



***Tenant Relocation Assistance Plan
Forest Heights
2558 Quadra Street
September 6, 2018***

Summary

Greater Victoria Housing Society (GVHS) is working on a redevelopment plan that requires the relocation of 19 households currently living at 2558 Quadra St. GVHS is committed to providing support to current tenants in order to make the transition out of 2558 Quadra St smooth with as little financial pressure as possible. Furthermore, if desired by the tenants, we hope they will feel welcome to return to the building upon its completion. Tenants residing at 2558 Quadra Street at the time we deliver formal notice that we are beginning to depopulate the building will be eligible for the Tenant Relocation Assistance Plan. Below is a variety of information and assistance measures we are putting in place for the tenants.

Property Address, Legal Description, Units

Property Address: 2558 Quadra Street

Legal Address: Parcel Identifier: 005-121-299

Legal Description: Lot A Plan VIP11029 Section 4 Land District 57

Units	1	Studio
	15	One-bedroom
	3	Two-bedroom

Current Rent Roll (as of August 1, 2018)

Unit	Amount	Size of Unit
6	700.00	1 bedroom
101	663.00	Studio
102	740.00	1 bedroom
103	740.00	1 bedroom
104	740.00	1 bedroom
105	745.00	1 bedroom
106	896.00	2 bedroom
201	725.00	1 bedroom
202	739.00	1 bedroom
203	743.00	1 bedroom
204	745.00	1 bedroom
205	743.00	1 bedroom
206	893.00	2 bedroom
301	743.00	1 bedroom
302	738.00	1 bedroom
303	740.00	1 bedroom
304	745.00	1 bedroom
305	743.00	1 bedroom
306	805.00	2 bedroom

14,326.00

Relocation Assistance Plan

Communication

Greater Victoria Housing Society has a Communication Plan in place for 2558 Quadra St. that addresses the following:

- Initiation of the process
- Tenant Relocation Assistance Plan
- Introduction of Relocation Coordinator
- Contact and Availability of Greater Victoria Housing Society staff
- Timeline changes
- Notice to End Tenancy

Relocation Assistance

Greater Victoria Housing Society is committed to re-housing current tenants of 2558 Quadra within our own portfolio wherever possible at a similar or equivalent rent. Where a unit within our portfolio is not available, if requested, we will assist in finding

three comparable units in the Greater Victoria area that will fit as closely to their current accommodation as possible; at least one of the comparable units will be in the same neighbourhood as 2558 Quadra St. For existing tenants requesting assistance in finding alternative accommodation, we will provide a comparable option that rents for no more than 10% above current rent levels, unless otherwise agreed to by the tenant.

All current tenants will be provided with contact information for the designated tenant relocation manager/coordinator. If desired, tenants can provide their accommodation specifications and the designated tenant relocation manager/coordinator will actively search out vacant units that match the requirements.

Compensation

Greater Victoria Housing Society will provide a compensation package in accordance to the City of Victoria's policy guidelines based on the length of tenancy as calculated for spring 2020

- Tenancies up to 5 years: 3 months' rent
- 5 to 9 years: 4 months' rent
- 10-19 years: 5 months' rent
- 20+ years: 6 months' rent

Move In Date	Unit	Rent	Compensation
August 1, 2007	306	805.00	4,025.00
January 1, 2010	106	896.00	4,480.00
June 1, 2012	206	893.00	3,572.00
July 1, 2012	201	725.00	2,900.00
August 1, 2012	302	738.00	2,952.00
June 1, 2014	102	740.00	2,960.00
September 15, 2014	305	743.00	2,972.00
December 11, 2014	203	743.00	2,972.00
April 1, 2015	202	739.00	2,956.00
May 1, 2016	6	700.00	2,100.00
May 1, 2016	103	740.00	2,220.00
May 1, 2016	104	740.00	2,220.00
May 1, 2016	303	740.00	2,220.00
May 16, 2016	101	663.00	1,989.00
January 1, 2017	301	743.00	2,229.00
February 1, 2017	205	743.00	2,229.00
June 1, 2018	304	745.00	2,235.00
July 25, 2018	105	745.00	2,235.00
August 1, 2018	204	745.00	2,235.00
		14,326.00	51,701.00

Moving Expenses

Greater Victoria Housing Society will designate a professional moving company to assist tenants with the moving process, if they move within the Greater Victoria area. For tenants moving beyond the Greater Victoria area, we will provide the necessary assistance in coordinating the moving process and the financial equivalent as those moving within the Greater Victoria area. We will provide an appropriate amount of moving supplies as part of this package. Invoicing for moving services is planned to be between the moving company and Greater Victoria Housing Society, which will provide more ease and less financial pressure for the tenants.

Tenant Notice

As required by the Residential Tenancy Act, Greater Victoria Housing Society will provide four month's notice to end tenancy for the purpose of demolishing a building. We commit to verbal and written communication with the tenants throughout the project to keep them informed of our intended end date giving them unofficial notice far in advance of the required move out date.

First Right of Refusal

Tenants will be offered the first right of refusal, based on their length of tenancy, to the new building if they desire to return to 2558 Quadra once the new building is complete.

Conclusion

Greater Victoria Housing Society is committed to ensuring that the tenant relocation process is smooth with little financial burden on the existing residents. We look forward to working with the residents over the coming months and years to successfully relocate them to alternative accommodation that suits their need and providing them with the opportunity to return after construction is complete.