

ATTACHMENT B

Summary of Protection Policies from Other Municipalities – For Tenants of Rental Apartment Buildings

Note: The policies listed below are required as a condition of redevelopment of a rental apartment building (typically at strata conversion or rezoning). Provincial Bill 16 allows municipalities to adopt a ‘tenant protection bylaw’ that could contain similar protections (as listed below) at the time of development permit, strata conversion, and/or building/demolition permit, as well as a condition of rezoning.

Municipality	Policy Title	Brief Overview
City of Revelstoke	Manufactured Home Park Redevelopment, Residential Tenant Protection, and Strata Conversion Policy (2023)	<p>Communication Plan - Notification requirements to inform tenants of the development application process.</p> <p>Tenant Relocation Plan - Assistance in finding new affordable accommodation.</p> <p>Right of First Refusal - Applicant to offer a right of first refusal for new unit on the property.</p> <p>Other – Applicant may provide new below market housing units on site for eligible displaced tenants (with Housing Agreement secured on title) or a contribution to the Housing Legacy Reserve Fund.</p>
City of Vancouver	Tenant Relocation and Protection Policy (updated in June 2024)	<p>Communication Plan – Mandatory ongoing notification and tenant meeting requirements throughout the development application process. Interim and final report required to be submitted to the City to demonstrate all tenant protection requirements have been met, prior to issuance of occupancy for new units on the property.</p> <p>Tenant Relocation Plan – Assistance in finding new equally affordable accommodation. Three reasonable and affordable options are to be provided to each tenant.</p> <p>Right of First Refusal – Applicant to offer a right of first refusal for new unit on the property, with 20% discount off starting market rents, or a unit in another building.</p> <p>Financial Compensation – Applicant to pay between 4-24 months rent depending on length of tenancy. Owner may need to offset relocation costs.</p> <p>Other –Extra requirements for tenants being displaced in certain areas such as Broadway Plan area, and Transit Oriented Areas. There are also extra requirements when tenants in non-market housing are being displaced, and for vulnerable tenants (i.e. seniors or persons with disability).</p>
City of Coquitlam	Tenant Relocation Policy (2021)	<p>Communication Plan – Mandatory ongoing notification and tenant meeting requirements.</p> <p>Tenant Relocation Plan – Relocation plan and a relocation coordinator is required.</p> <p>Right of First Refusal - Applicant to offer a right of first refusal for new unit on the property.</p> <p>Financial Compensation – To be provided based on length of tenancy. Moving assistance to be provided based on number of bedrooms and is paid by a one-time flat rate.</p> <p>Other – Separate requirements for tenants displaced from non-market units.</p>

Municipality	Policy Title	Brief Overview
City of Burnaby	Tenant Assistance Policy (2022)	<p>Communication Plan – Mandatory ongoing notifications and tenant meeting requirements.</p> <p>Tenant Relocation Plan – Tenant relocation coordinator is required to provide assistance in finding new affordable accommodation. Three reasonable and affordable options are to be provided to each tenant. Extra support for vulnerable tenants must be provided.</p> <p>Right of First Refusal - Applicant to offer a right of first refusal for new unit on the property.</p> <p>Financial Compensation – Applicant to pay lump sum payment to tenant or ‘top-up’ increase of new unit rent rate for a specific time. Moving assistance must be provided based on number of bedrooms and is paid as a one-time flat rate.</p> <p>Other – Applicant to provide bonding at the beginning of the application process to ensure requirements are met.</p>
City of Langley	Tenant Relocation Policy (2024)	<p>Communication Plan – Mandatory ongoing notifications and tenant meeting requirements. Tenant relocation website required. Final tenant relocation report required as condition of demolition of building.</p> <p>Tenant Relocation Plan – Tenant relocation coordinator is required to provide assistance in finding new affordable accommodation. Three reasonable and affordable options are to be provided to each tenant. Extra support for vulnerable tenants must be provided (i.e. seniors, disability).</p> <p>Right of First Refusal - Applicant to offer a right of first refusal for new unit on the property at rent set at 20% below average, or purchase of unit at 15% discount of purchase price.</p> <p>Financial Compensation – Applicant to pay lump sum payment to tenant or ‘top-up’ increase of new unit rent rate for a specific time. Moving assistance must be provided based on number of bedrooms and is paid by a one-time flat rate. Compensation is to be paid out at the time of termination of tenancy in either cash and/or free rent per the tenant’s preference.</p>
District of Saanich	Tenant Assistance Policy (2023)	<p>Communication Plan – Mandatory ongoing notifications to tenants. Submit a tenant relocation status report before the issuance of any building permits pertaining to the site.</p> <p>Tenant Relocation Plan – Tenant relocation coordinator is required to provide assistance in finding new affordable accommodation. Extra support for vulnerable tenants must be provided (i.e. seniors, disability).</p> <p>Right of First Refusal - Applicant to offer a right of first refusal for new unit on the property at rent set at 20% below average.</p> <p>Financial Compensation – Applicant to pay lump sum payment to tenant or ‘top-up’ increase of new unit rent rate for a specific time. Moving assistance must be provided based on number of bedrooms and is paid by a one-time flat rate. Compensation is to be paid out at the time of termination of tenancy in either cash and/or free rent per the tenant’s preference.</p> <p>Other - Extra support for vulnerable tenants must be provided.</p>