

File No.: 04-1000-20-2025-458

August 25, 2025

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of July 15, 2025 under the *Freedom of Information and Protection of Privacy Act* for:

**Record of presentation materials required by the City per Tenant Relocation and Protection Policy (TRPP), including presentation template and instructions, for the following:**

- 1. Broadway Plan project;**
- 2. Non-Broadway plan project; and**
- 3. Non-profit housing project.**

**Date range: April 11, 2025 to July 14, 2025.**

All responsive records are attached.

Please note, Housing Policy staff have advised that the provided templates are not mandatory for applicants to use. Staff provide these templates as a courtesy to applicants to demonstrate what information is appropriate to include.

For all tenant meetings with a presentation, the applicant is required to send back their draft presentation to Housing Policy staff for review and confirmation for use before proceeding with the tenant meeting. Often, applicants will use their own templates but include the information that is included with the templates and may opt to add or change information on a project-per-project basis.

Under Part 5 of the Act, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, [info@oipc.bc.ca](mailto:info@oipc.bc.ca) or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (2025-458); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

*[Signed by Cobi Falconer]*

**Cobi Falconer, MAS, MLIS, CIPP/C**  
**Director, Access to Information & Privacy**

If you have any questions, please email us at [foi@vancouver.ca](mailto:foi@vancouver.ca) and we will respond to you as soon as possible. You may also contact 3-1-1 (604-873-7000) if you require accommodation or do not have access to email.

Encl. (Response Package)

:ma

# INSTRUCTIONS FOR APPLICANT (DELETE SLIDE)

- *This is a template to be used for Enhanced TRPs applicable in Broadway Plan Area, the Transit-Oriented Areas, the RM-3, RM-3A, RM-4 and RM-4N zones of the Grandview-Woodland Plan Area, or the Rupert and Renfrew Plan Area*
- *Please add all details and information necessary to inform tenants of their rights and responsibilities*
- *Please send the draft deck to your Housing Planner at least a week in advance of the Tenant meeting.*
- *It's recommended that the deck is made available to tenants, along with a write up of any Q&As, after the meeting.*

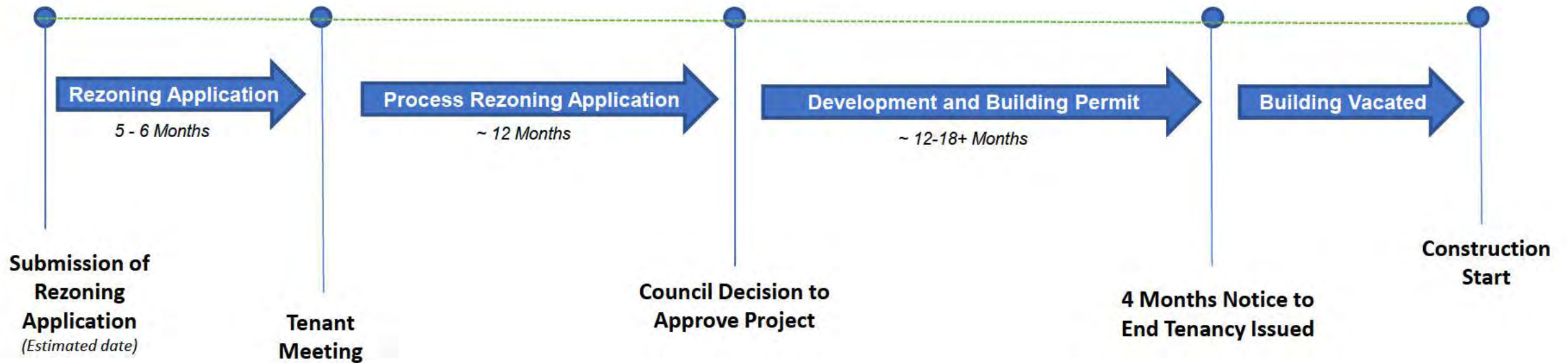
# INTRODUCTION & AGENDA

## **Team Introductions**

### **Agenda**

- Introduction to Project/Proposal
- Redevelopment Status & Timeline
- Introduction to the BWP TRPP
  - Compensation requirements
  - How support will be provided
- Next Steps in TRPP Process
- Contact Information
- Q&A

