

Tenant Protection and Relocation Assistance Policies & Regulations

To mitigate the challenges associated with redevelopment of existing housing, municipalities can adopt policies and regulations to help protect rental housing and assist tenants. These policies and regulations can take multiple forms, such as requirements for rental replacement, relocation support, first right of refusal, and specific rental rates. Cities can incentivize the protection of rental housing through means such as bonus density or require compliance outright. City staff have reviewed several municipalities across BC to explore the different ways in which cities are addressing rental protection and tenant assistance policies. Overarching trends such as financial compensation, Right of First Refusal (RoFR), and relocation assistance to varying degrees have been identified.

In Vancouver, tenants are offered compensation based on their length of tenancy, with options such as a lump sum equivalent to three months' rent or free rent during the relocation period. Similarly, Surrey mandates a minimum of three months' rent as compensation, provided either as a lump sum, free rent, or a combination chosen by the tenant. Port Moody's policy includes financial compensation tailored to tenancy length, ensuring tenants receive support proportional to their tenure. In North Vancouver, compensation is structured to provide four months' rent for tenancies under five years, with additional compensation calculated based on the total duration of the tenancy. Furthermore, many municipalities include the compensation of moving expenses, utility transfer expenses and deposits.

Many municipalities also call into use the Right of First Refusal where displaced tenants have the right to move back into the new building at a discounted rate. This discount ranges anywhere from 10%- 20% below Canada Mortgage and Housing Corporation (CMHC) or the ongoing market rate. Application of tenant assistance policies are triggered when a redevelopment will remove between 3 - 6 rental units – Vancouver and Burnaby require 1:1 replacement of the existing rental housing.

There is also an increasing push for supporting and guiding tenants during redevelopment projects. For instance, Richmond and North Vancouver regulated the hiring of a Tenant Relocation Coordinator to assist tenants throughout the redevelopment process. These coordinators must help tenants find up to three comparable rental units. This is contrasted by Coquitlam, where it is on the developer to offer at least three potential apartment options to displaced tenants, ensuring these alternatives are suited to the tenants' needs and are reflective of current rental market availability. Burnaby goes a step further by mandating the requirement for an external coordinator if requested by the tenant.

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Municipality	Policy / Regulation & Link	Brief Overview
Vancouver	Tenant Relocation and Protection Policy	<ul style="list-style-type: none"> > Policy applies to primary rental stock (5 or more units), non-profit social and co-op housing and secondary rental stock where there is a proposal for a new multiple dwelling of five or more units involving the consolidation of two or more lots (see exclusions) > Financial Compensation based on length of tenancy > Existing tenants shall be provided Right of First Refusal to move back into the new building with a 20% discount off starting market rents
	Rental Housing Stock Official Development Plan	<ul style="list-style-type: none"> > Requires 1:1 replacement of existing rental housing for 3+ unit developments in specific zones
Surrey	Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance Pamphlet	<ul style="list-style-type: none"> > Policy applies to primary rental stock (6 or more units) > Proponent shall provide, at minimum, the equivalent of 3 month's rent to each tenant (lump sum or free rent or a combination at the discretion of the tenant) > Right of First Refusal at no more than 10% below the CMHC average rent for the applicable unit size in the City of Surrey
	Rental Housing Redevelopment: Rental Replacement and Tenant Relocation Assistance	<ul style="list-style-type: none"> > If redevelopment will remove 6+ rental units, must replace with rental units 1:1 with affordable units (10% below CMHC rents)
Port Moody	Tenant Relocation Assistance Policy	<ul style="list-style-type: none"> > Policy applies to primary rental stock (6 or more units) > Financial Compensation based on length of tenancy > Existing tenants shall be provided Right of First Refusal to move back into the new building with a 20% discount

