

## Rental Protection Policies

Local Government	Policy Type	Application	Unit Replacement	Affordable / Non-Market Units (%)	Onsite (y/n)	Managed by Non-Profit (y/n)
West Kelowna (Draft)	Rental Protection	Rezoning of ≥5 PBR units, not including secondary rental market	Preference for 1:1	Not specified	Yes (option for offsite at Council's discretion)	Not specified
Surrey (2018)	Rental Replacement	Redevelopment of ≥6 PBR units, not including secondary rental market	1:1	100%	Yes (option for offsite at Council's discretion)	Yes
Port Moody (2018)	Rental Protection	Rezoning of ≥6 PBR units, not including secondary rental market	Preference for 1:1, including a diverse mix of unit sizes	Preference for 100%	Yes (option for offsite at Council's discretion)	Not specified
Delta (2023)	Rental Stock Protection	Rezoning of PBRs	1:1	Not specified	Yes (option for offsite at Council's discretion)	Not specified
Richmond (2018)	Market Rental Housing	Redevelopment or strata conversion of ≥3 PBR units	1:1	100%	Yes	Not specified
Burnaby (2020)	Rental Use Zoning	Rezoning of ≥5 PBR units	1:1	Set at existing rent for returning tenants (+RTA allowed increases), or inclusionary rentals set at 20% below CMHC market median rents	Not specified	Yes

## Tenant Relocation and Assistance Policies

Local Government	Application	Relocation Assistance	Financial Compensation		Notice to End Tenancy <sup>i</sup>	First Right of Refusal <sup>ii</sup>
			Moving Costs	Months of Rent		
West Kelowna (Draft)	Rezoning or strata conversion of ≥5 PBR units, not including secondary rental market	3 comparable units, in City, ≤ the greater of 10% above CHMC avg or 10% above current rent	Flat rate by # of bedrooms	3-6 months, based on years of tenure	Not specified, RTA min	Yes, market rental at 20% discount
White Rock <i>(2018, amended 2020)</i>	Rezoning of ≥3 PBR units, not including secondary rental market	3 comparable units, 2 within 5 km of city, 1 must be PBR; rent not to exceed CHMC avg	Applicant arranges & pays for moving	4-44 months, based on years of tenure	≥ 2 months (< RTA min, older policy before RTA update)	Yes, non-market rental <sup>iii</sup> , market rental at 20-30% discount, based on years of tenure, or market strata at a discount of the value of 12 months rent of same unit
Maple Ridge <i>(2018, amended 2023)</i>	Rezoning of ≥5 PBR units, also strata conversions, heritage revitalization, & change to rental units secured through existing Housing Agreement	Assistance to find alternative housing	Flat rate by # of bedrooms	3-10 months, based on years of tenure	4 months = RTA min	Yes, non-market rental at 20% below CHMC avg, or market rental with no discount
Coquitlam <i>(2021)</i>	Rezoning or Development Permit of ≥5 PBR units	3 comparable units	Flat rate by # of bedrooms	3-10 months, based on years of tenure	Not specified, RTA min	Yes, if new rental units are created; non-market rental, or market rental at 25% discount
Burnaby <i>(2015, amended 2022)</i>	Rezoning of ≥5 PBR units, including secondary rental market when consolidated with a building that meets threshold	3 comparable units, in City	Flat rate by # of bedrooms or Applicant arranges & pays for moving	Rent top up <sup>iv</sup> during interim period	Not specified, RTA min	Yes, at same rent as prior plus allowable RTA increases

Local Government	Application	Relocation Assistance	Financial Compensation		Notice to End Tenancy <sup>i</sup>	First Right of Refusal <sup>ii</sup>
			Moving Costs	Months of Rent		
District of Saanich  (2023)	Rezoning of ≥5 residential rental units, including secondary rental market <i>Also serves as best practice guide for Development Permits &amp; Demolition Permits that aren't part of a rezoning application</i>	Assistance to find alternative housing, in the city	Flat rate = 1 month rent at CMHC avg by # of bedrooms for the city or Applicant arranges & pays for moving	3-6 months, based on years of tenure (for market rentals, the higher of the CMHC avg rent for city or tenants existing rent)	Not specified (RTA min)	Yes, market rental at market rent (income tested for affordability) or the greater of the tenant's current rent or 20% discount
Esquimalt  (2023)	Rezoning of ≥5 PBR units	3 comparable units, in region, with 1 in same neighbourhood, ≤ the greater of CHMC avg or current rent	Flat rate by # of bedrooms or Applicant arranges & pays for moving (for returning tenants at both move out and move in)	3-6 months, based on years of tenure (the higher of the CMHC avg rent for city or tenants existing rent)	Not specified (RTA min)	Yes, market rental at the greater of the tenant's current rent or 20% discount
Victoria  (2023)	Rezoning of existing residential rental units	3 comparable units, in region, ≤ the greater of CHMC avg or current rent	Flat rate by # of bedrooms or Applicant arranges & pays for moving (for returning tenants at both move out and move in)	3-6 months, based on years of tenure (for market rentals - the higher of the CMHC avg rent for city or tenants existing rent; for non-market rentals existing rent)	Not specified (RTA min)	Yes, non-market rental, market rental at the greater of the tenant's current rent or 20% discount

