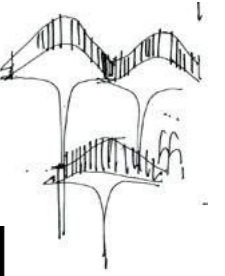


Welcome



We will wait a few minutes for attendees to join, then get started.

The purpose of today's meeting is to:



provide an update on the
the proposal, including
timing and tenant
assistance



answer your
questions

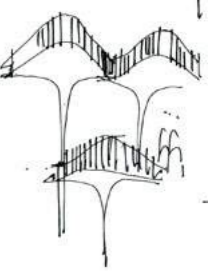


provide a key point of contact

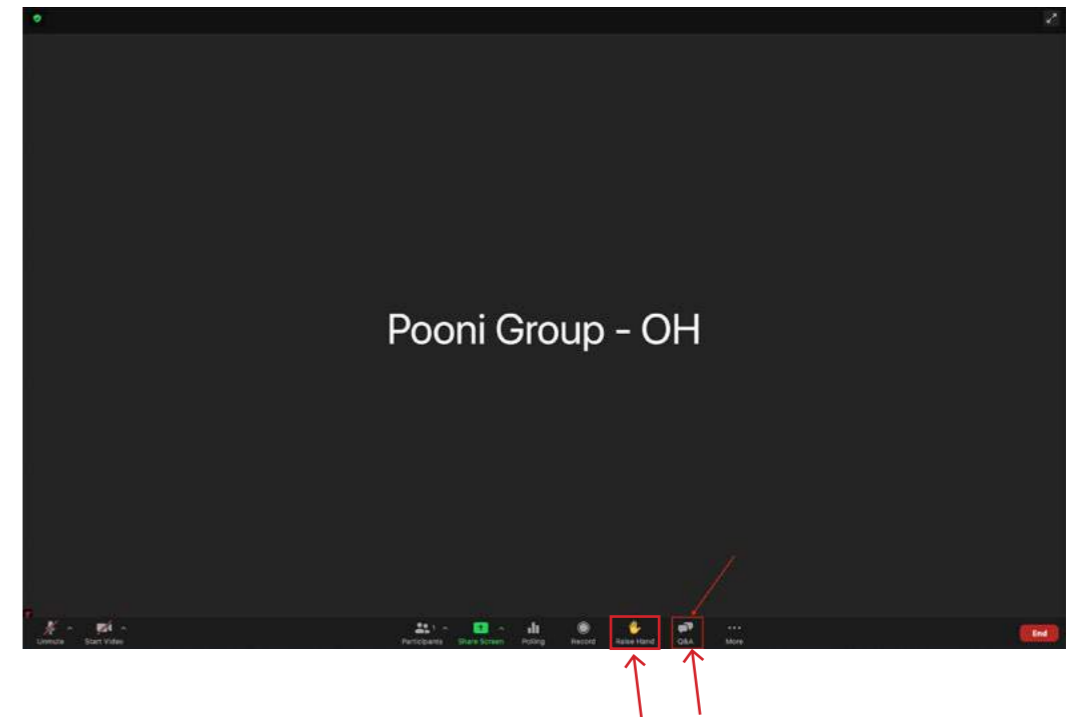
Jovana at 604.714.5705 or
jovana@macrealty.com

Meeting Guidelines

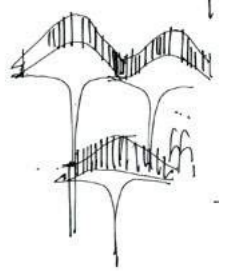
Thank you for joining us today.



