



Tenant Relocation Plan DRAFT

530/534/538 West Bay Terrace & 877/879 Dunsmuir Rd



1 INTRODUCTION 4

1.1 ABOUT WEXFORD DEVELOPMENTS LP4

1.2 PROJECT INFORMATION.....4

2 TENANT RELOCATION ASSISTANCE..... 4

2.1 COMMUNICATION4

2.2 COMPENSATION.....4

2.3 MOVING EXPENSES5

2.4 ADDITIONAL RELOCATION ASSISTANCE5

2.5 RIGHT OF FIRST REFUSAL5

APPENDIX A..... 6



1 Introduction

1.1 About Wexford Developments LP

Wexford Developments LP ("Wexford") is an experienced seven-person real estate investment, development, and management company. Wexford was founded seven years ago, and we are determined to strengthen communities by building sustainable, irreplaceable, inner-city residential rental buildings in walkable, transit-oriented, bike-friendly neighbourhoods. For us, this is personal. Our entire team has young children who keep us inspired and committed to doing work that is good for the environment, that makes our families proud, and ultimately stands the test of time. Wexford strives to become members of the communities we build in and are excited to be one of the lead sponsors for the 2021 Esquimalt Farmers Market.

1.2 Project Information

This project is currently undergoing rezoning to allow for a 110-unit, multifamily residential rental building. The unit mix will comprise of studio, 1, 2 and 3-bedroom units, with the majority of 3-bedroom units on the ground floor with exterior access making them ideal for families. The building will be six storeys in height, with the fifth and sixth storey being setback a full two meters from the fourth story allowing for it to be less visible from street level. The building will feature a sixth level amenity deck featuring ocean views. Ample bike parking will be provided, including E-bike parking, to encourage alternative transportation.

2 Tenant Relocation Assistance

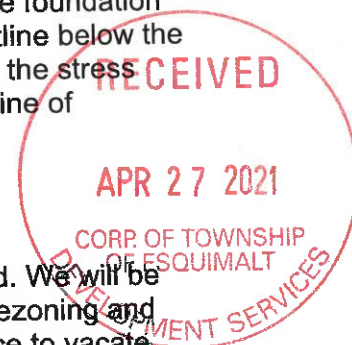
It is Wexford's objective to go beyond the minimum legislated requirements set out by British Columbia's *Residential Tenancy Act*. Wexford views the establishment of a positive foundation with the community as an essential part of the redevelopment process. We will outline below the key steps we will be taking to ensure the exiting tenants have resources to reduce the stress and uncertainty that the redevelopment process may present. For a high level outline of Wexford's tenant communication plan, please see Appendix A.

2.1 Communication

No one would welcome an eviction notice of any kind, especially if it is unexpected. We will be communicating our intentions and what can be expected from us throughout the rezoning and development process, so tenants are aware of the situation prior to receiving notice to vacate. We will be in constant communication with tenants and will let tenants know as soon as we have a date to vacate, which we expect to know, and will inform tenants, well before the minimum four months requirement for formal notice. If current public health measures allow, we intend to hold a meeting in person with the existing tenants. At this meeting, we will strive for honest dialogue and to give the tenants a platform to ask questions and raise any existing concerns. Wexford is committed to engaging the services of a Tenant Relocation Coordinator. The goal for the coordinator is to provide localized advice and rental options as well as to be a resource the tenants can go to for help. We want to keep the channels of communication open, and it is our intent to let them know about any changes to the project schedule that may affect them.

2.2 Compensation

While the British Columbia's *Residential Tenancy Act* requires one month's rental amount compensation, Wexford will be providing compensation based on the number of years the



tenant has resided at the location, ranging from two to six months' rent depending on the length of tenancy. This amount will be paid out in lump sum and will total approximately \$70,000.00.

2.3 Moving Expenses

Moving assistance will be provided in the form of a flat rate lumpsum payment to the tenants in the amount of \$500.

2.4 Additional Relocation Assistance

A voluntary *Tenant Request for Additional Assistance* form will be provided to tenants. The purpose of this form is to identify any tenant who may require additional supports beyond what has already been stated. These additional supports will be determined on a case-by-case basis and at the sole discretion of Wexford in coordination with the Tenant Relocation Coordinator.

Examples of tenants who may require and receive additional assistance is as follows:

- Long-term tenants who may be paying significantly below market-rent, and for whom entering the current market may present financial challenges.
- Tenants with specific housing needs due to a disability (physical and/or mental health issues)
- Seniors, who may be long-term tenants and living on a fixed income.
- Families with young children, who may have difficulty finding appropriate units.
- Newcomers (recent immigrants and refugees)
- Households with exceptionally low (<\$19,999) to low (\$20,000 - \$34,999) income

2.5 Right of First Refusal

An option for right of first refusal for the new units will be given to the tenants with a percentage discount for the first year of the lease.



Appendix A

Tenant Relocation Milestones

- ❖ Initial communication sent to tenants introducing Wexford and giving high-level information on the redevelopment. The letter will explain next steps and what to expect for the upcoming rehoming.
- ❖ Engage a qualified tenant relocation coordinator and conduct an in person open house with the tenants to open dialogue, answer question, and gauge concern.
- ❖ More detailed communication is sent to tenants along with the *Tenant Request for Additional Assistance* form.
- ❖ Tenant Relocation Coordinator reviews any additional assistance requests and schedules one on one meetings with tenants who require additional assistance to review their needs and provide options and resources.
- ❖ Formal Notice of Eviction is served to tenants with minimum four months notice. Tenant Relocation Coordinator continues to monitor situation and assist tenants during this time.
- ❖ Expiry of 4 months' notice – A detailed report of steps taken along with outcomes of the process to be compiled.

