

From: John Reilly [REDACTED]
Sent: May 26, 2020 2:58 PM
To: Lindsay Milburn
Subject: FW: City of Victoria - Proposed Changes to Tenant Assistance Policy

I support these proposed changes.

John

From: UDI Capital Region [mailto:[REDACTED]]
Sent: Tuesday, May 26, 2020 2:32 PM
To: John Reilly [REDACTED]
Subject: City of Victoria - Proposed Changes to Tenant Assistance Policy

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City of Victoria - Proposed Changes to Tenant Assistance Policy

The City of Victoria is seeking stakeholder feedback on a proposed change to the **moving expenses** section of the City's [Tenant Assistance Policy](#) (TAP), which provides additional support to renters displaced as a result of redevelopment. The change was initially recommended to Victoria City Council

by the City's [Renters Advisory Committee](#).

If you wish to provide input, please see the proposed changes below. Please advise whether the change is supportable, and/or if you have any comments, concerns, or recommendations, **by end of day Monday, June 1, 2020**.

Changes are highlighted in yellow. For your reference, a comparison of these expenses against a selection of other BC municipalities with tenant assistance policies is included at the end of this email.

CURRENT

4.2 Moving Expenses and Assistance:

One of two options should be provided to displaced tenants, at the **discretion of the landlord**:

- (1) An insured moving company may be hired by the applicant, with all arrangements and costs covered; or
(2) Flat rate compensation (based on unit size) provided to the tenant at the rate of:

- \$500 for bachelor and one bedroom households
- \$750 for two bedroom households
- \$1,000 for three or more bedroom households

When a tenant is exercising the Right of First Refusal (Section 4.4), moving expenses should be provided for both the move out and return to the building.

PROPOSED

4.2 Moving Expenses and Assistance:

One of two options should be provided to displaced tenants, at the **discretion of the tenant**:

- (1) An insured moving company may be hired by the applicant, with all arrangements and costs covered for moves within Greater Victoria; or
(2) Flat rate compensation (based on unit size) provided to the tenant at the rate of:

- \$500 for a bachelor unit
- \$750 for a 1-bedroom unit
- \$1000 for a 2-bedroom unit
- \$1500 for a 3-bedroom+ unit

When a tenant is exercising the Right of First Refusal (Section 4.4), moving expenses should be provided for both the move out and return to the building.

Please forward your responses to Lindsay Milburn at lmilburn@victoria.ca

Upcoming UDI Events

Update: Impact Of The COVID-19 Crisis On The Real Estate Development Market

Wednesday, May 27 at 12:00pm

Our Panel returns to provide an update on how each of their sectors are evolving and what they expect to see next.

Sponsored by [The Condo Group](#)

Save the date - more details to follow



View all our events as well as other industry events on our [website](#).

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UDI Capital Region Contact Information

Kathy Witcher - Executive Director



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From: Adam Cooper [REDACTED]
Sent: May 26, 2020 8:40 PM
To: Lindsay Milburn
Subject: Feedback on Proposed Changes to TAP

Hi Lindsey,

I saw the city was collecting feedback on this and wanted to make two comments

1. I think the change to limit the move area to Greater Victoria is positive
2. I think the additional funds provided are in excess of what it costs to move (I just moved our 3 bed household within greater Victoria and the cost was less than \$1500). I would prefer the city stick to the current rate structure.

Thank you,

ADAM COOPER, MCIP, RPP



301-1106 Cook St, Victoria, BC Canada V8V 3Z9
www.abstractdevelopments.com

From: Lindsay Milburn
Sent: May 25, 2020 4:54 PM
To: Lindsay Milburn
Cc: Margot Thomaidis
Subject: Input Requested: Proposed Change to Victoria's Tenant Assistance Policy

Hello Housing Stakeholders:

We hope you are all keeping as well as can be during this time.

