



Council Report

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Date: February 3, 2026 **File No:** RMS/6440-01
To: Anthony Haddad, City Manager
From: Steven Collyer, Housing & Policy Initiatives Manager

Subject: Tenant Protection Bylaw No. 2026-12, Official Community Plan Amendment Bylaw No. 2026-13, and Development Procedures and Delegation Amendment Bylaw No. 2026-14

Staff Recommendation

THAT Council give first reading to "Tenant Protection Bylaw No. 2026-12", a bylaw with requirements in relation to protection of tenants due to redevelopment;

AND THAT Council, prior to considering first reading of "Official Community Plan Amendment Bylaw No. 2026-13" and in accordance with section 475 of the *Local Government Act*, consider that early and ongoing consultation with the Regional District of Okanagan-Similkameen, and provincial and federal governments is not required given the technical nature of this Official Community Plan amendment;

AND THAT Council give first reading to "Official Community Plan Amendment Bylaw No. 2026-13", a bylaw to amend Chapter 5 of the Official Community Plan to add a Tenant Protection Development Permit Area which applies to the entire City of Penticton;

AND THAT Council send correspondence to School District 67 (in accordance with section 476 of the *Local Government Act*) and snPink'tn (Penticton) Indian Band advising of the proposed Official Community Plan amendment after first reading;

AND THAT Council forward "Official Community Plan Amendment Bylaw No. 2026-13" to the March 3, 2026 Public Hearing;

AND THAT Council give first reading to "Development Procedures and Delegation Amendment Bylaw No. 2026-14", a bylaw to amend section 8.1 to add the Tenant Protection Development Permit Area as a staff-delegated development permit;

AND THAT Council direct staff to make the proposed materials available to the public from the date after first reading until the March 3, 2026 Public Hearing.

Strategic Priority Objective

Mission: Penticton will serve its residents, businesses and visitors through organizational excellence, partnership and the provision of effective and community focused services.

Livable & Accessible: The City of Penticton will proactively plan for deliberate growth, focusing on creating an inclusive, healthy, and vibrant community.

Background

Council Direction

On September 10, 2024, Council passed a resolution seeking information on tenant relocation policy options.

Notice of Motion introduced by Councillor Gilbert on August 20, 2024 for consideration on September 10, 2024:

272/2024 It was MOVED and SECONDED

THAT Council direct staff to bring back options for a tenant relocation policy in conjunction with the social housing and infrastructure plan.

CARRIED UNANIMOUSLY

On June 24, 2025, Council received a staff report outlining the legislative authority and potential components of a tenant protection bylaw. Council then directed staff to prepare a draft tenant protection bylaw with specific components and to engage with tenant groups and the development industry.

Tenant Protection Bylaw Options

185/2025 It was MOVED and SECONDED

THAT Council receive into the record the report dated June 24, 2025, titled "Tenant Protection Bylaw Options";

AND THAT Council direct staff to prepare a Tenant Protection Bylaw with the following components:

- Applicable to redevelopment of purpose-built rental units and motels with 3-5 plus units;
- Require the submission of a tenant relocation plan prior to redevelopment permits and approvals;
- Set criteria for what will be required in the tenant relocation plan.

AND THAT Council direct staff to consult with the development industry and tenant groups prior to bringing the bylaw back for consideration.

CARRIED UNANIMOUSLY

Since June 2025, staff have worked with legal support to draft a bylaw (Attachment 'A') and completed targeted engagement with tenant groups and the development industry. A process flow chart is included as Attachment 'B', for reference.

Provincial Authority

In April 2024, the Province gave royal assent to Bill 16, Housing Statutes Amendment Act, giving municipalities authority through the *Community Charter* and *Local Government Act* to pass tenant protection bylaws with clear enforcement ability. This municipal framework is intended to allow municipalities to expand on provincial requirements and not duplicate any compensation already guaranteed by provincial legislation.

Municipal requirements can apply to any tenancy agreement under the *Residential Tenancy Act*, but do not apply to Manufactured Home Parks. The province will continue to be responsible for administering the *Residential Tenancy Act*, and municipalities will be responsible for enforcing any local tenant protection bylaws they adopt.

The intent is to ensure that redevelopment (demolition or partial demolition) of rental housing minimizes negative impacts to any tenants who are displaced.