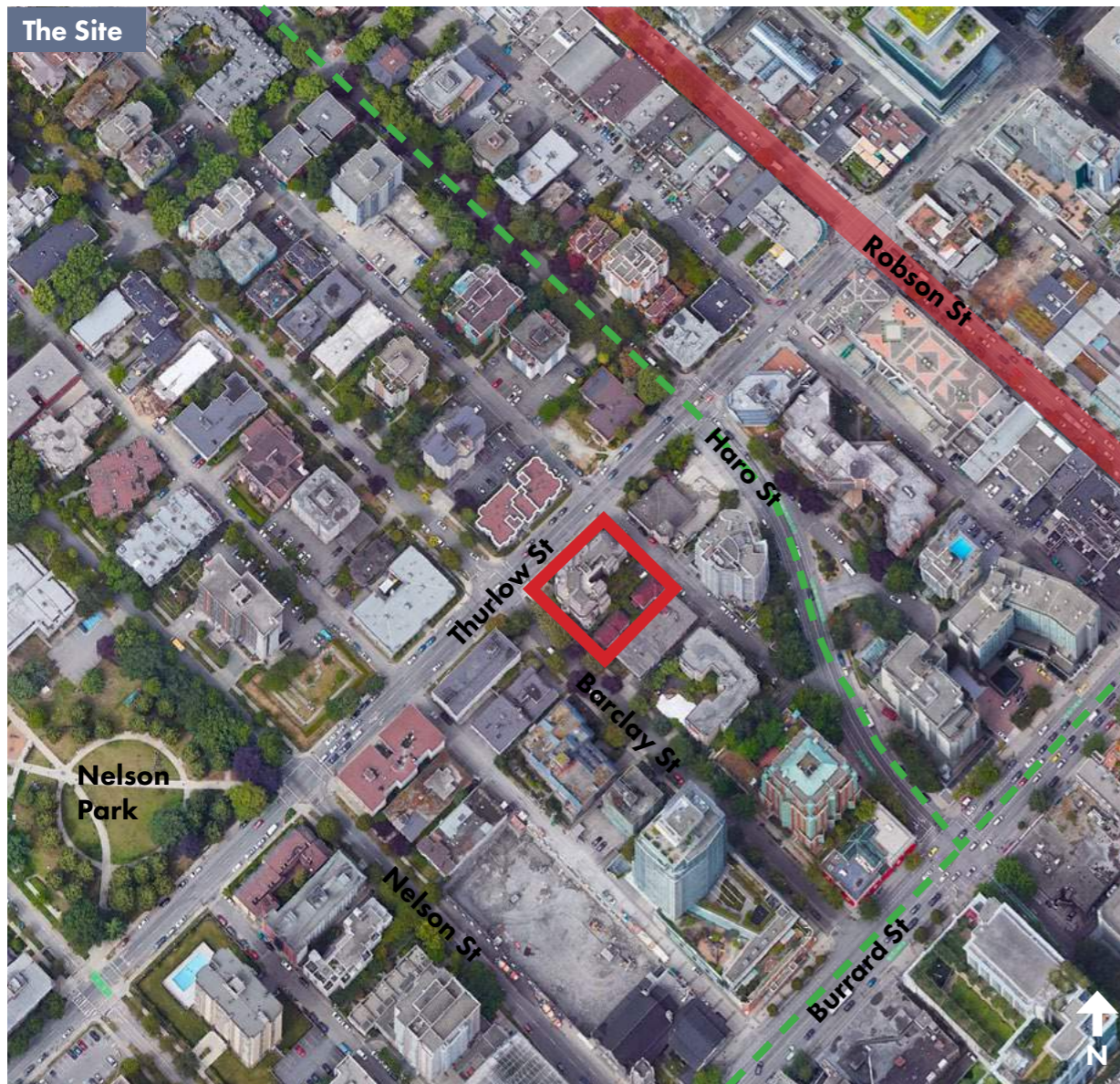
- Attendee mics & cameras are disabled
- If you can't hear, make sure your audio is turned on and volume up. Check zoom settings to ensure audio is connected
- Thoughtful questions are welcome, please lead with kindness and curiosity
- Two ways to ask a question:
 1. If you wish to type your question in: click the Q&A button on zoom (at the bottom of the screen), and type your question in
 2. If you wish to speak: Click the "Raise hand" to speak, and we will enable you to talk (your camera will not turn on, just your mic will)
- We will answer questions at the end
- If you've asked a question, ensure that new voices are heard before you contribute again
- If we don't get to all questions or you want further information, please contact us at Maureen@poonigroup.com



The Proposal

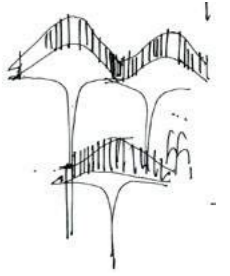


The proposal is to allow for the development of a 47-storey residential building including social housing and market housing.