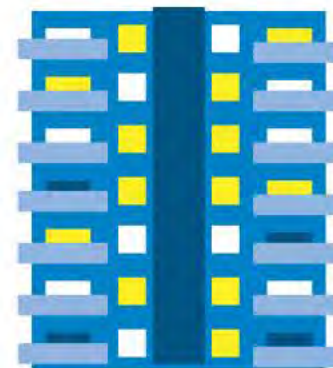
# ESTIMATED DEVELOPMENT TIMELINE





# TRPP ELIGIBILITY CRITERIA

- All tenants residing in a primary rental unit for one year or more at the time the rezoning or development permit application is opened, are eligible for compensation and assistance under this policy.
- Eligible tenants in secondary rental are those who have been residing on the site for at least two years at the time the rezoning or development application, or at least one year if the tenancy began prior to the transfer of property to the developer.



# ENHANCED TRPP COMPENSATION REQUIREMENTS

COMPENSATIONS	REQUIREMENT
<p>Free Rent Compensation <i>(based on tenure)</i></p> <ul style="list-style-type: none"><li>• <i>Due at time of move out</i></li></ul>	<ul style="list-style-type: none"><li>• 4 months rent for tenancies up to 5 years</li><li>• 5 months rent for tenancies between 5-10 years</li><li>• 6 months rent for tenancies between 10-20 years</li><li>• 12 months rent for tenancies between 20 -30 years</li><li>• 18 months rent for tenancies between 30 -40 years</li><li>• 24 months rent for tenancies between 40+ years</li></ul>

OR

<p>Temporary Rent Top-up</p> <ul style="list-style-type: none"><li>• <i>Available at issuance of four months' notice of vacancy</i></li><li>• <i>This option is unavailable if tenants decide to move out prior to the four months' Notice to End Tenancy being received</i></li></ul>	<p>The temporary rent top-up will be equal to the difference between the tenants' existing rent, and the rent in their new unit</p> <p>If tenant secures their own unit, the rent top-up will be provided up to a maximum of the difference between the tenant's existing rent and the average market rent by unit type for newer rental units in the City:</p> <div><p>Table 1: 2025 Average Rents for Rent Top-Up Calculations Under the Broadway Plan, Transit-Oriented Areas Rezoning Policy and Rezoning in Certain RM Areas Under the Grandview-Woodland Plan</p><table><tr><th>Unit Type</th><th>CMHC Average Market Rents for Newer Units</th></tr><tr><td>Studio</td><td>\$2,031</td></tr><tr><td>1-bedroom</td><td>\$2,449</td></tr><tr><td>2-bedroom</td><td>\$3,320</td></tr><tr><td>3-bedroom or larger</td><td>\$4,092</td></tr></table><p><sup>1</sup> Average city-wide rents for the City of Vancouver for units built since 2015, as published by CMHC in the 2024 Rental Market Survey Data Tables.</p></div> <p>Refer to the <a href="#">Temporary Rent Top-up Calculation Form</a> to determine this amount for each tenant</p>	Unit Type	CMHC Average Market Rents for Newer Units	Studio	\$2,031	1-bedroom	\$2,449	2-bedroom	\$3,320	3-bedroom or larger	\$4,092
Unit Type	CMHC Average Market Rents for Newer Units										
Studio	\$2,031										
1-bedroom	\$2,449										
2-bedroom	\$3,320										
3-bedroom or larger	\$4,092										



# ENHANCED TRPP COMPENSATION REQUIREMENTS

OR

## One-time Lump Sum Rent Top-up Payment

- Available at issuance of four months' notice of to end tenancy (i.e. BP Stage 1)
- Payable in two phases:
  - First payment due at BP Stage 1
  - Balance due one year later

*Note: Tenants who move out early are eligible for the lump sum rent top-up but will have to wait until 4-months' notice (i.e. BP Stage 1) to receive their payment. Projects can take up to two years between the rezoning application and the Building Permit Stage 1 and may experience delays.*

Instead of temporary rent top-up payments for the period the tenant is in interim housing, the tenant may instead choose to receive a lump sum rent top-up payment.

