



Redevelopment of Purpose-Built Rental Housing

Information Bulletin

What is Purpose-Built Rental Housing?

Purpose built rental housing refers to a residential building or group of buildings held under single ownership, and intended for long term rental use.

Purpose-built rental housing does not include housing in the secondary rental market such as single detached homes, duplexes, secondary suites, carriage houses, or individually owned strata units rented out by owners.

What Is the Rental Protection and Tenant Relocation Assistance Policy?

The City's [Rental Protection and Tenant Relocation Assistance Policy](#) establishes clear expectations for applicants proposing a Zoning Bylaw Amendment or Strata Conversion that would result in the redevelopment of existing purpose built rental housing. The policy is intended to:

- Protect the City's supply of purpose built rental housing;
- Reduce displacement impacts on tenants where redevelopment is proposed; and
- Clarify requirements related to rental replacement and tenant relocation early in the development approval process.

Policy Applicability

The policy applies to:

- Zoning Bylaw Amendment applications that would result in the demolition of a purpose built rental building containing five (5) or more dwelling units; and
- Strata Conversion applications involving five (5) or more dwelling units in a purpose built rental development.

Policy Requirements: Rental Protection

Applicants are required to address (*redevelopment only; excludes strata conversions*):

- One-for-one replacement of existing rental units, including bedroom mix; and
- Secured rental tenure for 20 years or longer for replacement units, secured through a Housing Agreement.



Policy Requirements: Tenant Relocation Assistance

Applicants must provide tenant relocation assistance in accordance with the policy, which includes:

- Appointment of a Tenant Relocation Coordinator;
- Early and ongoing communication with tenants regarding redevelopment timelines;
- Relocation assistance and compensation; and
- A right of first refusal for eligible tenants to return to the new development (*redevelopment only; excludes strata conversions*).

An *eligible tenant* is a tenant with a valid tenancy agreement at the time a complete application is received.

Refer to the policy for detailed requirements. These requirements are secured by a Section 219 Covenant and must be satisfied prior to occupancy.

Provincial Requirements

Applicants must comply with provincial legislation, including the *Residential Tenancy Act*.

Submission Requirements

A complete application includes:

- Summary of existing rental units and tenancies;
- Description of the proposed redevelopment or strata conversion;
- Rental replacement strategy (*where applicable*);
- Tenant Relocation Plan; and
- Identification of a Tenant Relocation Coordinator.

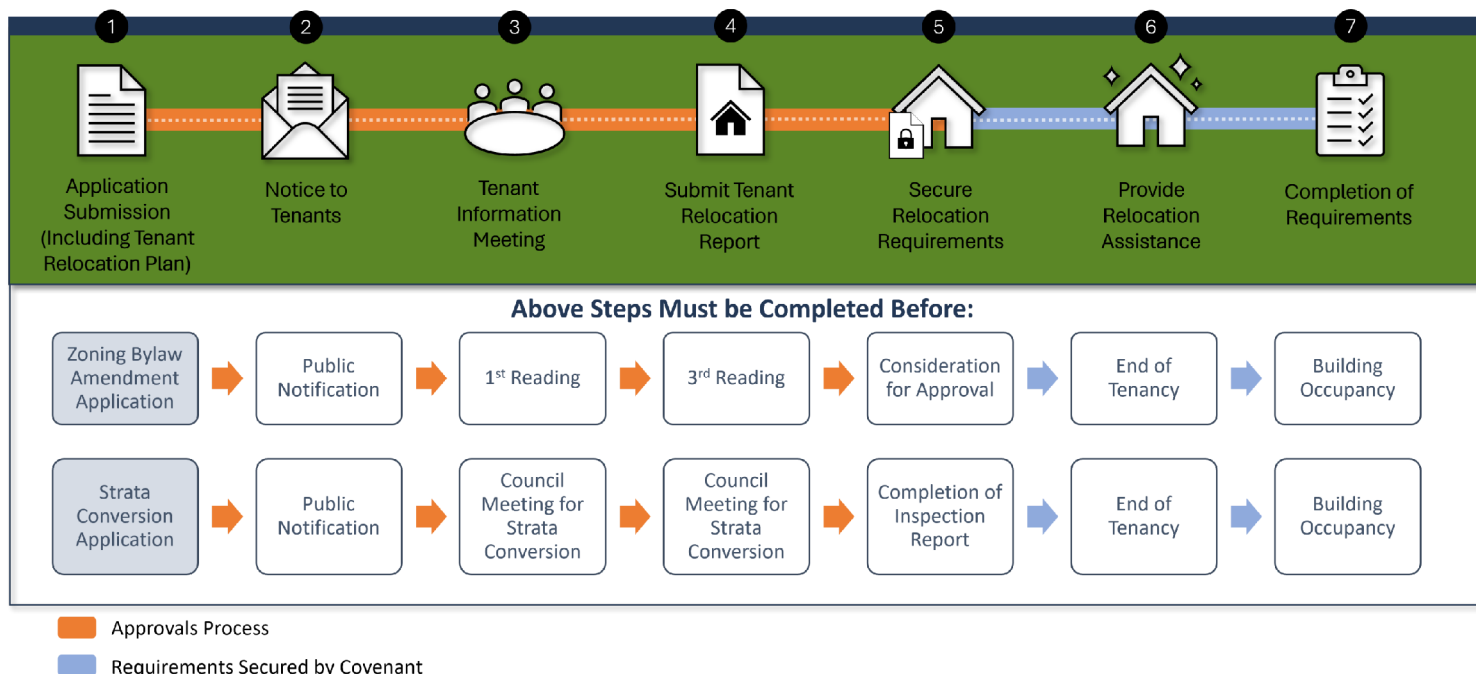
Additional information may be required depending on project complexity. Applicants are encouraged to schedule a pre-application meeting with Development Services to confirm policy applicability and submission requirements.



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Tenant Relocation Assistance Process Overview



Additional Information

For information on development application requirements and the application process, visit the [Planning and Development webpage](#).