Local Government	Application	Relocation Assistance	Financial Compensation		Notice to End Tenancy <sup>i</sup>	First Right of Refusal <sup>ii</sup>
			Moving Costs	Months of Rent		
District of North Vancouver  <i>(2016, amended 2018 &amp; 2021)</i>	Rezoning of ≥5 PBR units, including secondary rental market	3 comparable units, in District, ≤ the greater of 10% above CHMC avg or 10% above current rent	Flat rate by # of bedrooms (for returning tenants at both move out and move in)	4 months rent + \$35/month tenure	6 months	Yes, non-market rental, or market rental with no discount, or market strata at 5% discount
City of North Vancouver  <i>(2015, amended 2021)</i>	Rezoning of ≥5 rental units, including secondary rental market (voluntary commitment)	3 comparable units, in City, ≤ the greater of 10% above CHMC avg or 10% above current rent	Flat rate by # of bedrooms	For <5 years tenure = 4 months, for ≥5 years tenure = 4 months + (total tenure in months - 60) X \$25	4 months (= RTA min)	Yes, mid-market rental (MMR), or market rental (no specified discount)
Port Moody  <i>(2018)</i>	Rezoning of ≥6 PBR units, not including secondary rental market	At tenant's request, 3 comparable units, in City, comparable rent	Flat rate by # of bedrooms	2-6 months, based on years of tenure	≥ 2 months (which is less than RTA min, older policy before RTA update)	Yes, non-market rental, or market rental at 20% discount
<i>Delta</i>  <i>(2023)</i>	Rezoning of ≥5 PBR units, not including secondary rental market	3 comparable units, in City, ≤ the greater of 10% above CHMC avg or 10% above current rent	Flat rate by # of bedrooms	3 months + \$15/month tenure	Not specified, RTA min	Yes, non-market rental, or market rental at 20% discount, or market strata at 5% discount
Richmond  <i>(2018)</i>	Redevelopment of PBRs, not including secondary rental market	Assistance to find alternative housing, in the city, no more than the city's avg rent	No	3 months	Not specified (RTA min)	Yes, below-market rental at 10% below market avg, or market strata at 5% discount

Local Government	Application	Relocation Assistance	Financial Compensation		Notice to End Tenancy <sup>i</sup>	First Right of Refusal <sup>ii</sup>
			Moving Costs	Months of Rent		
Surrey <i>(2018)</i>	Redevelopment of ≥6 PBR units, not including secondary rental market	3 comparable units, in city, with 1 in same neighbourhood where possible, ≤ the greater of 10% above CHMC avg or current rent	No	3 months	Not specified (RTA min)	Yes, rent at 10% below CHMC avg
New Westminster <i>(2018)</i>	Rezoning of ≥6 PBR units, also heritage revitalization; also applies on a voluntary basis for Development or Demolition Permits	Assistance to find alternative housing	No	3 months	4 months (= RTA min)	No

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<sup>i</sup> The Residential Tenancy Act requires a minimum of 4 months notice to end tenancies for renovation, demolition, and conversions after all necessary permits have been issued (including a Demolition Permit).

<sup>ii</sup> The RTA requires tenants be offered First Right of Refusal for rental units in a residential property with ≥ 5 units at a rental rate set by the landlord.

<sup>iii</sup> All non-market and mid-market housing requires that tenants meet eligibility requirements.

<sup>iv</sup> Applicant pays the difference between tenant's current rent and their rent during entire interim period (i.e. prior to relocating back to a unit in the new development under first right of refusal requirement).

## Manufactured Home Park Redevelopment Policies

			All Eligible Tenants			Eligible Tenants Who Own Their Manufactured Home	
Local Government	Application	Unit Replacement	Notice to End Tenancy <small>i, ii</small>	Relocation Assistance	First Right of Refusal	Demolition or Relocation of Unit	Financial Compensation <sup>iii</sup>
West Kelowna  <i>(Draft)</i>	Rezoning of a manufactured home park	No	Not specified	3 comparable units, in City, ≤ the greater of 10% above CHMC city avg or 10% above current rent	Yes, for new developments that include rental units, market rental at 20% discount	Applicant responsible for both	The greater of professionally appraised values, assessed values, or \$20,000
Mission  <i>(2024)</i>	Rezoning of a manufactured home park	Affordable units required, but % replacement not specified	2 years	3 comparable units, in City	Yes, market unit purchase  Requirement to provide opportunities for tenants to continue tenancy in affordable housing <sup>iv</sup>	Applicant responsible for disposal	The greater of professionally appraised values, assessed values, or \$20,000
CVRD  <i>(2022)</i>	Rezoning of a manufactured home park	Affordable units encouraged, but % replacement not specified	Not specified	Encouraged to provide relocation of tenants	Encouraged to provide opportunities for tenants to continue tenancy through purchase or rent	Encouraged to take responsibility for disposal and relocation	Value of unit

