



Tenant Transition Plan

1) Introduction

In accordance with the City of Kelowna Official Community Plan, and specifically Policy Statements 5.12.2 (*Displacement Effects of Gentrification*), and 5.12.3 (*Tenant Assistance*), this Tenant Transition Plan has been prepared and is implemented as part of our re-zoning and development permit applications to assist current tenants in finding new rental accommodations.

2) Current Tenant Profile

Table 2.1 below outlines the profile of existing tenants, number of occupants, lease type, and monthly rental amount. In total, the re-development of 165, 175, and 205 Mills Rd, Kelowna BC will result in the demolition of 17 circa 1970 townhomes, one house, and one duplex all from the same vintage.

Replacing the 20 existing rental units will be 55 new purpose-built rental townhomes, offered for rent at market rates which are anticipated to range from \$2400 - \$3000 / month depending on market conditions at time of completion and occupancy.

Table 2.1 - REDACTED TO REMOVE PERSONAL INFORMATION

3) Statutory Requirements & Tenant Notifications

The BC Residential Tenancy Act is the applicable legislation in dealing with the matter of rental eviction for the purpose of demolition and re-development. Accordingly, Tenants will be provided with the required 4 Months' Notice to End Tenancy and be compensated with one month's rent upon receipt of the necessary municipal permits.

In addition to the statutory requirements outlined above, Tenants will be provided with an increased notice period and will be first notified of the upcoming re-development upon receipt of a Re-Zoning / Development Permit file number issued by the City of Kelowna. The increased notice period will provide Tenants with additional time to secure new housing and transition.

Below are helpful links to better understand the legislation and required forms that will be served upon the existing tenants.

Residential Tenancy Act

https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/02078_01

Types of Evictions Information Page

<https://www2.gov.bc.ca/gov/content/housing-tenancy/residential-tenancies/ending-a-tenancy/evictions/types-of-evictions#4>

Four Month Notice to End Tenancy Notice (RTB#29)

<https://www2.gov.bc.ca/assets/gov/housing-and-tenancy/residential-tenancies/forms/rtb29.pdf>

4) Additional Resources

Accompanying the initial notice of re-development, Tenants will be provided with this list of resources to assist them with their transition and in securing new rental accommodations.

Market Housing Websites

Castanet - <https://www.castanet.net/>

Facebook Marketplace - <https://www.facebook.com/login/?next=%2Fmarketplace%2F>

Kijiji - <https://www.kijiji.ca/>

Craigslist - <https://kelowna.craigslist.org/>

Home Finders - <https://www.homefinders.rentals/>

Market Housing with Subsidy Websites

BC Housing - <https://www.bchousing.org/>

Now Canada - <https://www.nowcanada.ca/>

CMHA Kelowna - <https://cmhakelowna.com/>

Foundry - <https://foundrybc.ca/kelowna/>

Ki-Low-Na Friendship Society - <http://www.kfs.bc.ca/>

BC Housing SAFER Program- <https://www.bchousing.org/housing-assistance/rental-assistance-programs/SAFER>

BC Housing RAP Program - <https://www.bchousing.org/housing-assistance/rental-assistance-programs/RAP>

Local Moving Companies

Packrat Movers Kelowna – 250-869-7479

Two Small Men with Big Hearts – 250-861-5030

Brett and Buddies – 250-469-4550