Under Bill 16, municipalities now have legislative authority to adopt a tenant protection bylaw requiring any one or more of the following components:

- Landlord giving advance notice of development to tenants,
- Landlord providing financial compensation to tenants for tenancy termination,
- Landlord providing financial or other assistance to the tenants to find replacement units,
- Landlord providing tenants with right of first refusal in redevelopment, and
- Enforcement framework for the City to ensure any of the above requirements are adhered to.

Council has the authority to incorporate some, or all, of these components into a tenant protection bylaw.

Local Context

Since 2017, ten older motels have been demolished or are subject to redevelopment, leading to the displacement of vulnerable residents:

Year	Name	Address	Units Affected	Status
2017	Highland Motel	1140 Burnaby Ave	14	Demolished – now Riverside Townhomes
2021	Shielings Motel	2509 South Main St	13	Demolished – vacant while pre-development work underway

2021	Jubilee Motel	2475 Skaha Lake Rd	26	Demolished – now Penticton Toyota Used Vehicles
2021	Ogopogo Motel	270 Riverside Dr	16	Demolished – now Sokana Condos under construction
2024	El Rancho Motel	877 Westminster Ave W	74	Still Occupied - rezoning approved for mixed-use development
2025	Skaha Assembly (five motel properties)	2730-2872 Skaha Lake Road	103	Demolition Underway - BC Housing is leading tenant relocation process following their own procedures which exceed the minimum requirements of the proposed Tenant Protection Bylaw. Phase 1 replaces all 103 affected units in a new low-income building.

No purpose-built rental buildings with 5 or more units have been redeveloped over that time. With Penticton's context as a tourist destination, there are many aging motels which present redevelopment opportunities while also housing often vulnerable residents on a long-term basis. Staff confirmed that a tenant protection bylaw can apply to long-term residents in motels with tenancy agreements.

Baseline Residential Tenant Act Requirements

When a landlord ends a tenancy for the purpose of demolition or redevelopment, the Residential Tenancy Act requires:

- The landlord to give 4 months advance notice to the affected tenants
 - The landlord must possess all required permits and approvals for demolition or redevelopment prior to issuing the notices.
- Provide the equivalent of one month's rent as compensation to the affected tenants on or before the effective date of the notice.

Draft Tenant Protection Bylaw Components

A local Tenant Protection Bylaw would supplement the baseline Residential Tenant Act Requirements for redevelopment projects of 5 or more rental units, supplementing the provincial requirements and recognizing the greater impacts associated with redevelopment of larger rental buildings.

The draft Tenant Protection Bylaw No. 2026-12 is included in Attachment 'A', with a process flow chart in Attachment 'B'. The following are the key components:

- Applicable only to redevelopment of purpose-built rental units and motels with 5 or more units;

- Does not apply to redevelopment of houses or buildings with 4 or fewer units.
- Does not apply to renovations or changes in tenancies (unless redevelopment occurs).
- Requires the submission of a tenant relocation plan prior to redevelopment permits and approvals;
 - This ensures there is a plan in place before approval of the new development.
- Sets criteria for what will be required in tenant relocation plan;
 - Content and timelines of notice letters;
 - Financial compensation details;
 - Tenant Relocation Coordinator information and availability;
 - Timelines for submitting a midpoint report and final compliance report.
- Requires 4 months advance notice to tenant affected by redevelopment, in conjunction with Residential Tenancy Act required notice;
- Procedures that owners/developers will carry out to assist tenants finding new units through the services of a Tenant Relocation Coordinator;
- Requires owners/developers to provide affected tenants financial compensation as a lump sum equivalent to three months rent, plus \$1,000 flat payment for moving expenses;
- Includes an enforcement framework to ensure developers are adhering to the requirements of the tenant protection bylaw and the submitted tenant relocation plan.
 - No approval for new development until a tenant relocation plan is approved in place.
 - Fines for non-compliance with requirements of the tenant protection bylaw.

Official Community Plan Amendment Bylaw No. 2026-13

The provincial legislative framework allows the creation of a Development Permit Area (DPA) in the municipality's Official Community Plan to ensure compliance with a tenant protection bylaw through the redevelopment approvals process. The tenant protection bylaw requirements must be met at the time of Development Permit issuance for the proposed redevelopment. This ensures early compliance with the tenant protection bylaw before approval is given on a redevelopment project to avoid reactive enforcement after redevelopment begins. The DPA is simple and directs the public to the bylaw (Attachment 'C').

