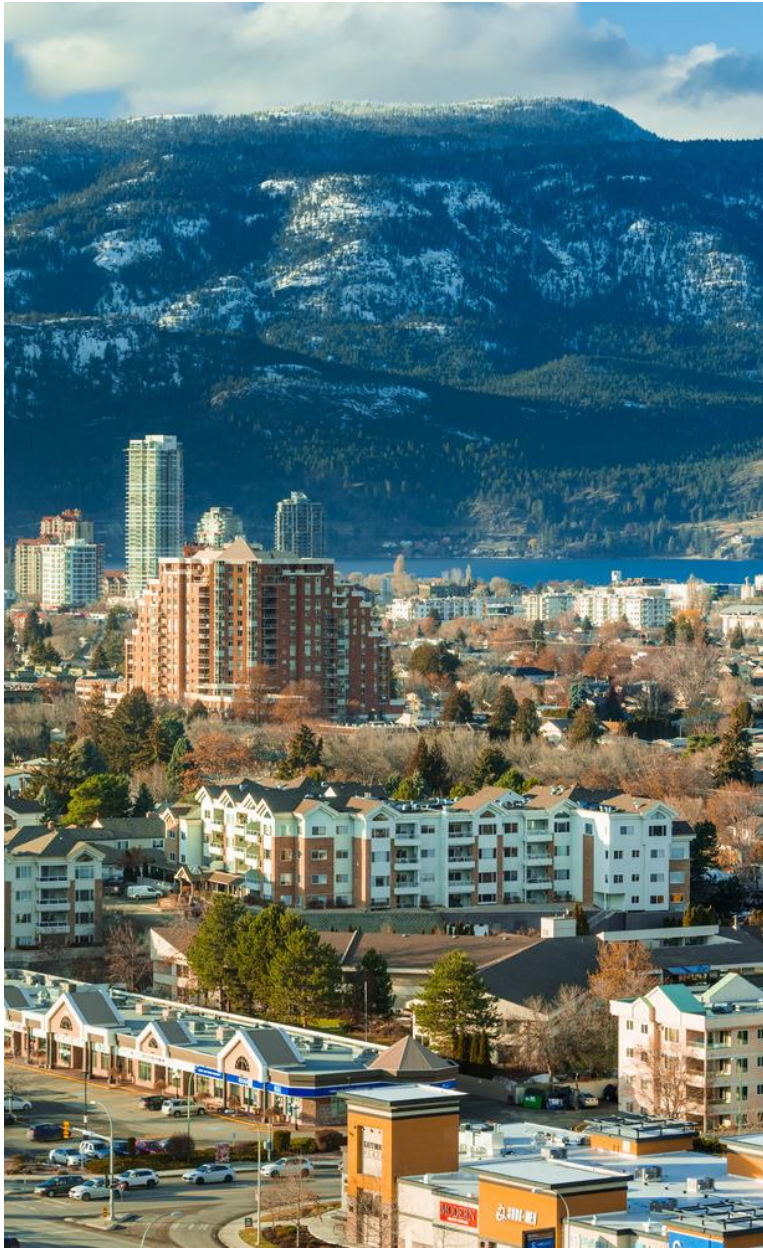




Tenant Protection – Next Steps

Housing Policy & Programs

March 2025



Purpose

To advance tenant protection measures and direct staff to prepare bylaw amendments.

Background

- Official Community Plan
 - Key pillar: Accommodate growth in existing developed neighbourhoods
- Growth results in incremental redevelopment of older rental housing stock
- Relocation can be difficult due to housing affordability

Provincial Legislation

Residential Tenancy Act

- Four months of notice
- Compensation: 1 month's rent

April 2024 – New Authority for Local Governments:

- Additional notification
- Financial compensation
- Relocation assistance
- Right of first refusal

Background

- Since 2022, Kelowna has had:
 - 4 redevelopment applications for existing rental buildings
 - 66 rental units impacted
- In May 2024, Council:
 - deferred consideration of a Rezoning Bylaw due to concerns over tenant displacement
 - directed staff to report back on policy options

