

PART 9. RESIDENTIAL TENANT PROTECTION FROM REDEVELOPMENT

15. Residential Tenant Protection from Redevelopment

The following policy requires applicants for redeveloping a mobile home park or multiple family residential building to satisfactorily address the re-housing needs of vulnerable tenants, who could face serious problems obtaining alternative shelter on their own if they were displaced.

- (1) This policy applies to development applications for a zoning amendment and/or development permit for purposes of redeveloping all or part of a non-strata, mobile home park or multiple family residential building.
- (2) The provisions of this policy apply over and above statutory requirements of the *Mobile Home Park Tenancy Act* or *Residential Tenancy Act* as applicable, and all costs for re-housing tenants must be borne by the applicant.
- (3) At least thirty (30) days prior to submitting their first development application (zoning amendment or development permit, as applicable), the applicant will circulate an *initial notice* to each and every affected tenant of the subject property, with the following information:
 - (a) A list of all tenants being contacted with their names, unit numbers, and telephone numbers;
 - (b) An overview of the applicant's proposed redevelopment plans and timelines;
 - (c) The applicant's intent to develop a *tenant relocation plan* with all tenants interested in participating;
 - (d) The name of the applicant's contact person and directions how they can be easily contacted by tenants; and
 - (e) An attached copy of this policy document.
- (4) The applicant will include a copy of their *initial notice* as part of their development application to Development Services.
- (5) The applicant will prepare a *tenant relocation plan* in collaboration with interested tenants, including:
 - (a) A tenant profile of their demographic characteristics, general income levels, housing relocation options, and preferences;
 - (b) Confirmation of whether any mobile homes can be moved and re-used as homes by tenants;
 - (c) The applicant's compensation package offered to individual tenants, as applicable:
 - i. Payment for relocating a mobile home to another park if it can be moved, or arranging for disposal of a mobile home if it cannot be relocated;

ii. Monetary compensation for the loss of both a mobile home and its site if the mobile home cannot be relocated, or for only the site if the mobile home can be relocated, taking assessment or market appraisal value into consideration.

- iii. Opportunities for first right of refusal to purchase dwelling units at discount prices in the redevelopment project, or in another development of the same applicant;
 - iv. Any other monetary compensation for assisting tenants to relocate to a new home; and
 - v. Any other forms of assistance.
- (6) The applicant will submit their *tenant relocation plan* to Development Services, who will invite written comments on the plan from any interested tenants and will prepare a staff review of how well the plan meets tenants needs.
- (7) Staff will submit to Council the *tenant relocation plan*, and any comments received from tenants and the staff review, which all will be available for:

Application for Zoning Amendment

- (a) Comment by the public at a public hearing for a zoning amendment application;
 - (b) Council consideration when deliberating second and subsequent readings for a zoning amendment application;
- And / Or:

Application for Development Permit

- (c) Council consideration when deliberating approval of a development permit, including any requirements for the applicant to post securities guaranteeing complete and timely implementation of a *tenant relocation plan* that is agreeable to both the Town and the applicant.