Given the technical nature of this OCP amendment, staff are not recommending intensive engagement which would be more suitable for a more significant amendment (i.e. changing land use designations, policies, or other sections of the OCP). Staff are following provincial policy guidance toward adopting a tenant protection bylaw, of which a DPA is an implementation component.

Staff are recommending some additional time (4 weeks) between first reading and public hearing to allow the public to review the materials and ask staff questions prior to the opportunity to write or speak their concerns at the Public Hearing.

Development Procedures and Delegation Bylaw Update

Development Procedures and Delegation Amendment Bylaw No. 2026-14 is to delegate approval authority for Tenant Protection Development Permits to staff, instead of City Council (Attachment 'D'). This aligns with the tenant protection bylaw which assigns the General Manager of Development Services as the approval authority for the bylaw requirements. Currently most other Development Permits are already delegated to the General Manager of Development Services for decision through the Development Procedures and Delegation Bylaw. If a concurrent OCP amendment or Zoning Bylaw amendment application is made with a Tenant Protection Development Permit, all applications are referred to Council.

Feedback Received

In November 2025, staff referred the draft tenant protection bylaw and associated materials to the development industry (Urban Development Institute and Canadian Home Builders Association) and tenant groups (100 More Homes Penticton) for feedback. Over two months, staff attended meetings with 100 More Homes Penticton steering committee, VOICE lived/living experience table, and the housing action table to gather feedback.

The following changes were made in response to feedback:

- Added the requirement for a midterm progress report (2 months before tenancy end).
- Removed the requirement for the tenant relocation coordinator to be a separate third party from the owner.

Staff shared responses to other feedback received:

- The notice letter timeline remains at a minimum 4 months to align with Residential Tenancy Act notice timeline. The intent is for the two notices to be delivered together.
 - Staff will encourage earlier voluntary notification and will advise 100 More Homes Steering Committee when Tenant Protection Development Permit applications are made.
- Importance to ensure bylaw requirements are able to be validated by staff (i.e. keeping flat rate compensation for moving expenses instead of requiring compensation of actual costs).
- Limiting the City's direct involvement with tenants (i.e. not providing compensation directly due to privacy and FOIPPA concerns)
- Keeping bylaw requirements at all rental vacancy rates, not only over a certain threshold (i.e. 3%), given few projects are anticipated to trigger this bylaw.
- City contact information will be available to tenants to clarify any tenant protection bylaw requirements.

100 More Homes Penticton is generally supportive of the proposal, as many non-profit organizations have assisted residents displaced through past redevelopments and have seen the impacts on tenants first-hand. They have submitted a Letter of Support (Attachment 'E').

No formal responses were received from Urban Development Institute or the Home Builders Association prior to this report deadline.

Financial Implication

Tenant Protection Bylaw No. 2026-12 places financial obligations on developers. The City would not be directly responsible for any financial compensation to tenants. Staff in Development Services will administer this bylaw, which staff anticipate affecting up to 1-2 projects per year, on average.

Costs associated with the legal review and drafting of this bylaw were included within the Advancing Housing Affordability initiative budget.

Analysis

Social Housing and Infrastructure Plan (SHIP) Alignment

The Social Housing and Infrastructure Plan was developed in collaboration with local non-profit organizations, service providers, and government agencies to support more social housing and related social infrastructure in Penticton. Adopting Tenant Protection Bylaw No. 2026-12 aligns with the following recommended action from the SHIP:

- Explore and implement tenant protection measures at the local level to support homelessness prevention as redevelopment occurs.

Official Community Plan Alignment

Investigating tenant protection bylaw options aligns with the general intent of Official Community Plan (OCP) Policy 4.1.2.8:

- *Provide long-term security for renters in and owners of purpose-built rental projects by requiring Housing Agreements and/or non-stratification covenants.*

A tenant protection bylaw would be another 'tool' with similar goals as outlined in the policy above.

Summary

Tenant Protection Bylaw No. 2026-12 aims to balance redevelopment of aging rental buildings with enhanced relocation supports to tenants. The intent is to support compassionate redevelopment and upstream homelessness prevention in the context of future demolitions and evictions due to redevelopment.

Keeping residents in their current housing and supporting their transition to alternative housing when redevelopment occurs are resource-effective ways to support affordability and avoid residents falling into homelessness.

The tenant protection bylaw places obligations on developers to ease the transition for residents directly impacted by their redevelopment. Staff expect that new developments will be larger in scale than the buildings demolished, enabling developers to recoup some of the costs borne through additional compensation by providing a larger-scale development on the same site.

