

# Report to Council



**Date:** February 26, 2018  
**File:** 0710-40  
**To:** City Manager  
**From:** Ross Soward, Planner Specialist  
**Subject:** Okanagan Metis & Aboriginal Housing Society - Rental Housing Grant Extension

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## **Recommendation:**

THAT Council receives the report from the Planner Specialist, dated February 26, 2018 regarding a rental housing grant extension.

AND THAT Council approves the extension on the Rental Housing Grant for the Okanagan Metis and Aboriginal Housing Society affordable rental project at 1170 Highway 33 West as identified in the report from the Planner Specialist, dated February 26, 2018.

AND THAT Council approves a budget amendment to the 2018 Financial Plan for funding of \$75,866 from the Housing Opportunities Reserve for the deferred rental housing grant.

## **Purpose:**

To consider the extension of a 2016 rental housing grant for the Okanagan Metis and Aboriginal Housing Society for an affordable rental project at 1170 Highway 33 West due to delays associated with Ministry of Transportation and Infrastructure approvals.

## **Background:**

On November 6, 2015 Council approved six rental housing projects for the 2016 Rental Housing Grants intake. One of the projects that was approved was the Okanagan Metis and Aboriginal Housing Society's (OMAHS) 78-unit affordable rental project. The project received council approval for a rental housing grant of \$75,866 to offset the Development Cost Charges (DCCs) for the project. Over the course of 2016, the project ran into several barriers in the process of receiving subdivision approval due to Ministry of Transportation and Infrastructure (MoTI) requirements for road dedications at Kneller Road and Highway 33. Based on the delays in finalizing the plan, OMAHS received staff approval to

defer the rental housing grant for one year to 2017 as per the City's Rental Housing Grants Council Policy.

In 2017 the Okanagan Metis and Aboriginal Housing Society's project team continued to work toward final approval from MoTI with numerous submissions and meetings (see Attachment A) to address MoTI requirements for final subdivision. On the first week of December 2017 the final subdivision plan was submitted for legal processing. On January 16, 2018 the subdivision was registered on title and now Okanagan Metis Aboriginal Housing Society is working toward approval of zoning, development permit and issuance of building permit within the next two months.

Based on the added complexity and delays associated with the road closure and purchase agreement that OMAHS have experienced and the importance of adding new affordable rental housing, staff are recommending the rental housing grant be extended an additional year to 2018.

### **Attachments**

Attachment A - Development Timeline: Okanagan Metis & Aboriginal Housing Society

### **Internal Circulation:**

Divisional Director, Community Planning and Real Estate  
Manager, Long Range Policy Planning  
Manager, Urban Planning  
Department Manager, Policy & Planning  
Divisional Director, Financial Services  
Manager, Accounting Operations

### **Legal/Statutory Authority:**

Local Government Act, Section 563

### **Legal/Statutory Procedural Requirements:**

Housing Opportunities Reserve Fund By-law No. 8593

### **Existing Policy:**

2030 Official Community Plan

Objective 10.3 Support the creation of affordable and safe rental, non-market and /or special needs housing

### **Council Policy no. 355 – Rental Housing Grants**

**Financial/Budgetary Considerations:**

2018 Budget Amendment

The Housing Opportunities Reserve will fund the deferred Rental Housing grant. A Budget Amendment must be processed within work order 1070-16 for the value of \$75,866. The Okanagan Metis & Aboriginal Housing Society are able to redeem the grant at the time of Development Cost Charge payment.

Submitted by:

R. Soward, Planner Specialist

**Approved for inclusion:**



James Moore, Manager of Long Range Policy Planning