



# THE DISTRICT OF NORTH VANCOUVER

## MULTI-FAMILY RENTAL HOUSING DEMOLITION NOTICE BYLAW

### BYLAW 7406

Effective Date – July 28, 2003

#### CONSOLIDATED FOR CONVENIENCE ONLY

This is a consolidation of the bylaws below. The amending bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaw on this subject.

<b>Original Bylaw</b>	<b>Date of Adoption</b>
Bylaw 7406	July 28, 2003
<b>Amending Bylaw</b>	<b>Date of Adoption</b>
N/A	N/A

The bylaw numbers in the margin of this consolidation refer to the bylaws that amended the principal bylaw (Multi-Family Rental Housing Demolition Notice Bylaw – Bylaw 7406). The number of any amending bylaw that has been repealed is not referred to in this consolidation.

# THE CORPORATION OF THE DISTRICT OF NORTH VANCOUVER

## BYLAW 7406

A bylaw to specify the notice period of the end of tenancy agreement for the purpose of demolition of the housing.

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WHEREAS the District is concerned that rental multi-family residential dwelling units may face demolition;

AND WHEREAS the District is currently experiencing a zero percent vacancy rate for 1 bedroom suites and 1.4% for family rental accommodation of two bedrooms or more;

AND WHEREAS such demolitions would lead to the displacement of persons who find it increasingly difficult to find affordable rental accommodation on the North Shore;

AND WHEREAS the Council wishes to take immediate steps to ensure that multi-family tenants housing have a more adequate time to search for replacement housing;

NOW THEREFORE the Municipal Council of the Corporation of the District of North Vancouver enacts as follows, pursuant to the powers conferred upon it by Section 38 of the *Residential Tenancy Act* and other powers thereunto enabling:

1. This bylaw may be cited as "**MULTI-FAMILY RENTAL HOUSING DEMOLITION NOTICE BYLAW, 2003**".
2.
  - (a) Save as hereafter provided, words and phrases contained in the bylaw shall have the meaning ascribed to such words and phrases in "District of North Vancouver Zoning Bylaw, 1965" or the *Local Government Act* R.S.B.C. 2002, section 250 as the case may be.
  - (b) "Multi-Family Residential Building" means a building or structure which:
    - i. contains more than one dwelling unit which was occupied, or occupied other than by the owner thereof, on date of final adoption of this bylaw; and
    - ii. has not been subdivided under the *Strata Title Act* R.S.B.C. 2002.
3. Any landlord wishing to demolish a multi-family rental residential project, in whole, or in part, shall provide not less than six months notice to each tenant.
4. Notwithstanding anything to the contrary herein contained, if, in the opinion of the Council, it is necessary to demolish or remove any Multi-Family Residential Building for the safety and protection of persons or property, the Council may authorize the issuance of a demolition or removal permit with a lesser notice period to tenants.
5. Any person who contravenes any provision of this bylaw shall be guilty of an offence and liable on conviction to a fine not exceeding \$3,000 or to imprisonment for not longer than 60 days, or to both such fine and imprisonment.