Staff will monitor implementation of this bylaw and its associated processes, noting any adjustments or updates that will help achieve intended outcomes. Staff will report to Council on any future proposed changes or updates.

Alternate Recommendation

Council may choose not to give “Tenant Protection Bylaw No. 2026-12” first reading and instead provide specific direction to staff for changes to make in the draft bylaw before considering first reading. If this is the case, Council may choose the alternate recommendation, and staff will present an updated bylaw to Council at a future meeting.

1. THAT Council give alternate direction to staff to update Tenant Protection Bylaw No. 2026-12 and bring an updated bylaw to Council for further consideration at a future meeting.

Attachments

Attachment A – Tenant Protection Bylaw No. 2026-12

Attachment B – Tenant Protection Bylaw Flow Chart

Attachment C – Official Community Plan Amendment Bylaw No. 2026-13

Attachment D – Development Procedures and Delegation Amendment Bylaw No. 2026-14

Attachment E – Letter of Support (100 More Homes Penticton)

Respectfully submitted,

Steven Collyer, RPP, MCIP
Housing & Policy Initiatives Manager

<p>General Manager of Development Services</p> <p><i>BL</i></p>	<p>City Manager</p> <p><i>AC</i></p>
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The Corporation of the City of Penticton

Bylaw No. 2026-12

A bylaw to regulate, prohibit and impose requirements in relation to protection of tenants on redevelopment

WHEREAS sections 8 and 63(f) of the *Community Charter* authorize municipalities to, by bylaw, regulate, prohibit and impose requirements in relation to the health, safety or protection of persons or property in relation to rental units and residential property, as those are defined in the *Residential Tenancy Act*, that are subject to a tenancy agreement, as defined in that *Act*;

AND WHEREAS sections 8 and 63(g) of the *Community Charter* authorize municipalities to, by bylaw, regulate, prohibit and impose requirements in relation to the health, safety or protection of persons or property in relation to the protection of tenants of rental units whose tenancy agreements are terminated in relation to a proposed redevelopment;

AND WHEREAS section 260(2)(a) of the *Community Charter* authorizes municipalities to make bylaws for the purposes of enforcing the bylaws of the municipality and to deal with a contravention of a bylaw by prosecution of the offence in accordance with the *Offence Act* R.S.B.C., c. 338;

THEREFORE BE IT RESOLVED that the Municipal Council of the Corporation of the City of Penticton in open meeting assembled hereby enacts as follows:

1. Citation

This bylaw maybe cited for all purposes as the "Tenant Protection Bylaw No. 2026-12".

2. Application

2.1 This bylaw applies to lands designated as "Tenant Protection Development Permit Area" in the Official Community Plan Bylaw No. 2019-08.

3. Definitions

3.1 In this bylaw:

CANADA MORTGAGE AND HOUSING CORPORATION and **CMHC** means the Canada Mortgage and Housing Corporation.

CITY means the Corporation of the City of Penticton.

COMPARABLE RENTAL UNIT means a Rental Unit that:

- (a) includes the same number of bedrooms as the Tenant's Rental Unit prior to Redevelopment;
- (b) is located within the City of Penticton;
- (c) is offered for an amount of rent that is equal to or less than the amount of rent that is equal to average rent for units of the same size (number of bedrooms) within the City of Penticton, as per the most recently published statistics on the CMHC Housing Market Information Portal;
- (d) allows the same number and kind of pets;
- (e) allows the same ages of tenants; and
- (f) meets the same accessibility standards as the Tenant's Rental Unit prior to Redevelopment.

COMMUNITY CHARTER means the *Community Charter*, S.B.C 2003, c.26 as may be amended or superseded from time to time.

COMPLIANCE REPORT means a compliance report in accordance with section 6.6 of this Bylaw.

FREEDOM OF INFORMATION AND PROTECTION OF PRIVACY ACT means the *Freedom of Information and Protection of Privacy Act*, R.S.B.C. 1996, c. 165 as may be amended or superseded from time to time.

GENERAL MANAGER OF DEVELOPMENT SERVICES means the person assigned to that position by the City or their designate responsible for acting in their place.

MIDTERM PROGRESS REPORT means a midterm progress report in accordance with section 6.4 Bylaw.

MOTEL means a motel that includes Rental Units that are subject to a Tenancy Agreement.