The lump sum amount is equivalent to the estimated value of a rent top-up for 33 months, with an assumed 2.5% annual rent increase included in the amount.

The estimated value of the 33-month rent top-up is based on the difference between the tenants existing rent and the average market rent by unit type for newer rental units in the City:

Table 1: 2025 Average Rents for Rent Top-Up Calculations Under the Broadway Plan, Transit-Oriented Areas Rezoning Policy and Rezoning in Certain RM Areas Under the Grandview-Woodland Plan

Unit Type	CMHC Average Market Rents for Newer Units <sup>1</sup>
Studio	\$2,031
1-bedroom	\$2,449
2-bedroom	\$3,320
3-bedroom or larger	\$4,092

<sup>1</sup> Average city-wide rents for the City of Vancouver for units built since 2015, as published by CMHC in the 2024 Rental Market Survey Data Tables.

Refer to the [Lump-Sum Calculation Form](#) to determine this amount for each tenant.

**Note: The Broadway TRPP is a newly implemented policy and may be subject to changes. If the City modifies or amends the TRP policy, all affected tenants will be notified with an update.**



# ENHANCED TRPP COMPENSATION REQUIREMENTS CONT'D

AND

COMPENSATIONS	REQUIREMENT										
Moving Assistance-within Metro Vancouver area	<p>Bachelor &amp; 1 beds - \$750 2 beds or more - \$1,000</p> <p>OR</p> <p>Applicant arranges insured moving company</p>										
Assistance Finding New Housing	<ul style="list-style-type: none"> <li>For those that request assistance in finding new housing based as much as possible on their criteria</li> <li>For low-income tenants facing other barriers additional support is available for those who request it i.e. help in securing affordable housing, help securing accessible or supportive housing)</li> </ul>										
Right of First Refusal (if applicable)	<p>To return to the building with a 20% discount off city-wide average market rents OR rent at time of move-out plus allowable RTA yearly increases, whichever is less</p> <div data-bbox="1240 833 2132 1200"> <p>Table 2: 2025 Right of First Refusal Rents at 20% Below City-wide Average Market Rents for the City of Vancouver</p> <table> <tr> <th>Unit Type</th><th>20% Below CMHC City-wide Average Market Rents<sup>2</sup></th></tr> <tr> <td>Studio</td><td>\$1,294</td></tr> <tr> <td>1-bedroom</td><td>\$1,470</td></tr> <tr> <td>2-bedroom</td><td>\$2,052</td></tr> <tr> <td>3-bedroom or larger</td><td>\$2,819</td></tr> </table> <p><sup>2</sup> The 20% discount is applied to the city-wide average market rents for the City of Vancouver for units of all ages, as published by CMHC in the 2023 Rental Market Survey Data Tables</p> </div>	Unit Type	20% Below CMHC City-wide Average Market Rents <sup>2</sup>	Studio	\$1,294	1-bedroom	\$1,470	2-bedroom	\$2,052	3-bedroom or larger	\$2,819
Unit Type	20% Below CMHC City-wide Average Market Rents <sup>2</sup>										
Studio	\$1,294										
1-bedroom	\$1,470										
2-bedroom	\$2,052										
3-bedroom or larger	\$2,819										
Additional Support (if applicable)	<p>Additional support provided to tenants facing additional barriers (i.e. accessibility)</p>										

# HOW SUPPORT WILL BE PROVIDED

*Describe (generally) how you will provide support-no need to go into details about additional assistance; if needed, that can be discussed individually*

# NEXT STEPS IN TRPP PROCESS



# CONTACT INFORMATION

- *Developer Contact*
- *NAME*
- *PHONE*
- *EMAIL*

NAME

City of Vancouver

Housing Regulation - TRPP

EMAIL





Questions?

