



City of
Kelowna

Tenant Protection and Relocation Assistance Housing Action Plan

October 7, 2024

Purpose

- ▶ To receive the Tenant Protection & Relocation Assistance Report
- ▶ To direct Staff to explore and report back on Option 2: Moderate Shift
 - ▶ An action in the **Housing Action Plan**

Background

- ▶ Bill 16 (Housing Statutes Amendment Act, 2024)
 - ▶ Passed April 25, 2024
 - ▶ Grants municipalities new authority for tenant protection bylaws
 - ▶ Allows: financial compensation, relocation assistance, and new tenancy agreements in redevelopment
- ▶ Tenant protection identified as a priority in the Housing Action Plan
- ▶ Policy discussion stimulated by tenant displacement concerns at 163-165 Mills Rd, deferring rezoning consideration

Key Context

Table 30 – Estimated future housing demand, Kelowna, 2021-2031

Tenure	Future Housing Units Needed				
	2021-2026	2026-2031	Total (2021-2031)	Annual Average	
Owner	3,497	3,614	7,111	711	52%
Renter ²	3,953	2,584	6,538	654	48%
Total	7,451	6,198	13,649	1,365	100%

2023 Housing Needs Assessment

Current Challenges

- ▶ Tenant protections guided by the Residential Tenancy Act (RTA)
- ▶ Older rental stock being redeveloped
- ▶ Tenants vulnerable to displacement, may have limited affordable options
- ▶ Kelowna's historically low vacancy rate
- ▶ Future financial feasibility of rental development

Tenant Protection Tools

Financial Compensation

- Rent top ups/Lump sum payment
- Moving costs
- Utility transfer

Relocation Assistance

- Right of first refusal (ROFR)
- External tenant relocation coordinator
- Developer arranged options

Development Incentives

- Density bonusing
- Rental zoning

Tenant Protection & Relocation Options

▶ **Option 1: Status Quo**

- Residential Tenancy Act (RTA)

▶ **Option 2: Moderate Shift**

- RTA + flexible tenant relocation plan

▶ **Option 3: Major Shift**

- RTA + standardized tenant relocation plan
- Extended notice, coordinator support, financial compensation, and right to first refusal

Recommendation – Moderate Shift Option 2

Moderate Shift Option 2:

▶ Pros:

- ▶ Offers flexibility, considers unique development circumstances

▶ Risks:

- ▶ Potential for inconsistent tenant protections
- ▶ Requires ongoing oversight
- ▶ Regular updates recommended
- ▶ Increases cost of redevelopment

Major Shift Option 3:

▶ Pros:

- ▶ Stronger tenant protections

▶ Risks:

- ▶ May jeopardize financial viability of rental developments, reducing future housing availability

Next Steps

- ▶ Should Council direct staff to explore and report back:
 - ▶ Action in **Housing Action Plan**
 - Work with industry groups
 - ▶ Draft bylaw for tenant protection
 - ▶ Develop guidelines for tenant relocation plans



Questions?

For more information, visit kelowna.ca.