	Rental Protection Policy	<ul style="list-style-type: none"> > If redevelopment will remove 6+ rental units, preference is given to proposals that achieve a 1:1, like for like replacement
North Vancouver	Residential Tenant Displacement Policy	<ul style="list-style-type: none"> > Rezoning applications that would result in the demolition of any building or combination of buildings containing five or more dwelling units > Financial compensation based on length of tenancy – under 5 years = 4 months rent, over 5 years = 4 months rent plus ((total tenancy length in months – 60) x \$25) > 4 months notice required > Tenant Relocation Coordinator to support tenants throughout the process, and to aid tenants in finding up to three comparable rental units > Must find rent no more than 10% above tenant's current rent or 10% above the most recently published CMHC median rent level > Tenants will be compensated for moving expenses with a flat rate payment based on number of bedrooms. (p.3)
Victoria	Tenant Assistance Policy (website)	<ul style="list-style-type: none"> > Amendment to the Tenant Assistance Policy to align with the proposed partial development permit fee refund where tenant assistance is provided in conjunction with a Development Permit for Missing Middle Developments > At least three housing options should be presented to the tenant(s) > Amendment to the Tenant Assistance Policy to increase the Right of First Refusal (ROFR) to 20% below market rates (previously 10%) > Financial compensation based on length of tenancy and unit type (Bach, 1BR, 2 BR, etc.)
	Tenant Assistance Plan	<ul style="list-style-type: none"> > Tenant Assistance Plan is required to be submitted by developer for rezoning or dev application
Coquitlam	Tenant Relocation Policy	<ul style="list-style-type: none"> > Financial compensation based on length of tenancy > Right of First Refusal; If new rental units are created, an Applicant is required to contact Eligible Tenants six months prior to expected occupancy of the new building to offer the opportunity to return to the building.

	Renters in Market Rental Housing	<ul style="list-style-type: none"> > Will be provided with moving expenses or with an arranged, insured moving company > Developers are required to present you with at least three potential apartment options. The options should be tailored to meet your needs, based on rental availability.
New Westminster	Tenant Relocation Policy	<ul style="list-style-type: none"> > Written commitment to provide at least 4 months' notice > A written commitment to provide compensation equal to or greater than the equivalent of three-months' rent to compensate for moving expenses, utility reconnection fees and other relocation costs
	Rental Replacement Policy (DRAFT)	<ul style="list-style-type: none"> > If redevelopment will remove more than 6 rental units, must replace with rental units and 10% of units must be below-market
Richmond	Relocation Assistance due to Redevelopment	<ul style="list-style-type: none"> > Three months' free rent or lump sum equivalent at the discretion of the tenant > Offer relocation assistance > Right of refusal outlined for rental and condominium building redevelopments
	Market Rental Housing Policy Bulletin	<ul style="list-style-type: none"> > Replace existing rental units 1:1, like for like – if this is less than 20% of total unit count, inclusionary units must be included to make up the difference; replacement unit rents must be the same for existing tenants or 20% below CMHC for new tenants > 5 or more purpose-built rental units AND Secondary market rental buildings with less than five units that are also being consolidated into a larger redevelopment > Require external Tenant Relocation Coordinator
Burnaby	City's Tenant Assistance Policy	<ul style="list-style-type: none"> > Help finding a new place to rent, if requested. > Financial compensation in the form of rent top-up payments or a lump sum payment, to bridge the gap between current rents and market rents. > Financial support for moving and help with making arrangements, if requested.

		<ul style="list-style-type: none"> > The right to return to the redeveloped building at the same rent (plus any Residential Tenancy Act rent increases) in a unit with the same number of bedrooms.
	<p>Rental Use Zoning Policy</p>	<ul style="list-style-type: none"> > Replace existing rental units 1:1, like for like – if this is less than 20% of total unit count, inclusionary units must be included to make up the difference; replacement unit rents must be the same for existing tenants or 20% below CMHC for new tenants > 5 or more purpose-built rental units AND Secondary market rental buildings with less than five units that are also being consolidated into a larger redevelopment > Require external Tenant Relocation Coordinator