

Report to Council



Date: September 24, 2018
File: 0710-40
To: City Manager
From: Ross Soward, Planner Specialist
Subject: Fall 2018 Rental Housing Agreement Bylaws

Recommendation:

THAT Council, receives, for information, the Report from the Planner Specialist dated September 24, 2018 recommending that the City of Kelowna enter into three (3) Housing Agreements to secure 256 purpose-built rental housing units;

AND THAT Bylaw No. 11690 authorizing a Housing Agreement between the City of Kelowna and 1017476 B.C. Ltd. (Al Stober Construction Ltd), which requires the owners to designate 188 dwelling units in a purpose-built rental housing for Lot 1, District Lot 139 ODYD, Plan KAP92715 at 1730 and 1740 Richter Street, Kelowna, BC, be forwarded for reading consideration;

AND THAT Bylaw No. 11688 authorizing a Housing Agreement between the City of Kelowna and Ki-Low-Na Friendship Society, which requires the owners to designate 49 dwelling units in a purpose-built rental housing for Lot B, Section 18 Township 27, ODYD, Plan 29386 at 1759 Highway 33 East, Kelowna, BC, be forwarded for reading consideration.

AND FURTHER THAT Bylaw No. 11689 authorizing a Housing Agreement between the City of Kelowna and 554764 BC Ltd., which requires the owners to designate 19 dwelling units in a purpose-built rental housing for Lot 1 Section 27 Township 26 ODYD, Plan EPP73636 at 200 and 220 Nickel Road, Kelowna, BC, be forwarded for reading consideration.

Purpose:

To authorize the City to enter into a Housing Agreement with 1017476 BC Ltd., Ki-Low-Na Friendship Society and 554764 BC Ltd. for purpose built rental housing projects that are pursuing Revitalization Tax Exemption Agreements in accordance with Bylaw No. 9561.

Background:

In order to be eligible to receive a 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. Each of the four rental housing projects are applying for a rental housing revitalization tax exemption. Accordingly, these four rental housing agreements are required for authorization to ensure the 256 purpose-built rental units are secured.

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.

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 agreement report as the two have a direct relationship.

Legal/Statutory Authority:

Local Government Act, Section 483.

Existing Policy:

2030 Official Community Plan

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

Submitted by:

Ross Soward, Planner Specialist

Approved for inclusion:



James Moore, Manager of Long Range Planning

cc:

Divisional Director, Community Planning and Strategic Investments

Department Manager, Policy and Planning

Department Manager, Community Planning