



March 14, 2023

To: All Residential Tenants of 20214 & 20224 54A Avenue, Langley

**Re: 20214 & 20224 54A Avenue – Redevelopment Application & Tenant Relocation Plan / Assistance Package**

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Hello,

As you are already aware, Scale Projects purchased the properties at 20214 & 20224 54A Avenue in July 2022 with the intent to redevelop the property. On February 9, 2023 a Rezoning & Development Permit Application was submitted to the City of Langley Development Services Department, for the purpose of demolishing the two existing buildings and redeveloping the property.

Pending approval from the City of Langley Council, the new development will consist of one 6 storey condominium building with approximately 75 apartment units, of which 67 units will be strata title condominiums suites for sale and 8 market rental units. Based on the current timeline, we anticipate the demolition of the existing buildings in late 2023 and the start of construction in early 2024.

We are committed to keeping you informed of the status and progress of our development application, as well as critical milestones along the way that may impact your tenancy.

According to the City of Langley Official Community Plan (OCP) Bylaw 2021, No. 3200, the City of Langley requires developers to undertake the following requirements when proposing to redevelop an existing purpose-built rental building (which in this case applies to both 20214 & 20214 54A Avenue):

#### 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 the 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 where replacement unit is social housing.*

Scale Projects will be providing relocation assistance based on Council Policy C0-81, and is committed to providing clear and consistent communication with you regarding the development proposal. We have designated Zaklina Vracar, Z Agency as the Designated Relocation Coordinator. Zaklina can be contacted by telephone 236-600-5131 ext 100 or by email at [zaklina@zagencymanagement.com](mailto:zaklina@zagencymanagement.com) during regular business hours (Mon – Fri 9am to 5pm) should you have any questions or require assistance.

Additional information can also be found on our website at: [www.scalegroup.ca/rentals](http://www.scalegroup.ca/rentals).

Sincerely,

**Scale Projects Ltd**

(on behalf of SP (Linwood) Holdings Ltd.)

**Harp Saran**

President, Development

Scale Projects Ltd.