- 374 residential units
- 25% of the floor area will be social housing (79 units)
- 75% of the floor area will be market housing (295 units)
- Generous outdoor landscaping
- Shared outdoor amenity space for all residents

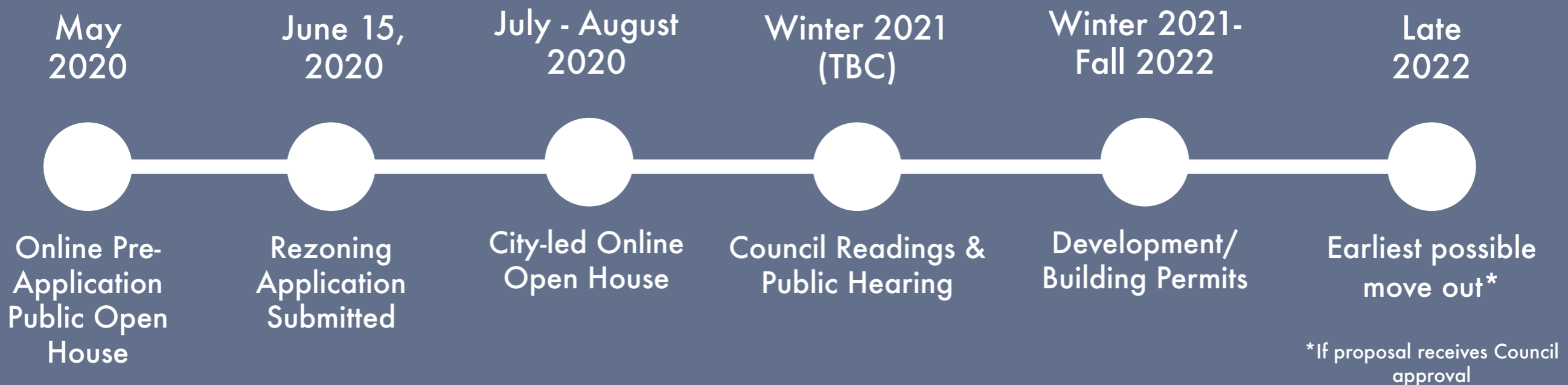
Proposed Timeline



We are committed to keeping you informed through the rezoning process.

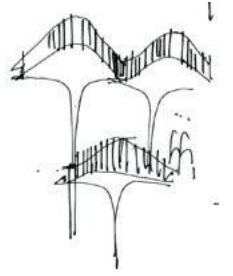
A formal rezoning application was submitted to the City of Vancouver on June 15, 2020.

According to our current estimates, **the earliest tenants would be required to move out is likely to be in late 2022.**



If you have questions or concerns, please contact your property manager, Jovana Ayala at: 604.714.5705 or jovana@macrealty.com.

Assistance for Current Tenants



We are committed to assisting our tenants to make this process as seamless and straightforward as possible.



As per the City of Vancouver Tenant Relocation and Protection Policy, you are eligible for assistance, if you:

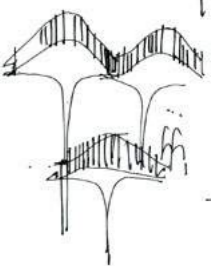
- Moved in after the property transfer date (May 22, 2018) and at the time the rezoning application was made (June 15, 2020) had been residing on site for at least 2 years; or

- Moved in prior to the property transfer date (May 22, 2018) and at the time the rezoning application was made (June 15, 2020) had been residing on site for at least 1 year.

Exception: where a previous owner of a strata unit has sold the property to a developer and is now occupying the unit as a tenant. These tenants are not eligible for the TRP compensation.

However, all of our tenants are important to us, and we want to offer assistance to all of our tenants.

Assistance for Eligible Tenants (Under the TRP)



Those who moved in after *May 22, 2018* and had been living on site for 2 years on June 15, 2020, OR, those who moved in before *May 22, 2018* and had been living on site for 1 year on June 15, 2020.



Compensation based on length of tenancy (provided in cash or rent credit)



Assistance finding alternate accommodations, if interested



4 months' notice to end tenancy (per the Residential Tenancy Act)



Assistance with moving expenses (\$750 for studio or one-bedroom; \$1000 for two-bedrooms or larger; or the arrangement of insured movers)



Additional support for vulnerable tenants, such as seniors



Right of first refusal for social housing units in the new building, if eligible



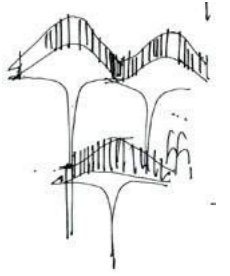
1 month free rent if you remain in your suite until the Notice to Vacate is provided, in cash or rent credit



No rent increase from June 1, 2020 onwards

Assistance for Eligible Tenants (Under the TRP)

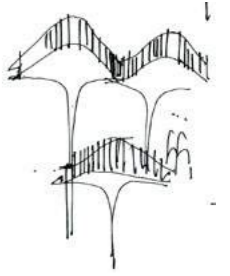
Compensation based on length of tenancy as follows:



Rental Tenure (in years)	Compensation (months of rent free providing in cash or rent credit)
Up to 5 years	4 months' rent
Over 5 years and up to 10 years	5 months' rent
Over 10 years and up to 20 years	6 months' rent
Over 20 years and up to 30 years	12 months' rent
Over 30 years and up to 40 years	18 months' rent
Over 40 years	24 months' rent

Assistance for Ineligible Tenants

Those who moved in after June 15, 2020, OR have not lived in the building long enough prior to June 15, 2020.



