



Tenant Protection - Implementation

May 12, 2025

Purpose

To implement tenant protection measures.

Background

- April 15, 2025 – Council endorsed proposed measures for tenant protection:
 - Applies to properties with 5+ residential units
 - Submit a Tenant Protection Plan
 - Financial compensation equivalent to 3 months rent
 - Financial assistance for moving expenses: \$1000.00
 - Development Permit & Compliance Report

Implementation

- Tenant Protection Bylaw – sets requirements for:
 - Financial compensation: 3 months of rent
 - Financial assistance for moving expenses: \$1000.00
 - Requirement to give notice

Implementation

- Official Community Plan Amendment
 - Tenant Protection Development Permit Area
 - OCP Policy updates to reflect new tenant protection measures

Implementation

- Development Application Procedures Bylaw Amendment
 - Terms of Reference – Tenant Protection Plan
 - Application procedures and processing requirements for new DP Area

Delegation

- Tenant Protection DP delegated:
 - If the Form and Character DP is delegated (6 or fewer dwelling units); or
 - No associated Form and Character DP.

Conclusion

- Next step: OCP Amendment requires Public Hearing
- Implements direction previously endorsed by Council
- Protects tenants from negative impacts of displacement while ensuring redevelopment projects can proceed