



**Tenant Assistance Package
20214 & 20224 54A Avenue, Langley**

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

Scale Projects is committed to providing advance notifications and updates to tenants on upcoming Tenant Information Meetings with at least two week notice, City Council Meetings, Public Hearing date, and other milestones relating to the application as follows:

February 2023	Development Application Submitted to Langley City Staff
March 2023	Initial Development Application comments received
March 2023	Tenant Relocation Plan / Tenant Assistance Package provided
April 2023	First Tenant Information Meeting
May 2023	Advisory Design Panel Meeting
June 2023	Second Tenant Information Meeting
July 10 th , 2023	Council 1 st & 2 nd Reading
July 24 th , 2023	Public Hearing
August 17 th , 2023	Third Tenant Information Meeting
September 11 th 2023	Council 3 rd Reading
Late 2023	- Council Final Reading / Adoption <-- WE ARE HERE
Late 2023	- Fourth Tenant Information Meeting
Late 2023	- Demo Permit Issuance
Late 2023	- Fifth Tenant Information Meeting
Late 2023	- Eviction Notices
Early 2024	- Demolition proceeds

All materials provided to tenants will also be made available at www.scalegroup.ca/rentals. The website will include copies of the Tenant Relocation Plan, Tenant Assistance Package, methods of contacting staff and City Council and the dedicated Tenant Relocation Coordinator, as well as Tenancy and City Policy related resources. As new information is provided directly to tenants, the information on the website will be updated accordingly.

Scale Projects has 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 during regular business hours (Mon – Fri 9am to 5pm) should you have any questions or require assistance.

Relocation Assistance

Scale Projects through the Tenant Relocation Coordinator, shall provide assistance in finding alternative accommodations for displaced tenants as follows:

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

Compensation & Notice

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. All tenants are eligible for compensation, and compensation is to be paid out no later than when notices to vacate are served. Notice to evict the property will be provided as per the Residential Tenancy Act (RTA) minimum of 4 months notice:

Not Vulnerable Tenants

Length of Tenancy	Compensation Provided	Notice (as per RTA)
Up to 5 years tenancy:	2 months rent	4 months
6 to 10 years tenancy:	3 months rent	4 months
11 to 15 years tenancy:	4 months rent	4 months
16 to 20 years tenancy:	5 months rent	4 months
Over 20 years tenancy:	6 months rent	4 months

Moving Expenses

Scale Projects shall pay the following to cover Moving Expenses for an insured moving company to relocate existing tenants into alternative accommodation, or provide an equivalent flat rate payment:

Unit Type	Moving Expenses Provided
1 Bedroom Units	\$750.00
2 Bedroom Units	\$1,000.00
3 Bedroom Units	\$1,250.00

Right of First Refusal

Scale Projects are proposing a condominium building with strata titled ownership tenure and market rentals within the development.

For all displaced tenants returning as potential buyers within the new development:

- A special 5% discount off the strata unit purchase price will be offered to returning tenants who are established as qualified buyers purchasing a new unit in this development.

For all displaced tenants returning as renters:

- Tenants returning as rental tenants in the new development will be offered equivalent units (if available) with a rent set at 10% below market rental rates.

Vulnerable Tenants

Scale Projects is committed to providing additional support for vulnerable tenants. Vulnerable tenants will be identified through an assessment of the Occupancy Report and reviewed by the Tenant Relocation Coordinator (TRC).

Vulnerable tenants are defined as those:

- With disabilities that have a recognized 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 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;

Vulnerable Tenants rehoused to non-market/subsidized

Length of Tenancy	Compensation Provided	Notice (As per RTA)
Up to 15 years tenancy:	4 months rent	4 months
16 to 20 years tenancy:	5 months rent	4 months
Over 2 years tenancy:	6 months rent	4 months

Vulnerable Tenants rehoused to market housing

Length of Tenancy	Compensation Provided	Notice (As per RTA)
n/a	6 months rent	4 months

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 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.

Links to Tenant Resources

Langley City Council Policy CO-81 – Tenant Relocation Plans

https://langleycity.ca/sites/default/files/uploads/Policies/POLICY - CO-81_TENANT_RELOCATION_PLANS.pdf

Residential Tenancy Act

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/02078_01

Landlord Notice to End Tenancy

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/ending-a-tenancy/landlord-notice/four-month-notice>

Tenant Resource & Advisory Centre (TRAC)

<https://tenants.bc.ca/>

Developer Contact

SCALE PROJECTS

Harp Saran

President, Development

harp@scalegroup.ca

Call or Text: 604-765-9557

Municipal Contacts

Planning Staff
planning@langleycity.ca
604-514-2830

Langley City Council

Write to Langley City Council:
Mayor and Council
City of Langley
20399 Douglas Crescent
Langley BC V3A 4B3

Contact all members of City Council by phone at 604-514-2800 or by email at
mayorcouncil@langleycity.ca

City Mayor

Mayor Nathan Pachal
Phone: (604) 514-2801
Email: npachal@langleycity.ca

City Council

Councillor Paul Albrecht
palbrecht@langleycity.ca

Councillor Teri James
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