MOVING EXPENSES means a one-time payment of one-thousand dollars (\$1000.00).

NOTICE OF REDEVELOPMENT means a notice described in section 4.1 of this Bylaw.

OWNER means the registered owner in fee simple of Residential Property that is the subject of a proposed Redevelopment.

PURPOSE-BUILT RENTAL BUILDING means a Residential Property that contains five (5) or more Rental Units that are used for the purpose of providing long-term living accommodation under a Tenancy Agreement.

REDEVELOPMENT means the following:

- (a) to demolish Residential Property for the purpose of constructing a new structure on the parcel on which the property was located; or
- (b) to partially demolish residential property to the extent that one or more Rental Units within the Residential Property are completely and irreversibly destroyed.

REDEVELOPMENT LAND means Land that is subject to a Redevelopment.

RELOCATION ASSISTANCE means assistance to a Tenant as set out in section 5.2.1 of this Bylaw.

RELOCATION SERVICES means the relocation services required to be provided to a Tenant by a Tenant Relocation Coordinator under section 5.2.4 of this Bylaw.

RENT COMPENSATION means the compensation calculated in accordance with section 5.1.2

RENTAL UNIT includes

- (a) living accommodation rented or intended to be rented to a Tenant, and
- (b) associated common areas, services, facilities and other amenities to which a Tenant of the Rental Unit has access.

RESIDENTIAL PROPERTY means a building or part of a building that is or contains a Rental Unit and includes a Motel or part of a Motel.

RESIDENTIAL TENANCY ACT means the *Residential Tenancy Act, SBC 2002, c.78* as may be amended or superseded from time to time.

TENANCY AGREEMENT means a written agreement between a landlord and tenant respecting possession of a Rental Unit.

TENANCY END DATE means the effective termination date of a Tenancy Agreement that is terminated by reason of a Redevelopment.

TENANT means a Tenant of a Rental Unit whose Tenancy Agreement is or will be terminated in relation to a proposed Redevelopment.

TENANT RELOCATION COORDINATOR means an individual that is appointed by the Owner for the purposes of providing Relocation Services and is approved by the General Manager of Development Services in accordance with section 5.2.2 and 5.2.3 of this Bylaw.

TENANT RELOCATION PLAN means a plan in accordance with section 6.2 of this Bylaw.

4. Notice of Redevelopment

- 4.1 Prior to **Redevelopment** of a **Purpose-Built Rental Building**, an **Owner** must, at least four (4) months prior to any **Tenancy End Date**, provide each **Tenant** of the **Purpose-Built Rental Building** with a written **Notice of Redevelopment** which includes:
- a) the **Tenant's End of Tenancy Date**;
 - b) the contact information for the **Tenant Relocation Coordinator** appointed by the **Owner** in accordance with section 5.2.2 of this Bylaw;
 - c) the rights of the **Tenant** under this Bylaw including the right to **Rent Compensation, Relocation Assistance** and **Moving Expenses**.
- 4.2 For the purposes of section 4.1 of this Bylaw, **Notice of Redevelopment** must be provided to each **Tenant** by:
- a) leaving the **Notice of Redevelopment** with the **Tenant**;
 - b) sending the **Notice of Redevelopment** by registered mail to the address of the **Rental Unit**;
 - c) by leaving the **Notice of Redevelopment** in a mailbox or mail slot of the address of the **Rental Unit**; or
 - d) by attaching the **Notice of Redevelopment** to a door or other conspicuous place at the address of the **Rental Unit**.
- 4.3 A **Notice of Redevelopment** that is provided pursuant to:
- a) subsection 4.2(a) of this Bylaw is deemed to have been provided at the time of leaving of the **Notice of Redevelopment**;
 - b) subsection 4.2(b) of this Bylaw is deemed to have been provided on the day that is five (5) days after sending the **Notice of Redevelopment** by registered mail; and
 - c) subsections 4.2(c) or (d) of this Bylaw is deemed to have been provided on the day that is three (3) days after the leaving or attachment, as applicable, of the **Notice of Redevelopment** in accordance with those subsections.

5. Required Assistance to Tenants

5.1 Rent Compensation and Moving Expenses

- 5.1.1 Prior to **Redevelopment of a Purpose-Built Rental Building**, an **Owner** must, at least 30 days prior to any **Tenancy End Date**, provide each **Tenant** of the **Purpose-Built Rental Building** or ensure that each **Tenant** of the **Purpose-Built Rental Building** is provided with the following:
- a) **Rent Compensation**; and
 - b) **Moving Expenses**.

