

From: **"Mochrie, Paul"**

To: **"Direct to Mayor and Council - DL"**

Date: 2024-06-25 5:25:26 PM

Subject: Memo - Broadway TRPP updates

Attachments: Memo to Mayor & Council - Memo - Broadway Plan Tenant Relocation and Protection Policy Bulletin Updates.pdf

Dear Mayor and Council,

Please find attached a memo from Josh White that provides an overview of updates to sections of the Tenant Relocation and Protection Policy (TRPP) Bulletin that apply to renters in the Broadway Plan area. These updates are in response to concerns around the need for clarification of requirements to improve implementation of the new enhanced Broadway plan tenant protections.

- The key updates include:
 - Timing for when the temporary rent top-up period may begin – clarifying that tenants may begin to receive the top-up once the application has reached the Building Permit Stage 1.
 - New lump sum option in lieu of ongoing rent top-up payments – tenants may choose to receive a one-time lump sum payment in lieu of ongoing payments. The lump sum is the equivalent of three years of rent top-ups.
- These changes are intended to clarify requirements, reduce complexity, provide further choice to renters and improve processing for applicants.
- The changes are consistent with Burnaby's Tenant Assistance Policy (TAP), the nearest comparable policy to the TRPP. Staff discussed renter and applicant concerns and changes to the Bulletin with Burnaby TAP planners, tenant relocation coordinators, Tenant Resource & Advisory Centre (TRAC) staff and Urban Development Institute (UDI) members ahead of implementing the changes.
- The updated Bulletin is targeted to be posted online by the end of June 2024.

Please direct any questions to Josh.White@vancouver.ca or Dan.Garrison@vancouver.ca.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x m k y m (Musqueam), S wxwú7mesh (Squamish), and s lilw ta (Tsleil-Waututh) Nations.

MEMORANDUM

June 25, 2024

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Director of Policy, Mayor's Office
Trevor Ford, Chief of Staff, Mayor's Office
Matt Shillito, Acting Director of Planning
Dan Garrison, Director of Housing Policy and Regulation

FROM: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Broadway Plan Tenant Relocation and Protection Policy Bulletin Updates

RTS #: N/A

The purpose of this memo is to provide Council with an overview of upcoming updates to sections of the Tenant Relocation and Protection Policy (TRPP) Bulletin that apply to renters in the Broadway Plan area.

BACKGROUND AND CONTEXT

The Broadway Plan, which came into effect on September 1, 2022, introduced new enhanced tenant protections for both primary and secondary renters in the Plan area. The new protections build on and are in addition to existing city-wide policies contained in the *Tenant Relocation and Protection Policy, 2019*. The TRPP Bulletin provides information on implementation details of the city-wide and Broadway Plan tenant policies and how the policies work in practice when applied to specific development applications and tenant situations.

Staff have been providing updates on plan implementation and progress to Council on a quarterly basis, [most recently in April 2024](#). A memo on implementation activities and progress of the enhanced tenant policies was [provided in March 2024](#).

TRPP ADMINISTRATIVE BULLETIN UPDATES

Since plan approval, staff have received and responded to questions and feedback from the public and applicants about the TRPP and begun to work through TRPP implementation on specific development applications. Feedback and experience with applications of various types have contributed to Bulletin updates to clarify requirements, reduce complexity, provide further choice to renters and improve processing for applicants.

These Bulletin updates include:

1. Timing for when the temporary rent top-up period may begin – clarifying that tenants may begin to receive the top-up once the application has reached the Building Permit Stage 1.
 - This timing aligns with when the four month notice to end tenancy may be issued and is consistent with timing in Burnaby's Tenant Assistance Policy (TAP).
 - The update reduces risk for tenants who may move out early in the redevelopment process and the project is cancelled or the property sold which could impact their top-up payments.
 - The update provides applicants with a consistent date after which top-up payments may be paid and reduces overall cost of the payments.

2. New lump sum option in lieu of ongoing rent top-up payments – tenants may choose to receive a one-time lump sum payment in lieu of ongoing payments. The lump sum is the equivalent of three years of rent top-ups.
 - Three years is the approximate time it takes to construct the new building and aligns with Burnaby's Tenant Assistance Policy.
 - The lump sum option provides more choice to renters to select the compensation option that works best for them and their future plans while they wait to exercise their right to return to the new building. It provides another choice for roommate households who may wish to relocate separately.
 - The lump sum option provides applicants with a simpler compensation option which requires less administration, reducing implementation complexity.

Minor updates are also being made to clarify application of the policies to roommate households and to provide more details on how length of tenancy is determined for compensation purposes. These changes have been developed following consultation with the City of Burnaby and tenant relocation coordinators active in the Broadway Plan area. The changes have also been discussed with Tenant Resource & Advisory Centre (TRAC) staff and Urban Development Institute (UDI) members. The changes address concerns raised around the need for greater clarity and simplification of the TRPP implementation.

Staff are coordinating these updates with additional updates related to the proposed rezoning policy that staff have developed in response to the Provincial Transit-Oriented Areas legislation, subject to Council approval. Staff are targeting posting the updated Bulletin online by the end of June 2024.

If you have any questions or require further information, please do not hesitate to contact me or Dan Garrison, Director of Housing Policy and Regulation, at 604-673-8435 or dan.garrison@vancouver.ca.

A handwritten signature in black ink, appearing to read 'J White', with a stylized, cursive script.

Josh White
General Manager, Planning, Urban Design and Sustainability
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