# Intro page



# INSTRUCTIONS FOR APPLICANT

## (DELETE SLIDE)

- *This is a template, and you should add all detail and information necessary to inform tenants.*
- *Please send the draft deck to your Housing Planner at least a week in advance of the Tenant meeting.*
- *It's recommended that the deck is made available to tenants, along with a write up of any Q&As, after the meeting.*

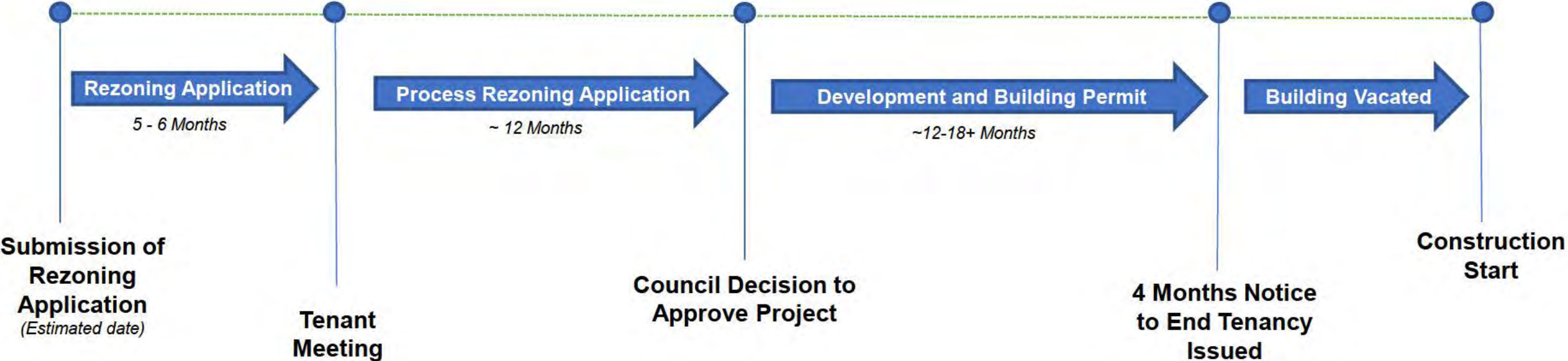
# INTRODUCTION & AGENDA

## **Team Introductions**

## **Agenda**

- Introduction to Project/Proposal
- Redevelopment Status & Timeline
- Introduction to the TRPP
  - Compensation requirements
  - How support will be provided
- Next steps
- Contact Information
- Q&A

# ESTIMATED DEVELOPMENT TIMELINE





# INTRODUCTION TO TRPP: COMPENSATION REQUIREMENTS

COMPENSATIONS	REQUIREMENT
Free Rent Compensation <i>(based on tenure)</i>	<ul style="list-style-type: none"> <li>• 4 months rent for tenancies up to 5 years</li> <li>• 5 months rent for tenancies between 5-10 years</li> <li>• 6 months rent for tenancies between 10-20 years</li> <li>• 12 months rent for tenancies between 20 -30 years</li> <li>• 18 months rent for tenancies between 30 -40 years</li> <li>• 24 months rent for tenancies between 40+ years</li> </ul>
Moving Assistance	<p>Bachelor &amp; 1 beds - \$750 2 beds or more - \$1,000</p> <p><b>OR</b></p> <p>Applicant arranges insured moving company</p>
Assistance Finding New Housing	<ul style="list-style-type: none"> <li>• For those that request assistance in finding new housing based on their criteria</li> <li>• For low income tenants facing other barriers additional support is available for those who request it</li> <li>• Help in securing affordable housing</li> <li>• Help with securing accessible or supportive housing</li> </ul>
Right of First Refusal (if applicable)	To return to the building with 20% reduction off rent in new building
Additional Support (if applicable)	Additional support provided to low income tenants or tenants facing other barriers

# HOW SUPPORT WILL BE PROVIDED

- Describe (generally) how you will provide support-no need to go into details about additional assistance; if needed, that can be discussed individually

# CONTACT INFORMATION

## *Developer Contact*

*NAME*

*PHONE*

*EMAIL*

NAME

City of Vancouver

Housing Regulation - TRPP

EMAIL

PHONE





# Questions?

# Intro page

# INSTRUCTIONS FOR APPLICANT

## (DELETE SLIDE)

- *This is a template, and you should add all detail and information necessary to inform tenants.*
- *Please send the draft deck to your Housing Planner at least a week in advance of the Tenant meeting.*
- *It's recommended that the deck is made available to tenants, along with a write up of any Q&As, after the meeting.*