5.1.2 For the purpose of section 5.1.1.a of this Bylaw, the **Rent Compensation** due to a **Tenant** is a lump sum payment in the amount that is equal to three (3) months of the rent that the **Tenant** pays for the **Rental Unit**.

5.2 Relocation Assistance

5.2.1 Prior to **Redevelopment of a Purpose-Built Rental Building**, an **Owner** must provide each **Tenant** of the **Purpose-Built Rental Building** or ensure that each **Tenant** of the **Purpose-Built Rental Building** is provided with **Relocation Assistance** by:

- a) ensuring that the **Tenant** is able to meet with the **Tenant Relocation Coordinator** and receive **Relocation Services** as requested by the **Tenant**; or
- b) entering into a new **Tenancy Agreement** with the **Tenant** for a **Comparable Rental Unit** owned by the **Owner**.

5.2.2 An **Owner** must appoint and provide or ensure the appointment and provision of a **Tenant Relocation Coordinator** who will be available to provide **Relocation Services** to each **Tenant** of the **Owner's Purpose-Built Rental Building** who requests the assistance of the **Tenant Relocation Coordinator**. The **Owner** will only satisfy this section 5.2.2 if the **General Manager of Development Services** confirms to the **Owner** in writing that the appointed **Tenant Relocation Coordinator** meets the requirements set out in section 5.2.3 of this Bylaw.

5.2.3 The **Tenant Relocation Coordinator** shall meet the following requirements to the satisfaction of the **General Manager of Development Services**:

- a) an individual who can demonstrate that they have knowledge of the local housing market and Provincial housing programs.

5.2.4 An **Owner** must ensure that, beginning on the day that is at least four (4) months prior to the earliest **Tenancy End Date** related to the **Purpose-Built Rental Building** and ending on the latest **Tenancy End Date** related to the **Purpose-Built Rental Building**, the **Tenant Relocation Coordinator** is available during regular business hours, five (5) days a week, or such other availability deemed as acceptable by the **General Manager of Development Services**, to provide the following services to each **Tenant**:

- a) meet with the **Tenant** prior to the **Tenant's Tenancy End Date** to assist with finding a **Comparable Rental Unit**;
- b) complete rental applications on behalf of the **Tenant**;
- c) arrange and attend meetings with prospective landlord of any **Comparable Rental Units**;
- d) arrange viewings of any **Comparable Rental Units**; and
- e) assist with transfer of utility accounts to the **Tenant's** new **Rental Unit**.

6. Tenant Relocation Plan

- 6.1 Prior to **Redevelopment of a Purpose-Built Rental Building**, an **Owner** must provide or cause to be provided a **Tenant Relocation Plan** to the **General Manager of Development Services** in accordance with section 6.2 of this Bylaw.
- 6.2 A **Tenant Relocation Plan** must be in the form specified by the **General Manager of Development Services** and must include the following, to the satisfaction of the **General Manager of Development Services**:
- a) a description of the site where the proposed **Redevelopment** is located;
 - b) a description of the Rental Units prior to the **Redevelopment**;
 - c) a description of the **Redevelopment**;
 - d) the number of **Rental Units** and **Tenants** that will be affected by the **Redevelopment**; and
 - e) a description of how the requirements in this Bylaw will be or have been met.
- 6.3 Once the **General Manager of Development Services** has confirmed in writing that the **Tenant Relocation Plan** meets the requirements in section 6.2 of this Bylaw, an **Owner** must comply or ensure compliance with the **Tenant Relocation Plan**.
- 6.4 An **Owner** must submit or ensure the submittal of a **Midterm Progress Report** to the **General Manager of Development Service** at least two (2) months prior to the latest **Tenancy End Date** related to the **Purpose-Built Rental Building** in accordance with section 6.5 of this Bylaw.
- 6.5 A **Midterm Progress Report** must:
- a) be in the form specified by the **General Manager of Development Services**;
 - b) include the following:
 - (i) a description of how the **Tenant Relocation Plan** has been and will be followed; and
 - (ii) sufficient evidence, as determined by the **General Manager of Development Services**, that the **Tenant Relocation Plan** and the requirements of this Bylaw have been and will be met; and
 - c) be approved in writing by the **General Manager of Development Services** as meeting the requirements on this section 6.5.
- 6.6 An **Owner** must submit or ensure the submittal of a **Compliance Report** to the **General Manager of Development Services** no later than 30 days after the latest **Tenancy End Date** related to the **Purpose-Built Rental Building** in accordance with section 6.7 of this Bylaw.

