Schedule A – Proposed Text Amendment

No.	Section	Current Wording	Proposed Wording	Reason for Change
1.	Table of Contents	N/A	Chapter 24 Tenant Protection Development Permit Area	To add the new Tenant Protection Development Permit Area to the Table of Contents.
2.	Chapter 4 – Urban Centres, Objective 4.13, Policy 4.13.3	**Policy 4.13.3. Tenant Assistance.** Work towards creation of a Council policy to protect tenants displaced by redevelopment through fair relocation assistance from the developer. Such relocation assistance should ensure that tenants retain their access to services and amenities, such as employment, transportation and schools.	**Policy 4.13.3 Tenant Assistance.** Ensure that tenants displaced by redevelopment receive fair relocation assistance from the developer. Such relocation assistance is intended to help assist tenants retain their access to services and amenities, such as employment, transportation and schools.	To reflect the Council adoption of a Tenant Protection Bylaw and Development Permit Area.
3.	Chapter 5 – Core Area Neighbourhoods, Objective 5.12, Policy 5.12.3	**Policy 5.12.3 Tenant Assistance.** Work towards creation of a Council policy to protect tenants displaced by redevelopment through fair relocation assistance from the developer. Such relocation assistance should ensure that tenants retain their access to services and amenities, such as employment, transportation and schools.	**Policy 5.12.3 Tenant Assistance.** Ensure that tenants displaced by redevelopment receive fair relocation assistance from the developer. Such relocation assistance is intended to help assist tenants retain their access to services and amenities, such as employment, transportation and schools.	To reflect the Council adoption of a Tenant Protection Bylaw and Development Permit Area.
4.	Chapter 7 – Suburban Neighbourhoods, Objective 7.7	N/A	**Policy 7.7.3 Tenant Assistance.** Ensure that tenants displaced by redevelopment are protected through relocation assistance from the developer.	To add a Tenant Assistance policy to Suburban Neighbourhoods.
5.	Chapter 8 – Rural Lands, Objective 8.4	N/A	**Policy 8.4.8 Tenant Assistance.** Ensure that tenants displaced by redevelopment are protected through relocation assistance from the developer.	To add a Tenant Assistance policy to Rural Lands.
6.	Chapter 16 – Making the Plan Work, Objective 16.1, Policy 16.1.4	**Policy 16.1.4 Development Approval Information.** Pursuant to Section 485.1 of the *Local Government Act*, the entire City of Kelowna is designated as a Development Approval Information Area in order to guide and support new development that contributes to the goals and objectives of the Official Community Plan. The Divisional Director of Planning and Development Services, or designate, may required development approval information pursuant to that Section. The conditions that justify this designation are as follows: • Kelowna is a rapidly growing community and this growth will impact neighbourhoods, businesses, service provision and infrastructure. Information may be required to assess impacts on nearby and adjacent development, including shadowing, noise, visual impacts and scale, impacts on community services, such as parks, schools and protective services, socio-economic impacts, and impacts on the transportation and utility network and infrastructure. • Kelowna's landscape includes hillsides, floodplains, wildfire interface areas and other unique landscapes. Information may be required to	**Policy 16.1.4 Development Approval Information.** Pursuant to Section 485.1 of the *Local Government Act*, the entire City of Kelowna is designated as a Development Approval Information Area in order to guide and support new development that contributes to the goals and objectives of the Official Community Plan. The Divisional Director of Planning and Development Services, or designate, may required development approval information pursuant to that Section. The conditions that justify this designation are as follows: • Kelowna is a rapidly growing community and this growth will impact neighbourhoods, businesses, service provision and infrastructure. Information may be required to assess impacts on nearby and adjacent development, including shadowing, noise, visual impacts and scale, impacts on community services, such as parks, schools and protective services, socio-economic impacts, tenant protection, and impacts on the transportation and utility network and infrastructure. • Kelowna's landscape includes hillsides, floodplains, wildfire interface areas and other unique landscapes. Information may be required to	To add tenant protection to the conditions that justify Development Approval Information.

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		assess impacts on these landscapes and to protect people, property and infrastructure. • Kelowna is home to many sensitive terrestrial and aquatic ecosystems, a valley-wide airshed, agricultural lands and water bodies, including Okanagan Lake. Information may be required to guide and inform protection of this land, water and air. • Kelowna is located in the traditional, ancestral and unceded territory of the syilx/Okanagan people, who have lived here since time immemorial. As such, the area is home to many important heritage assets. Settlement of the area by non-indigenous residents has also provided the city with many heritage assets. Information may be required to identify the heritage value of these assets, including, but not limited to landscapes, archaeological sites, buildings and properties, and to guide their protection and conservations.	assess impacts on these landscapes and to protect people, property and infrastructure. • Kelowna is home to many sensitive terrestrial and aquatic ecosystems, a valley-wide airshed, agricultural lands and water bodies, including Okanagan Lake. Information may be required to guide and inform protection of this land, water and air. Kelowna is located in the traditional, ancestral and unceded territory of the syilx/Okanagan people, who have lived here since time immemorial. As such, the area is home to many important heritage assets. Settlement of the area by non-indigenous residents has also provided the city with many heritage assets. Information may be required to identify the heritage value of these assets, including, but not limited to landscapes, archaeological sites, buildings and properties, and to guide their protection and conservations.	
7.	Chapter 24 Tenant Protection Development Permit Area	N/A	See: Section 24 – Tenant Protection Development Permit Area	To add a Development Permit Area and Guidelines for tenant protection.

CATEGORY

Section 488(1)(k) of the *Local Government Act* allows for the mitigation of the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or a proposed redevelopment, as those terms are defined under Section 63.1 of the *Community Charter*.

PROPERTIES AFFECTED

Unless exempted (See Exemptions section below) a development permit addressing the tenant protection guidelines must be approved for any approved for all properties that contain residential uses, before:

- Construction of, addition to, or alteration of a building or structure.

JUSTIFICATION

As one of the fastest growing cities in Canada, Kelowna is rapidly evolving. The City of Kelowna's Official Community Plan outlines key pillars that guide the City's growth, which includes accommodating growth in existing developed neighbourhoods, with access to services, employment, housing, transportation options, parks and other amenities, and limiting urban sprawl.

An inevitable result of growth within existing neighbourhoods is the incremental redevelopment of older housing stock and mobile home parks. Redevelopment of these properties can lead to displacement of long-term residents. Displacement can challenge residents in finding new housing that is affordable, especially in a difficult housing market.

OBJECTIVES

To balance protections for tenants while ensuring development can proceed in accordance with the Official Community Plan.

EXEMPTIONS

A Tenant Protection Development Permit will not be required for:

- Construction of, addition to, or alteration of a building or structure that does not result in the complete or partial demolition of a residential property to the extent that one or more rental units within the residential property is completely and irreversibly damaged.
- Construction of, addition to, or alteration of a building or structure on a residential property, if the property contains four (4) or less residential dwelling units.

GUIDELINES

1. Compliance with Tenant Protection Bylaw
   1.1 Redevelopment to be in accordance with City of Kelowna Tenant Protection Bylaw No. 12785, including requirements for:
       - Financial compensation;
       - Financial Assistance;
       - Submission of a Tenant Protection Plan.
   1.2 A Compliance Report must be submitted detailing compliance with the Tenant Protection Bylaw.