



## COUNCIL REPORT

To: Mayor and Council

Date: July 22, 2025

From: Ron Bowles, Chief Administrative Officer

File No: P 24-08

Subject: **Draft Rental Protection and Tenant Relocation Assistance and  
Manufactured Home Park Redevelopment Policies**

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Reviewed by: Brent Magnan, General Manager of Community Development

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### RECOMMENDATION:

**THAT** the following policies, as attached to the staff report dated July 22, 2025 regarding “Draft Rental Protection and Tenant Relocation Assistance and Manufactured Home Park Redevelopment Policies”, be approved:

- Rental Protection and Tenant Relocation Assistance Policy; and
- Manufactured Home Park Redevelopment Policy.

### STRATEGIC AREA(S) OF FOCUS

**Strengthen Our Community** – We will provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future.

**Foster Safety and Well-Being** – We will pursue through direct action, advocacy, and collaboration with local and regional service providers, investments in community health, needs-based housing, emergency preparedness, policing, and other services that foster safety and well-being in West Kelowna.

### BACKGROUND

The proposed Draft Rental Protection and Tenant Relocation Assistance Policy (Attachment 1), and the proposed Draft Manufactured Home Park Redevelopment Policy (Attachment 2) originate from Council's direction to help mitigate potential impacts to City residents' vulnerable to property redevelopment, as well as policies in the Official Community Plan (2023) and action items outlined in the Housing Strategy (2023).

## Context

According to the City's Housing Needs Assessment (2022), the share of renter households in the City has been increasing both in terms of absolute renter households and as a proportion of total households in the City. The City's Housing Strategy notes that for the City to remain home for people of all demographics, it is critical to maintain the existing stock of affordable housing, and increase opportunities for the development of new affordable housing.

Older rental buildings, and manufactured home parks, are typically among the more affordable housing options in the City. Without regulations to assist existing tenants or replace rental units, redevelopment can lead to a loss of affordable units, and displacement of long-term residents.

People that are unable to find and secure suitable long-term housing options may be forced into precarious and difficult living conditions. The impacts of unstable living conditions often extend to financial hardship, difficulty in accessing vital amenities and services, limiting employment opportunities, and feeling pressure to accept unsafe or overcrowded housing (CWK Housing Strategy, 2023).

Over the past few years, the City has received purpose built rental and manufactured home park redevelopment applications, impacting over 40 existing homes. The City's Official Community Plan allows for higher density which incentivizes redevelopment of older housing stock; as the city's purpose-built rental housing and manufactured home parks continue to age, staff anticipate that as many as 300 units could be affected by redevelopment over the next 20 years. This emerging trend highlights the need to consider measures to mitigate impacts on tenants and the existing rental stock.

## Existing Support for Displaced Tenants

Currently, in West Kelowna, the only formal supports for tenants in purpose-built rental buildings and in rented manufactured homes who lose housing due to redevelopment, are those mandated by the *Residential Tenancy Act (RTA)*.

The *RTA* requires landlords to give tenants four months' notice to end tenancy and financial compensation equal to one month rent. Without additional assistance, including support in finding new housing, tenants may face barriers finding and securing housing at comparable rents, increasing housing precarity among vulnerable populations.

In West Kelowna, support for tenants who own their manufactured home within a manufactured home park that is redeveloping, is guided by standards set by the *Manufactured Home Park Tenancy Act (MHPTA)*, and the City's existing Manufactured Home Park Redevelopment Policy (April 22, 2008).

In the event that a manufactured home park is redeveloped, the *MHPTA* requires landlords give tenants twelve months' notice to end tenancy, and financial compensation in the amount of \$20,000. If a tenant's manufactured home cannot be relocated, they may be entitled to additional compensation through a dispute resolution process provided they meet specific requirements.

The City's existing Manufactured Home Park Redevelopment Policy predates the updated *MHPTA*, and the criteria in the Policy does not account for the current lack of available manufactured home park sites, and affordability constraints in the region.

### Other Policies and Regulations in BC

City staff have reviewed rental protection, tenant assistance, and manufactured home park redevelopment policies for several municipalities across BC, and identified recent and common policy directions (Attachment 3). These include requirements and/or criteria for rental unit replacement (often with considerations for affordability), early notification, financial compensation, right of first refusal, and relocation assistance, as well as development incentives. To mitigate the challenges associated with the redevelopment of existing housing, several municipalities have implemented rental protection policies and/or rental-only zoning, tenant relocation and assistance policies, and manufactured home park redevelopment policies.

## **SUMMARY OF DRAFT POLICIES**

The intent of the proposed policies is to outline clear criteria and a consistent process for providing rental protection and tenant relocation assistance. The proposed policies are intended to supplement the existing legislative requirements.

### Rental Protection and Tenant Relocation Assistance Policy:

The purpose of the proposed policy is to prevent the loss of purpose-built rental housing, and to mitigate the impacts on existing tenants by requiring advanced notice and enhanced assistance during the redevelopment of purpose-built rental developments.

Key components of the policy include:

- 1) Protection for purpose-built rental units;
- 2) Tenant relocation assistance;
- 3) Right of first refusal; and
- 4) Financial compensation.

### Manufactured Home Park Redevelopment Policy:

The purpose of the proposed policy is to mitigate the impacts on existing tenants by requiring advanced notice and enhanced assistance during the redevelopment of Manufactured Home Parks.

Key components of the policy include:

- 1) Tenant relocation assistance;
- 2) Right of first refusal; and
- 3) Financial compensation.

The proposed policy is intended to repeal and replace the City's existing Manufactured Home Park Redevelopment Policy (Approval Date: April 22, 2008).

## EXTERNAL FEEDBACK

The proposed draft policies were referred for information to the Canadian Home Builder's Association (Central Okanagan), the Canadian Mental Health Association (Kelowna), Interior Health, the Regional District of Central Okanagan (RDCO), the Urban Development Institute (Okanagan), and Westbank First Nation. Responses were received from Interior Health and the RDCO (Attachment 4) and were generally supportive of the draft policies with some suggestions for adding further requirements and criteria. Based on feedback, staff made changes to the draft Manufactured Home Park Redevelopment policy to include financial compensation for Eligible Tenants who rent their manufactured home, in alignment with the draft Rental Protection and Tenant Relocation Assistance Policy.

## FINANCIAL IMPLICATIONS

Should Council wish to proceed with revisions to the policies, staff resources will be required to finalize the policies.

## COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
May 28, 2024	<b>THAT</b> staff prioritize all legislative changes, the Rental Protection Policy, Transit Planning, Addressing Bylaw and the RC3 Short Term Rental review, before all other remaining projects that are not currently underway.	C170/24

## OPTION

Council may have feedback regarding the draft policies. If Council chooses to direct staff to make changes to the draft policies, Council can instead consider the alternative motion provided below:

**THAT** staff be directed to update the draft Rental Protection and Tenant Relocation Assistance and Manufactured Home Park Redevelopment Policies (the "Policies") as attached to the report dated July 22, 2025 to account for Council's feedback as provided at the July 22, 2025 regular Council meeting;

**AND THAT** staff be directed to bring forward the Policies for Council's consideration once updated.

PowerPoint: Yes ☒ No ☐

Attachments:

Attachment 1 – Draft Rental Protection and Tenant Relocation Assistance Policy

Attachment 2 – Draft Manufactured Home Park Redevelopment Policy

Attachment 3 – Policy Review

Attachment 4 – External Referral Responses