The City of Victoria is seeking stakeholder feedback on a proposed change to the **moving expenses** section of the City's [Tenant Assistance Policy](#) (TAP), which provides additional support to renters displaced as a result of redevelopment. The change was initially recommended to Victoria City Council by the City's [Renters Advisory Committee](#).

If you wish to provide input, please see the proposed changes below. Please advise whether the change is supportable, and/or if you have any comments, concerns, or recommendations, **by end of day Monday, June 1, 2020**.

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CURRENT	PROPOSED
<p>4.2 Moving Expenses and Assistance:</p> <p>One of two options should be provided to displaced tenants, at the discretion of the landlord:</p> <p>(1) An insured moving company may be hired by the applicant, with all arrangements and costs covered; or</p> <p>(2) Flat rate compensation (based on unit size) provided to the tenant at the rate of:</p> <ul style="list-style-type: none">• \$500 for bachelor and one bedroom households• \$750 for two bedroom households• \$1,000 for three or more bedroom households <p>When a tenant is exercising the Right of First Refusal (Section 4.4), moving expenses should be provided for both the move out and return to the building.</p>	<p>4.2 Moving Expenses and Assistance:</p> <p>One of two options should be provided to displaced tenants, at the discretion of the tenant:</p> <p>(1) An insured moving company may be hired by the applicant, with all arrangements and costs covered for moves within Greater Victoria; or</p> <p>(2) Flat rate compensation (based on unit size) provided to the tenant at the rate of:</p> <ul style="list-style-type: none">• \$500 for a bachelor unit• \$750 for a 1-bedroom unit• \$1000 for a 2-bedroom unit• \$1500 for a 3-bedroom+ unit <p>When a tenant is exercising the Right of First Refusal (Section 4.4), moving expenses should be provided for both the move out and return to the building.</p>

Kind regards,

Lindsay Milburn
Senior Planner - Housing Policy
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0351



FOR REFERENCE ONLY:

Table 1: Moving Expenses Assistance Per Unit Type and Jurisdiction

<i>Unit type</i>	<i>Victoria (Current)</i>	<i>Victoria* (Proposed)</i>	<i>Burnaby*</i>	<i>Vancouver</i>	<i>Port Moody</i>
<i>Bachelor/studio</i>	\$500	\$500	\$900	\$750	\$750
<i>1-bedroom</i>	\$500	\$750	\$900	\$750	\$750
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<i>3-bedroom+</i>	\$1000	\$1500	\$1400	\$1000	\$1000

**Jurisdictions which give discretion to tenants whether to select a flat rate or landlord arranged and paid moving expenses.*

From: Byron Chard [REDACTED]
Sent: May 26, 2020 2:55 PM
To: Lindsay Milburn
Subject: Proposed Changes to the Tenant Assistance Policy

Hi Lindsay,

In review of the Changes of the Tenant Assistance Policy I am concerned with the change in language to have the selection of a moving company vs a set compensation fee at the discretion of the tenant. This clause provides significant uncertainty about the potential cost exposure to the landlord of which option the tenant will select. Cost uncertainty typically is a trade off with the level of risk vs reward. As there is no parameters to around the moving company (do they pack up the apartment for the tenant, is it a white glove service, who picks the movers, who is liable if goods are damaged during the move?) this passes a material unknown cost to the landlord which is challenging to underwrite and determine the economic viability of the project.

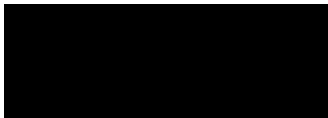
Further, this is a stressful time for many tenants and landlord and it is important the tenants receive clear communication. Based on Chards experience of successfully relocating 80 tenants in the City of North Vancouver, options that the tenant must choice between can cause confusion and at times, additional stress. The ability for the landlord to provide clear direction based on the City policy, from our experience, will reduce the anxiety around this process for all involved.

Please do not hesitate to call me if you would like to discuss either of my points above.