Background

- October 2024 – Staff report back on three policy options
 - Council directed staff to explore a moderate shift:
 - Developer submits a Tenant Protection Plan with a proposal to minimize the impacts to tenants

Applicability



Contain 5 or more rental dwellings units



Are being redeveloped, which results in tenancy agreements being terminated

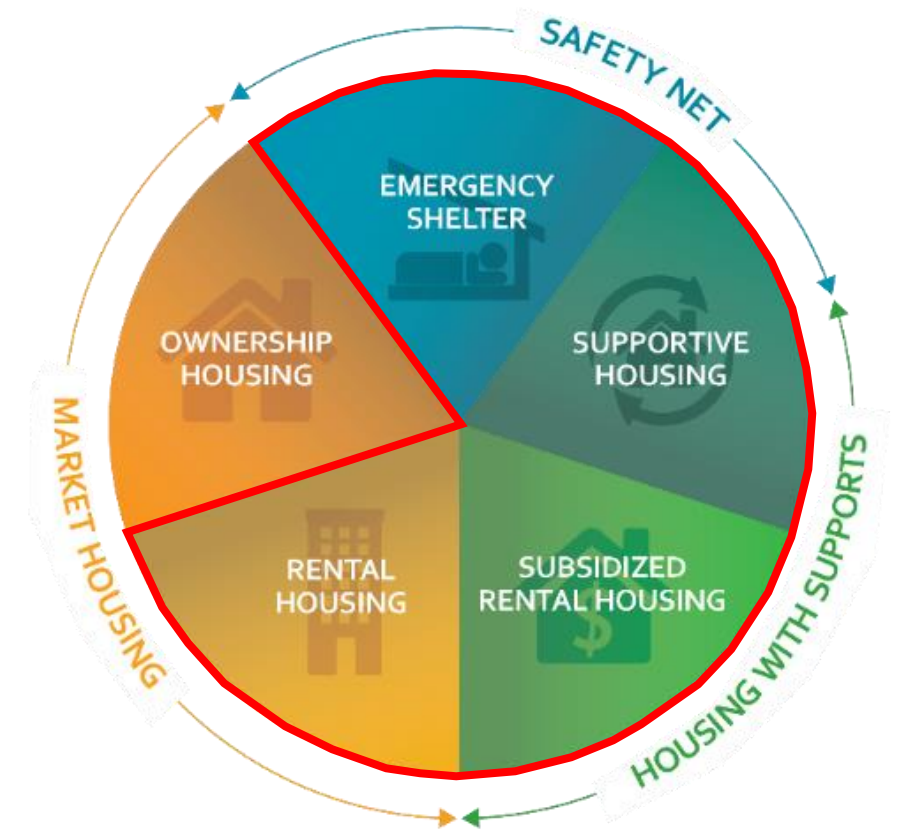
Tenant Protection Plan

- Concurrent with other development applications
- Required to outline:
 - *Residential Tenancy Act* obligations; and
 - Any additional proposals to protect tenants.
- Applicants provided with best practices and potential measures

Housing Action Plan

Action 1.7 – Support tenants who are being evicted due to redevelopment.

- Require developers to create tenant relocation plans
- Implement a bylaw and guidelines to protect tenants without unreasonably impacting development



OCP Objectives and Policies

Urban Centres – Protect renters from displacement and create and require developers to provide fair relocation assistance

Core Areas - Protect renters from displacement and create and require developers to provide fair relocation assistance

Gateway – Require developers to provide fair relocation assistance

Equitable Community – Incorporate an equity lens into land use planning decisions

Implementation

OCP Amendment – Tenant Protection Development Permit

Development Application Procedures Bylaw Amendment

Conclusion

Staff recommend **support** for the proposed tenant protection measures:

- Consistent with Council resolution
- Housing Action Plan
- OCP Objectives & Policies
- Balance support for tenants without unreasonably impacting development