			All Eligible Tenants			Eligible Tenants Who Own Their Manufactured Home	
Local Government	Application	Unit Replacement	Notice to End Tenancy i, ii	Relocation Assistance	First Right of Refusal	Demolition or Relocation of Unit	Financial Compensation <sup>iii</sup>
Langford (2015)	Redevelopment of a manufactured home park	Requirements under separate Affordable Housing Policy, waived if 15% of number of MHs retained onsite	Not specified	No	Yes, market unit purchase	Applicant responsible for both	Appraised value; and a reserve fund to support MH owners
Summerland (2014)	Rezoning of a manufactured home park	No	Not specified	Encouraged to provide relocation plan	Encouraged to provide opportunities for tenants to continue tenancy through purchase or rent, including affordable housing <sup>v</sup> options	Encouraged to take responsibility for disposal and relocation	No
Kelowna (2010)	Redevelopment of a manufactured home park	No	Not specified	Requirement for relocation plan	Yes, market unit purchase	Not specified	Not Specified

			All Eligible Tenants			Eligible Tenants Who Own Their Manufactured Home	
Local Government	Application	Unit Replacement	Notice to End Tenancy i, ii	Relocation Assistance	First Right of Refusal	Demolition or Relocation of Unit	Financial Compensation <sup>iii</sup>
Sooke (2008)	Rezoning of a manufactured home park	No	Council won't consider rezoning for 24 months after notice to end tenancy, withholding permits & approvals until after that date	Requirement for relocation plan	Yes, market unit purchase	Applicant responsible for both	The greater a year of pad rent or the value of the home – determined by professionally appraised values or assessed values, or an average of the two; and moving costs for tenant's possessions
Maple Ridge (2008)	Rezoning of a manufactured home park	Affordable units encouraged, but % replacement not specified	2 years	Requirement for relocation plan	Yes, market unit purchase  Encouraged to provide opportunities for tenants to continue tenancy through purchase or rent	Applicant responsible for disposal	The greater of professionally appraised values, assessed values, or \$10,000 <sup>vi</sup>
RDOS (2007)	Redevelopment of a manufactured home park	No	Not specified	Encouraged to provide relocation plan	Encouraged to provide opportunities for tenants to continue tenancy through purchase or rent, including affordable housing <sup>vii</sup> options	Encouraged to take responsibility for disposal and relocation	No



			All Eligible Tenants			Eligible Tenants Who Own Their Manufactured Home	
Local Government	Application	Unit Replacement	Notice to End Tenancy i, ii	Relocation Assistance	First Right of Refusal	Demolition or Relocation of Unit	Financial Compensation <sup>iii</sup>
Surrey (2006)	Redevelopment of a manufactured home park	Affordable units encouraged, but % replacement not specified	Not specified	Requirement for relocation plan	Yes, market unit purchase at unspecified discount  Encouraged to provide opportunities for tenants to continue tenancy through purchase or rent	Applicant responsible for disposal	Professionally appraised value
Coquitlam (2006)	Rezoning of a manufactured home park	Affordable units required, but % replacement not specified	Not specified	Requirement for relocation plan	Yes, market unit purchase at unspecified discount  Requirement to provide opportunities for tenants to continue tenancy in affordable housing <sup>viii</sup>	Applicant responsible for disposal	Assessed value
Nanaimo (2006)	Rezoning of a manufactured home park	No	Not specified	Requirement for relocation plan	Encouraged to provide opportunities for tenants to continue tenancy through purchase at a discount or rent, including affordable housing <sup>ix</sup> options	Applicant responsible for disposal	Assessed value in addition to mandatory compensation under the Manufactured Home Park Tenancy Act

			All Eligible Tenants			Eligible Tenants Who Own Their Manufactured Home	
Local Government	Application	Unit Replacement	Notice to End Tenancy i, ii	Relocation Assistance	First Right of Refusal	Demolition or Relocation of Unit	Financial Compensation <sup>iii</sup>
Lake Country <i>(2006)</i>	Rezoning of a manufactured home park	No	Not specified	Requirement for relocation plan	No	No	Recommend compensation in addition to mandatory requirements

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<sup>i</sup> For Eligible Tenants who rent their unit in a manufactured home park: the Residential Tenancy Act requires a minimum of 4 months notice to end tenancies for renovation, demolition, and conversions after all necessary permits have been issued (including a Demolition Permit).

<sup>ii</sup> For Eligible Tenants who own their manufactured home in a manufactured home park: the Manufactured Home Park Tenancy Act requires a minimum of 12 months notice to end tenancies for conversions after all necessary permits have been issued (including a Demolition Permit).

<sup>iii</sup> The Manufactured Home Park Tenancy Act requires a minimum compensation of \$20,000, with option for Dispute Resolution if manufactured home is not capable of being moved and the most recent assessed value is more than \$20,000.

<sup>iv</sup> ‘Affordable housing’ is not defined in the policy.

<sup>v</sup> ‘Affordable housing’ is not defined in the policy.

<sup>vi</sup> This is less than the \$20,000 required in the Manufactured Home Park Redevelopment Act.

<sup>vii</sup> ‘Affordable housing’ is not defined in the policy.

<sup>viii</sup> ‘Affordable housing’ is not defined in the policy.

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