

March 18, 2024

Dear Tenants of 861-865 Esquimalt Road

Re: Re-Development Plan Update

My name is Mathew McLash and I am the Development Manager acting on behalf of the owners of the residential properties located at 861-865 Esquimalt Road (the “Properties”). I’m writing to provide you an update on the status of our re-development plans for the Properties and to outline the tenant assistance package that we will provide to all tenants of the Properties as part of the relocation and re-development process. Please reach out to me directly with any questions you may have regarding this project. I can be reached at either mat@mclash.ca or 250-213-7999.

On Friday, March 15th, 2024, we delivered an amended rezoning application package to the Township of Esquimalt. A copy of our amended application package will soon be available on the Township’s website for your reference, it will be located on their Development Tracker page (<https://www.esquimalt.ca/business-development/development-tracker>). Our objective is to rezone the Properties for the creation of a new 6-storey purpose-built rental residential building which will contain 59 suites.

Over the next few months, we will be working with the Township toward completion of the rezoning process, and, upon completion of rezoning, we will be working toward obtaining our Development and Building Permits. We will begin construction upon receiving our Building Permit and we are hopeful that we may receive our Building Permit prior to the end of this year, however, the exact timing for completion of the rezoning and permitting processes is uncertain. We will reach out to you with updates as we gain visibility on forthcoming project milestones, and these updates will enable you to better anticipate the timing of receiving an official Notice to End Tenancy which will be delivered to you in accordance with Section 49 of the Residential Tenancy Act. The Notice to End Tenancy will not be delivered to you until after we receive all necessary permits for demolition of the Properties and the Notice will provide you with at least 2 months’ notice prior to the end of your tenancy. Please check the Township’s Development Tracker webpage for project updates and/or reach out to me directly with any questions.

The owner of the Properties will be providing assistance to all tenants in accordance with the Township of Esquimalt’s adopted Tenant Assistance Policy (the “Policy”) to help mitigate the potential impacts of displacement on tenants. The Policy was adopted by the Township as guidelines for developers to provide supports for tenants who are displaced as a result of development. For your reference, a copy of the Policy is included with this letter. More specifically, we will provide Eligible Tenants (being any tenant who has resided in the Properties for one year or more) with the following assistance:

- (1) **Compensation:** to be given to displaced tenants (in accordance with Section 4.1 of the Policy);
- (2) **Moving Costs and Assistance:** Flat rate compensation for moving out (in accordance with Section 4.2(2) of the Policy);
- (3) **Relocation Assistance:** we will hire a Tenant Relocation Coordinator to work with you in finding alternative housing options (in accordance with Section 4.3 of the Policy); and,
- (4) **Right of First Refusal:** we will provide you with the right to rent a unit in the new building at the rate of 20% below the starting rents for units in the new building (in accordance with Section 4.4 of the Policy).

In the coming weeks, we plan to host a neighbourhood information meeting with notice to be issued by the Township of Esquimalt. In addition, we will provide you with updates on the rezoning and permitting process as we gain more visibility on dates, and this visibility on dates will also enable us to then provide you with specific details of our Tenant Assistance Program (such as more detailed compensation amounts in accordance with the Policy and an introduction to our Relocation Coordinator) and, please, reach out to me directly with any questions.

Sincerely,
McLash Development Ltd.
Development Manager for 861-865 Esquimalt Holdings Ltd.

Mathew McLash