

Examples of Proposed Inclusionary and Rental Replacement Unit Requirements at Occupancy and Second Tenancy in Redevelopments Zones R5, R6, R7, or R8*

Table 1: Examples of Proposed Inclusionary and Rental Replacement Unit Requirements at Occupancy and Second Tenancy in Redevelopments Zones R5, R6, R7, or R8*

	EXAMPLE 1 Existing Units <u>Exceed</u> Inclusionary Requirement	EXAMPLE 2 Existing Units <u>Equal</u> Inclusionary Requirement	EXAMPLE 3 Existing Units <u>are Less Than</u> Inclusionary Requirement	EXAMPLE 4 100% Rental Project <u>No Inclusionary</u> Requirement
Proposed Development Type	Rental + Strata	Rental + Strata	Rental + Strata	100% Rental
Existing Units (prior to redevelopment)	10	10	10	10
Inclusionary Requirement**	5	10	15	0
Required Rental at Occupancy				
Replacement Rental Units	10***	10***	10***	10***
Inclusionary Rental Units	0	0	5	0
Market Rental Units	0	0	0	0
<i>Total Required Rental at Occupancy</i>	<i>10</i>	<i>10</i>	<i>15</i>	<i>10</i>
Required Rental at Second Tenancy**** of Replacement Units:				
Replacement Rental Units	0	0	0	0
Inclusionary Rental Units	5	10	15	0
Market Rental Units	5	0	0	10
<i>Total Required Rental at Second Tenancy</i>	<i>10</i>	<i>10</i>	<i>15</i>	<i>10</i>

See page 2 for notes on the table

Table notes:

- *This table applies to:
 - Residential developments **with** replacement rental requirements in **Zones R5, R6, R7, or R8, or CD** based on R5, R6, R7, or R8.
 - In these instances, unit's convert to rental rates based on the table above at second tenancy.
- *This table does not apply to:
 - Residential developments **without** replacement rental requirements in **Zones R5, R6, R7, or R8, or CD** based on R5, R6, R7, or R8;
 - In this instance, unit's covert to market rental rates at secondary tenancy; OR
 - Residential developments **with or without** replacement rental requirements in Zones **R3, R4**
 - In this instance, unit's convert to market rental rates at secondary tenancy.
- **The Inclusionary Requirement will vary by location. In West Burnaby, the requirement is 10%, and in East Burnaby it is 5%, calculated on the total percentage of proposed dwelling units, but excluding market rental, Community Benefit Bonus Units, and voluntary non-market rental units. This Table assumes the project is in West Burnaby.
 - In Examples 1-3, the numbers vary to illustrate what would happen if the inclusionary requirements were higher, equal to, or lower than the number of existing units based on the assumption that the project.
 - In Example 4, the project is 100% rental, so it has no inclusionary requirement.
- ***This assumes that 100% of existing tenants elect to return to the new building at occupancy. If a tenant declines their replacement unit, it will be converted to an inclusionary rental unit or market rental unit.
- ****Second Tenancy occurs when a tenant, who is eligible for a replacement rental unit, declines, or moves out of that replacement rental unit, and a new tenant moves in.