

Report to Council



Date: May 12, 2025
To: Council
From: City Manager
Subject: Tenant Protection – Implementation
Department: Housing Policy & Programs

Recommendation:

THAT Council receives, for information, the report from the Housing Policy & Programs Department dated May 12, 2025 with respect to implementation of tenant protection measures;

AND THAT Official Community Plan Amendment Application No. OCP25-0004 to amend Kelowna 2040 Official Community Plan Bylaw No. 12300 as outlined in Schedule "A" attached to the Report from the Housing Policy and Programs Department dated May 12, 2025, be considered by Council;

AND THAT Bylaw No. 12784 being Amendment No. 6 to Development Application and Heritage Procedures Bylaw No. 12310 be advanced for reading consideration;

AND FURTHER THAT Tenant Protection Bylaw No. 12785 be advanced for reading consideration.

Purpose:

To implement tenant protection measures.

Council Priority Alignment:

Affordable Housing
Homelessness

Background:

On April 14, 2025, [staff brought forward proposed measures](#) to advance tenant protection in Kelowna. These measures included a requirement to provide a Tenant Protection Plan, financial compensation, financial assistance for moving expenses, and a compliance report. In addition, staff proposed that financial compensation not be required above a vacancy rate of 4%. Council endorsed the proposed measures, but directed staff to remove the vacancy rate provision.

Resolution	Date
THAT the recommended direction in the report from the Housing Policy & Programs Department dated March 31, 2025 be amended to remove the provision to exempt financial compensation if the vacancy rate is greater than 4%;	April 14, 2025
THAT Council receives, for information, the report from the Housing Policy and Programs Department dated March 31, 2025 with respect to tenant protection measures; AND THAT Council directs staff to prepare the necessary bylaw amendments to implement the proposed approach to tenant protection outlined in the report from the Housing Policy and Programs Department dated March 31, 2025.	April 14, 2025

Discussion:

As a result of Council direction, staff are bringing forward the necessary bylaws to implement the proposed tenant protection measures, the following bylaw amendments are required:

- New Tenant Protection Bylaw No. 12785:
 - Sets the City requirements for financial compensation, financial assistance for moving expenses, and to give notice of these requirements.
- Official Community Plan Amendment:
 - Create a new Tenant Protection Development Permit Area to require applicant's to submit a Tenant Protection Plan.
 - Ensure developments proceed in accordance with the Tenant Protection Plan.
 - Update OCP Policies to reflect the new tenant protection measures.
- Development Application Procedures Bylaw Amendment:
 - To add tenant protection as an item that a Terms of Reference may require an applicant to address as part of Development Approval Information;
 - To add application procedures and processing requirements for Tenant Protection Development Permits.

The proposed tenant protection requirements would apply to properties which:

- Contain five or more rental dwelling units; and
- Are being redeveloped, resulting in tenancy agreements of rental-dwelling units being terminated.

Tenant Protection Development Permits would be considered by Council where there is an associated Form & Character Development Permit that is being considered by Council. If there is no Council considered Form & Character Development Permit (e. if the new development included six or fewer dwelling units), the Tenant Protection Development Permit would be delegated to staff.

Conclusion:

The proposed bylaws implement the approach to tenant protection previously endorsed by Council. OCP amendments would be forwarded to a Public Hearing. The measures seek to protect long-term residents from the negative impacts of displacement while ensuring that redevelopment projects can proceed.

Submitted by: M. Tanner, Planner Specialist

Approved for inclusion: James Moore, Housing Policy and Programs Manager
Ryan Smith, Divisional Director, Planning, Climate Action &
Development Services

Attachments:

Schedule A: Proposed OCP Amendment