6.7 A **Compliance Report** must:

- a) be in the form specified by the **General Manager of Development Services**;
- b) include the following:
 - (i) a description of how the **Tenant Relocation Plan** has been followed; and
 - (ii) sufficient evidence, as determined by the **General Manager of Development Services**, that the **Tenant Relocation Plan** and the requirements of this Bylaw have been met; and
- c) be approved in writing by the **General Manager of Development Services** as meeting the requirements on this section 6.7.

7. Privacy

7.1 The **Owner** must ensure that any personal information collected, used, disclosed or stored for the purposes of preparing a **Tenant Relocation Plan**, the **Midterm Progress Report** or the **Compliance Report** must comply with the ***Freedom of Information and Protection of Privacy Act*** and all applicable privacy policies of the Corporation of the City of Penticton.

8. Enforcement

- 8.1 A person who contravenes, violates or fails to comply with any provision of this Bylaw, or who suffers or permits any act or thing to be done in contravention or violation of this Bylaw, or who fails to do anything required by this Bylaw, commits an offence and shall be liable, upon conviction, to a fine of not less than One-Hundred Dollars (\$100.00) and not more than Fifty-Thousand Dollars (\$50,000.00), the costs of prosecution and any other penalty or order imposed pursuant to the *Community Charter* or the *Offence Act* (British Columbia). Each day that an offence against this Bylaw continues or exists shall be deemed to be a separate and distinct offence;
- 8.2 The penalties imposed under this section 8.1 shall be in addition to and not in substitution for any other penalty or remedy imposed by this Bylaw or any other statute, law or regulation.

9. Severability

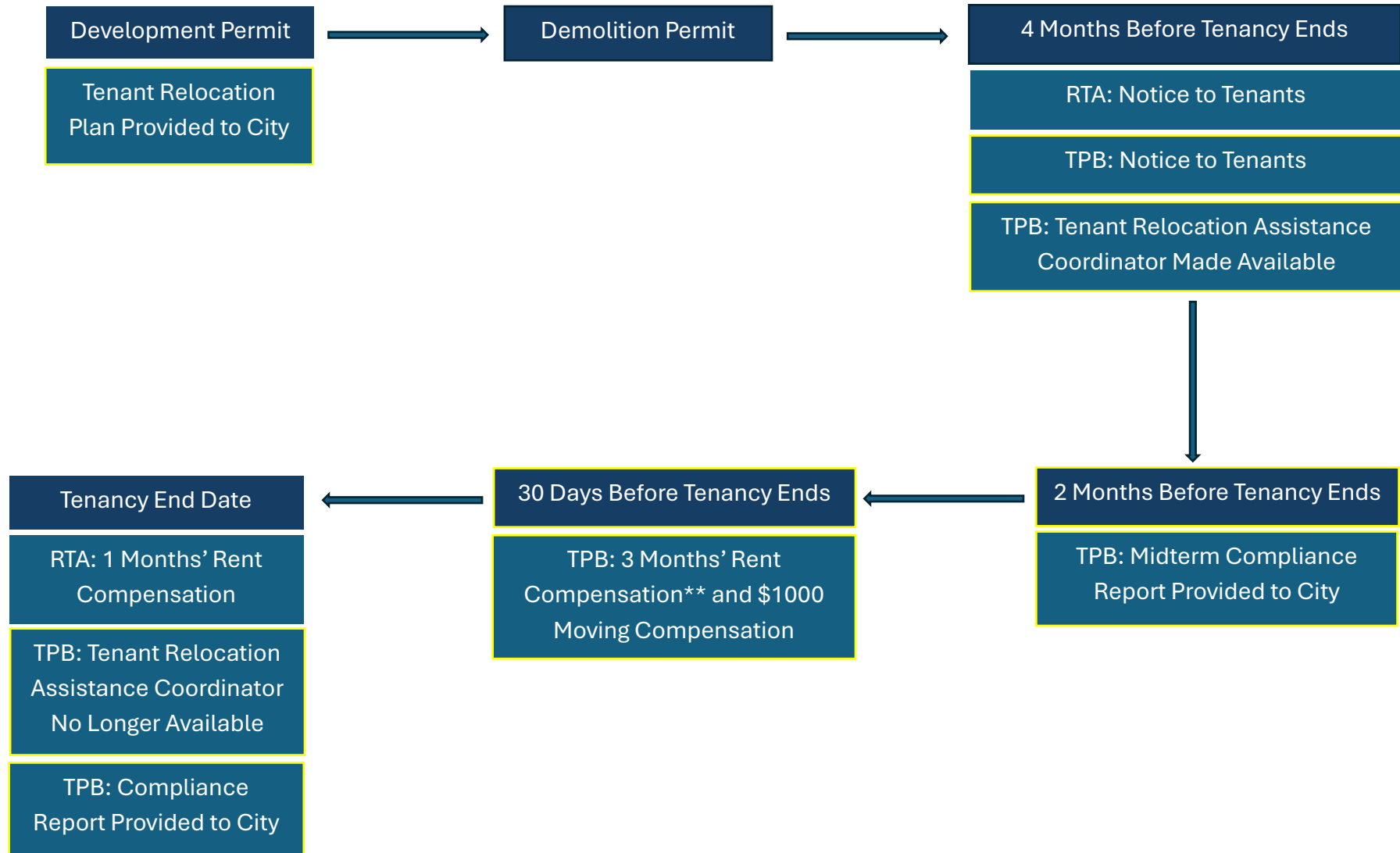
9.1 If any section, subsection, sentence, clause, sub clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Bylaw.