Regards,
Byron

Byron Chard CPA, CA
PRESIDENT & CEO

CHARD DEVELOPMENT LTD.
SUITE 500 - 509 RICHARDS STREET
VANCOUVER, BC V6B 2Z6 [MAP](#)



CHARDDEVELOPMENT.COM

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From: Kaye Melliship [REDACTED]
Sent: May 26, 2020 12:12 PM
To: Lindsay Milburn
Cc: Margot Thomaidis
Subject: RE: Input Requested: Proposed Change to Victoria's Tenant Assistance Policy

Hi Lindsay,

Nice to hear from you. [REDACTED]

We have quite a bit of experience with this, so would like to share the following:

When we have several tenants to move, we work out a deal with a professional moving company. The average bachelor unit move costs us \$252 including tax. Without the deal it would cost the average tenant \$315. The last one bedroom move cost us \$420 and it was an overstuffed unit. Without our deal it would have cost the tenant \$525.

This proposal would potentially double our actual moving costs, both ways, when we have a professional, reliable company available.

So, we think the landlord should have the choice to provide (and pay for) moving and not give the funds to the tenant, who may overpay or pocket the money and use friends instead.

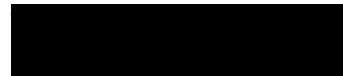
Our input for what it is worth.

All the best,

Kaye Melliship
Executive Director



2326 Government Street
Victoria, BC, V8T 5G5



www.greatervichousing.org

From: Lindsay Milburn <lmilburn@victoria.ca>
Sent: May 25, 2020 4:54 PM
To: Lindsay Milburn <lmilburn@victoria.ca>
Cc: Margot Thomaidis <mthomaidis@victoria.ca>
Subject: Input Requested: Proposed Change to Victoria's Tenant Assistance Policy

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Kind regards,

Lindsay Milburn
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Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

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**Jurisdictions which give discretion to tenants whether to select a flat rate or landlord arranged and paid moving expenses.*

From: David Hutniak [REDACTED]
Sent: May 27, 2020 12:52 PM
To: Lindsay Milburn
Cc: Margot Thomaidis; David Hutniak
Subject: RE: Input Requested: Proposed Change to Victoria's Tenant Assistance Policy

Hello Lindsay,

We offer the following input:

- Under option 1, insured moving company, its proposed that there be no dollar maximum. This is problematic and could be subject to excessive charges and potential abuse. Fixed amounts, and the new ones noted in point 2 are fair and in fact generous and those should be that basis applied whether the tenant engages a moving company or handles the move on their own. We're trying to deliver affordable rental housing for all renters and we all need to be cognizant of cost-drivers.
- Right of first refusal. While it is not unreasonable to extend the moving cost allowance for the tenant to move out, it is our view that the tenant is already deriving a meaningful benefit via the right of first refusal (RFF) provision. Any new non-RFF tenant moving into that unit would be incurring their own costs to move in. It is by no means unreasonable to expect the RFF tenant to do the same. So we would dispute the need for this additional allowance and cost. Again, we're trying to deliver affordable rental housing for all renters and we all need to be cognizant of cost drivers.

These are the extent of our comments at this juncture.

I hope you and your family are well and safe.

David Hutniak
Chief Executive Officer
LandlordBC - BC's top resource for owners and managers of rental housing



Website: www.landlordbc.ca



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From: Lindsay Milburn <lmilburn@victoria.ca>
Sent: May 25, 2020 4:54 PM
To: Lindsay Milburn <lmilburn@victoria.ca>
Cc: Margot Thomaidis <mthomaidis@victoria.ca>
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From: Kimberley Colpman [REDACTED]
Sent: June 1, 2020 2:32 PM
To: Lindsay Milburn
Subject: TAP

Good day

I reviewed the proposed changes and am **against** this change. There are many aspects to this and isolating only one does provide fair context. Tenants are provided 4 months notice and given first right of refusal to new rental developments. They are also given 1 months free rent, which should more than cover moving expenses. It doesnt mean a landlord dont provide a little more if needed, but this should not be at the discretion of the tenant - they are already considered with the current rules.

Thank you for reaching out,
Kim