Compensation based on length of tenancy (provided in cash or rent credit)



Assistance finding alternate accommodations for vulnerable tenants`



4 months' notice to end tenancy (per the Residential Tenancy Act)



Assistance with moving expenses (\$750 for studio or one-bedroom; \$1000 for two-bedrooms or larger; or the arrangement of insured movers)



Additional support for vulnerable tenants, such as seniors



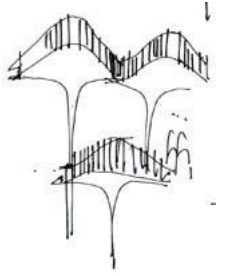
No rent increases from June 1, 2020 onward



1 month free rent if you remain in your suite until the Notice to Vacate is provided, in cash or rent credit

Assistance for Ineligible Tenants

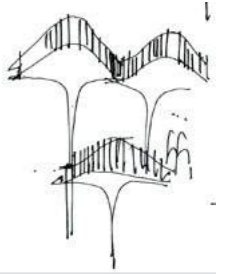
Compensation based on length of tenancy as follows:



Rental Tenure (in years)	Compensation (months of rent free providing in cash or rent credit)
Between 0 and 1 year	1 months' rent
Between 1 and 2 years	2 months' rent

Original Owners

Covered by the Residential Tenancy Act (RTA)



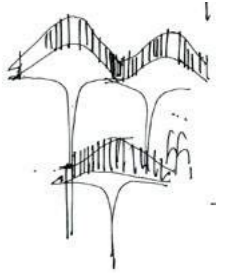
1 month free rent if you remain in your suite until the Notice to Vacate is provided, in cash or rent credit (per the Residential Tenancy Act)



4 months' notice to end tenancy (per the Residential Tenancy Act)

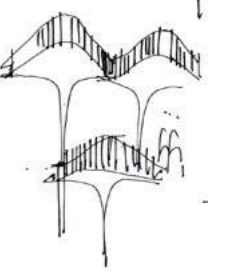
Please see <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies> for more information.

More Information on Tenant Assistance



- City of Vancouver website with renter relocation resources:
<https://vancouver.ca/people-programs/tenant-relocation-resources-for-owners-and-developers.aspx>
- City of Vancouver Tenant Relocation and Protection Policy:
<https://vancouver.ca/files/cov/tenant-relocation-and-protection-policy.pdf>
- City of Vancouver Rental Housing Stock Official Development Plan:
<https://bylaws.vancouver.ca/odp/odp-rental-housing-stock.pdf>
- You may also wish to seek more information regarding your rights under the Residential Tenancy Act, available on the Residential Tenancy Branch website at <https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies>

Next Steps



We will keep you informed at key project milestones throughout the process.

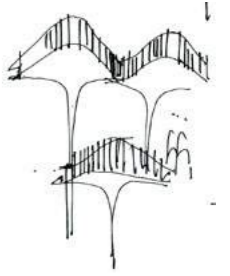


City will connect with you about filling out a Tenant Needs Survey



Please ensure you keep your contact information up to date with Jovana

Thank you & Contact Information



Thank you for attending the meeting. The presentation is now concluded and we are here to answer questions.

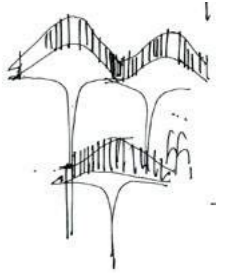
**For questions or concerns contact:
Jovana Ayala (your property manager)
604-714-5705 or
jovana@macrealty.com**

**If you wish to contact someone at the city contact:
Michelle Vernooy, Housing Planner
604-871-6044
michelle.vernooy@vancouver.ca**

**For more information about the proposal, visit our
website: <https://www.barclaythurlow.com/>**

About Us: Pacific Northern

We are experienced developers who care about the communities where we build.



Pacific Northern has extensive building and development experience.

We have been in business for 28 years and have built a wide range of projects from townhouses to large scale multi-building developments.

We have been working in Metro Vancouver since 2005 and have successfully completed 3 projects here. We are committed to making great communities.