READ A FIRST time this day of , 2026
READ A SECOND time this day of , 2026
READ A THIRD time this day of , 2026
ADOPTED this day of , 2026

Julius Bloomfield, Mayor

Angie Collison, Corporate Officer

Tenant Protection Bylaw* (TPB) Overview



*Bylaw applies to the redevelopment of residential property that contains five (5) or more Rental Units that are used for the purpose of providing long-term living accommodation under a Tenancy Agreement.

**Rent compensation owed to tenants under Residential Tenancy Act (RTA) is deducted from compensation amount (3 months – 1 month's rent = 2 months).



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5.9

Tenant Protection Development Permit Area

5.9.1 Designation

The Tenant Protection Development Permit Area is designated for mitigating the effects of displacement on tenants who will be or have been displaced from their rental units in relation to a redevelopment or proposed redevelopment pursuant to Section 488(1)(k) of the Local Government Act.

5.9.2 Justification

Penticton is experiencing ongoing redevelopment pressures on its aging rental and motel stock, which impacts vulnerable tenants. As is recommended in the City's Social Housing and Infrastructure Plan, this development permit area implements tenant protection measures to support housing stability as the City redevelops.



5.9.3 Area

Land within the municipal boundaries of the City of Penticton.

5.9.4 Tenant Protection Guidelines

- T1. Redevelopment must comply with the City of Penticton's Tenant Protection Bylaw.



January 6th, 2026

Re: Referral Feedback on Proposed Tenant Protection Bylaw in Penticton

Dear City of Penticton Mayor and Council,

On behalf of **100 More Homes Penticton**, it is my pleasure to provide this letter of support for the proposed **Tenant Protection Bylaw**.

In November 2025, 100 More Homes Penticton received a Referral for Feedback on the Draft Tenant Protection Bylaw. In collaboration with city staff, 100 More Homes partners participated in three in-person feedback sessions.

- The first session was held with our **Housing Action Table**, comprised of funders, non-profit housing operators, and developers.
- The second session was with our **Lived and Living Experience Table**, made up of individuals in our community with lived and living experience of homelessness.
- The third session was with our **Steering Committee**, comprised of multi-sectoral leaders from across the social services sector.

Each membership group provided unique perspectives and considerations to city staff and expressed appreciation for being included in the feedback process.

100 More Homes' mission is to work collaboratively to build a system of housing and supports that prevent and address homelessness in Penticton. This mission aligns with the proposed bylaw as a proactive prevention strategy. The bylaw demonstrates a commitment to facilitating redevelopment while ensuring that affected individuals receive the support needed to break the cycle of housing instability. 100 More Homes values the municipality's efforts to thoughtfully engage with redevelopment processes, which prior to the province allowing for such, has resulted in significant displacement of community members.

Thank you for your time and attention,

A handwritten signature in black ink, appearing to read 'Amy Gour'.

Amy Gour (she/her/hers)

100 More Homes Penticton, Strategy Coordinator

amyg@uwbc.ca