

Report to Council



Date: May 28, 2018
File: 0710-40
To: City Manager
From: Ross Soward, Planner Specialist
Subject: 2018 Rental Housing Agreement Bylaws

Recommendation:

THAT Council, receives, for information, the Report from the Planner Specialist dated May 28, 2018 recommending that Council adopt the following Housing Agreement bylaws to secure 436 purpose-built rental housing units;

AND THAT Bylaw No. 11507 authorizing a Housing Agreement between Valley Land Subdivision Ltd, which requires the owners to designate 166 dwelling units in a purpose-built rental housing for Lot A, Sections 29 and 32 Township 26, ODYD, Plan EPP75038 at 724 Valley Road, Kelowna, BC, be forwarded for reading consideration;

AND THAT Bylaw No. 11568 authorizing a Housing Agreement between the City of Kelowna and Necessary Homes Ltd, INC NO. BC o850280 which requires the owners to designate 14 dwelling units in a purpose-built rental housing for Lot 1, Block 1 District Lot 137, ODYD, Plan 5042 at 1155 Pacific Avenue, Kelowna, BC, be forwarded for reading consideration;

AND THAT Bylaw No. 11567 authorizing a Housing Agreement between the City of Kelowna and Summerwood Retirement Resort Holding Corporation, which requires the owners to designate 154 dwelling units in a purpose-built rental housing for Lot A, District Lot 131, ODYD, Plan EPP76548 at 160 KLO Road, Kelowna, BC, be forwarded for reading consideration;

AND FURTHER THAT Bylaw No.11610 authorizing a Housing Agreement between the City of Kelowna and 0984342 BC Ltd., which requires the owners to designate 102 dwelling units in a purpose-built rental housing for Lot A District Lot 134 ODYD, Plan EPP65105 at 3477-3499 Lakeshore Road, Kelowna, BC, be forwarded for reading consideration.

Purpose:

To consider three Housing Agreements for four purpose-built rental housing projects that are pursuing rental housing incentives, in accordance with Council Policy No. 335 and Bylaw No. 9561.

Background:

The City continues to provide incentives to support the development of purpose-built rental housing across the community. In order to be eligible to receive a rental housing grant or rental housing revitalization tax exemption, a housing agreement must be in place to secure the purpose-built rental housing units for a minimum of ten years. The Valley Road and KLO projects received council approval for rental housing grants in 2017 and 2018 respectively. Both projects are now securing the rental units through housing agreement prior to occupancy. The Valley Road, Pacific Avenue and the Swordy Road projects are also applying for a rental housing revitalization tax exemption, which also requires a housing agreement. Accordingly, these four rental housing agreements are required for authorization to ensure the 436 purpose-built rental units are secured in exchange for the rental housing incentives.

The housing agreements become bylaw upon approval from Council, ensuring the projects will operate purpose-built rental housing for a minimum of ten years. After ten years, if a landowner intends to lift an agreement, Council approval is required along with repayment of any grant funding received from the City.

Because the Housing Agreement is a requirement for eligibility to receive the tax exemption, staff coordinated the housing agreement report with the forthcoming revitalization tax exemption report to align the reports on these related matters.

Legal/Statutory Authority:

Local Government Act, Section 483.

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

Policies 10.3.1, 10.3.2, 10.3.3 & 10.3.4

Council Policy no. 355 – Rental Housing Grants

Submitted by:

Ross Soward, Planner Specialist

Approved for inclusion:



James Moore, Manager, Long Range Policy & Planning