**at Langley City Hall (20399 Douglas Crescent)**

This meeting is part of the City's standard application process and only reviews the design/architecture and landscaping of the proposed new building. The meeting does not have a public participation opportunity, but residents are welcome to attend and observe for their information.

If you have any questions, please let me know.

Sincerely  
**REMI Realty Inc.**  
Tanya Baertl  
604-530-9944 ext 209  
[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)

**NOTICE**  
**Pyramid Apartments 5360-204<sup>th</sup> Street, Langley**

November 12, 2024

**COUNCIL MEETING 1<sup>st</sup> AND 2<sup>nd</sup> READING**

Dear Pyramid Residents,

City council will have a council meeting November 18<sup>th</sup> at 7:00PM for consideration of 1<sup>st</sup> and 2<sup>nd</sup> readings of the rezoning bylaw. This meeting will be held virtually but, if you would like to observe the meeting, an in-person screening will be hosted at city hall and online viewing will also be available (see below). Please note that this meeting will not have an opportunity for public input, as new Provincial law prevents public hearings from being held on residential rezonings that meet the City's Official Community Plan.

The 3<sup>rd</sup> reading is anticipated to take place on December 2, 2024. Information on how to observe this meeting will be provided prior to the meeting.

**November 18, 2024, at 7:00 PM**  
**Located in the CKF Room (across the hall from the council chambers)**  
**at Langley City Hall (20399 Douglas Crescent)**

**Attend Virtually:**

1. The meeting can be viewed live through the YouTube stream  
(<https://www.youtube.com/@LangleyCity>)
2. Register to attend the electronic council meeting by emailing  
[councilmeetings@langleycity.ca](mailto:councilmeetings@langleycity.ca)

If you have any questions, please let me know.

Sincerely  
**REMI Realty Inc.**  
Tanya Baertl  
604-530-9944 ext 209  
[tbaertl@remirealty.ca](mailto:tbaertl@remirealty.ca)