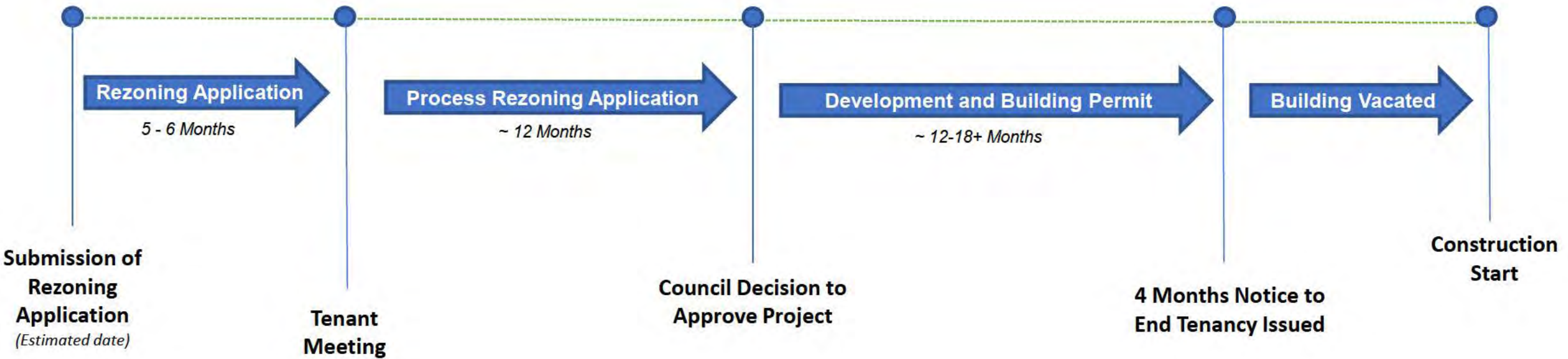
# INTRODUCTION & AGENDA

## **Team Introductions**

## **Agenda**

- Introduction to Project/Proposal
- Redevelopment Status & Timeline
- Introduction to the TRPP
  - Compensation requirements
  - How support will be provided
- Next steps
- Contact Information
- Q&A

# ESTIMATED DEVELOPMENT TIMELINE





# INTRODUCTION TO TRPP: COMPENSATION REQUIREMENTS

COMPENSATIONS	REQUIREMENT
Free Rent Compensation	<ul style="list-style-type: none"> <li>An amount equal to one-month free rent compensation in line with RTA if applicable.</li> <li>The applicant may offer additional compensation as part of a relocation allowance</li> </ul>
Moving Assistance	<p>Bachelor &amp; 1 beds - \$750 2 beds or more - \$1,000</p> <p><b>OR</b></p> <p>Applicant arranges insured moving company</p>
Assistance Finding New Housing	<ul style="list-style-type: none"> <li>For existing non-market housing residents paying rent-geared-to-income, priced at rents that are no higher than what they are eligible for under the current subsidy program.</li> <li>For all other tenants, priced at rents that are no more than the higher of either 30% of household gross (before tax) income (based on incomes at time of development application) or the tenant's current rent.</li> <li>For tenants eligible for or receiving RAP/SAFER the rent will be set at no more than the regional RAP or SAFER maximum rent.</li> <li>Of a unit type in accordance with CMHC National Occupancy Standards, with discretion to accommodate other family arrangements.</li> <li>Income testing by the applicant/operator per standard practice will be required for all units to determine the affordability requirements for alternate accommodations. Assistance with income testing may be provided as deemed necessary.</li> </ul>
Right of First Refusal (if applicable)	The applicant will be required to demonstrate that all reasonable efforts have been taken to pursue funding in order to provide all residents with the right of first refusal to return to the new development.
Additional Support (if applicable)	Additional support provided to low-income tenants or tenants facing other barriers.

# HOW SUPPORT WILL BE PROVIDED

- Describe (generally) how you will provide support-no need to go into details about additional assistance; if needed, that can be discussed individually

# CONTACT INFORMATION

## *Developer Contact*

*NAME*

*PHONE*

*EMAIL*

NAME

City of Vancouver

Housing Regulation - TRPP

EMAIL

PHONE



# Questions?