

211 BANK STREET PROJECT

TENANT RELOCATION
& ASSISTANCE PLAN

211 BANK

PROPERTY PROFILE

Existing Site:

The existing mix use buildings cover one block flanked by Bank to the West, Lisgar to the South and Nepean to the North. Consisting of the addresses 211-231 Bank Street, 178 Nepean Street, and 319 Lisgar Street. Consisting of six ground floor commercial spaces along with eight residential units at 227 Bank Street plus an additional seventeen residential units at 178 Nepean Street. There are currently twenty-one of the total twenty-five residential units, and three of the six commercial units occupied.

Proposed Site:

The redevelopment plans will see the heritage facade along Bank, Lisgar and Nepean retained, and the remainder of the property demolished. In its place is a newly erected nine storey mixed use building with the seamless integration of the heritage components. The new development will consist of five commercial ground floor units and 263 residential units completed. Due to the nature of the redevelopment plan, all residential tenants will need to vacate the property by January 2024 and the appropriate notice and required activities as per the Residential Tenancies Act (RTA) will be activated along with a relocation plan and support services to help the affected tenants permanently rehome. All commercial tenants have been notified of the pending demolition and redevelopment plans for the property and have until January 2024 to vacate the commercial spaces as per the agreements in place.

TENANT NOTICE AND COMPENSATION

All residential tenants will be provided with official notice (N13) to end tenancy due to demolition and redevelopment on **October 1, 2023**. Tenants will have 120 days to vacate the property. The notice package will also include information about support services and financial assistance with rehoming. Due to the demolition and redevelopment plans for the property, the N13 notice under the RTA requires the property owner to pay each tenant 3 months' rent compensation and the tenants will not have the right to return as the rented unit will not exist. The property owner plans to provide support services and financial assistance above and beyond the required amount as per the RTA for each tenant based on their length of tenancy at the property.

SUPPORT SERVICES

Refined Rental Listings

Tenants will be provided with refined rental listings of the surrounding area to assist with finding an alternative rental unit.

Moving Allowance and Assistance

Tenants will be provided with a moving allowance or a procured supplier to assist with their relocation within the Ottawa area.

Dedicated Relocation Assistant/Coordinator

Property owners will provide a dedicated resource to assist with rehoming and relocation coordination as needed by each tenant. This will include assistance with applications, landlord references, translation services and any other requested special or specific requirements.

The Property owner, understanding these transitions are difficult, is committed to ensuring that the tenant relocation process is smooth with little burden on the existing tenants. The relocation team looks forward to collaborating with the tenants to successfully relocate them to alternate accommodation that suit their needs.

Next Action:

Relocation letter and N13 Notice to all tenants.