

# BC ACORN



## Keep Tenant Communities Intact

New provincial housing legislation, Bill 47, requires municipalities to allow high-density development around transit hubs—also known as Transit-Oriented Areas (TOAs). Cities without strong rental replacement and tenant relocation policies **risk turning TOAs into Demolition Zones, where affordable housing is demolished** without adequate replacement, forcing low- and moderate-income tenants out of their communities.

The scale of the crisis is especially obvious in Surrey, where thousands of tenants in neighbourhoods like Whalley and Guildford face displacement as developers apply to redevelop purpose-built rentals. **ACORN's research shows that 3,886 affordable rental units—over 27% of Surrey's entire rental stock—are at risk.** Without stronger protections, Bill 47 will accelerate displacement, deepening the housing crisis.

**To prevent this, ACORN is calling for provincial tenant protections to ensure tenants can remain in their communities when redevelopment happens.**



## Keep Tenant Communities Intact Platform

Tenant-landlord power imbalances and the number of municipalities in B.C. lacking tenant representation at the municipal level makes it necessary for B.C. to mandate anti-displacement tenant protections province-wide. These protections must include:

### One-to-One Rental Replacement

- Ensure all tenants can move back into an apartment in their redeveloped building at the same rent they were paying before the redevelopment.
- Landlords or developers must provide the Province with a log of tenants' names, contact information, and lease details to ensure all eligible tenants are compensated.
- From the start of the redevelopment process, the Province must ensure that tenants and developers are fully aware of tenants' rights to remain in the community.

### Affordable Interim Housing

- Tenants must be informed of available housing options as part of the redevelopment process, including:
  - An apartment in the area of similar size. It cannot be left to tenants to find suitable housing on their own.
- Tenants must be compensated to cover the cost of temporarily relocating during redevelopment, including:
  - Financial assistance to cover moving costs
  - Rental top-ups lasting until the new development is complete, ensuring tenants' rent doesn't increase beyond provincial rent guidelines. This ensures tenants can afford to stay in their communities.

