

Report to Council



Date: May 2, 2016
File: 0710-40
To: City Manager
From: Ross Soward, Planner Specialist
Subject: 2016 Rental Housing Grant Bylaws

Recommendation:

THAT Council, receives, for information, the Report from the Planner Specialist dated May 2, 2016 recommending that Council adopt the following Housing Agreement bylaws for the six approved rental housing grants.

AND THAT Bylaw No. 11235 authorizing a Housing Agreement between the City of Kelowna and Society of Hope, which requires the owners to designate 78 dwelling units in a purpose-built rental housing for Lot 1, District Lot 128, ODYD, Plan EPP37196 located at 2065 Benvoulin Crt, Kelowna, BC be forwarded for reading consideration.

AND THAT Bylaw No. 11237 authorizing a Housing Agreement between the City of Kelowna and Okanagan Metis & Aboriginal Housing Society, which requires the owners to designate 78 dwelling units in a purpose-built rental housing for Parcel B (Plan B1566) of Lot 4, Sections 26 and 27, Township 26, ODYD, Plan 426, Except Plans 8449, 21711, 24898, KAP58053 and KAP58054 located at 1170 Highway 33, Kelowna, BC be forwarded for reading consideration.

AND THAT Bylaw No. 11236 authorizing a Housing Agreement between the City of Kelowna and Ki-Low-Na Friendship Society, which requires the owners to designate 86 dwelling units in a purpose-built rental housing for Lot 2, District Lot 139, ODYD, Plan KAP92715 Except Plan EPP40150 located at 1745 Chapman Place, Kelowna, BC be forwarded for reading consideration.

AND THAT Bylaw No. 11234 authorizing a Housing Agreement between the City of Kelowna and Unico One Developments Ltd, which requires the owners to designate 23 dwelling units in a purpose-built rental housing for Lot 1, Section 22, Township 26, ODYD, Plan EPP51775 located at 125 Dundas, Kelowna, BC be forwarded for reading consideration.

AND THAT Bylaw No. 11238 authorizing a Housing Agreement between the City of Kelowna and U Three - Mission Group Rentals Ltd, which requires the owners to designate 55 dwelling units in a purpose-built rental housing for Lot 1, Section 3 and 10, Township 23, ODYD, Plan EPP53793 located at 805 Academy Way, Kelowna, BC be forwarded for reading consideration.

AND THAT Bylaw No. 11239 authorizing a Housing Agreement between the City of Kelowna and Davara Holdings Ltd, which requires the owners to designate 9 dwelling units in a purpose-built rental housing for Lot 1, Section 27, Township 26, ODYD, Plan 18004 located at 305 Homer Road, Kelowna, BC be forwarded for reading consideration.

AND FURTHER THAT Mayor and City Clerk be authorized to execute the Housing Agreements on behalf of the City of Kelowna after adoption.

Purpose:

To consider Housing Agreements for the purpose-built rental housing projects that were approved for rental housing grants, in accordance with Council Policy No. 335.

Background:

On November 16, 2015 Council approved funding for six rental housing grants, supporting 329 rental housing units. Since receiving Council approval, staff has confirmed that all six projects intend to move forward to the building permit stage in 2016. In accordance with the City's Rental Housing Grants Policy all projects are required to enter into purpose-built rental housing agreements with the City to ensure the development of purpose-built rental housing on their respective sites. The housing agreements become bylaw upon approval from Council, ensuring all six 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.

Three of the rental housing grant recipients are developing their projects in partnership with BC Housing. BC Housing is using a new strategy to reduce risk associated with non-profit housing projects. Under this approach a portion of the units are stratified and purchased by BC Housing and then operated by the local non-profit housing provider. To accommodate this approach, a modified housing agreement template was developed for projects when non-profit organizations are entering into agreements with BC Housing.

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, Acting Department Manager, Policy &

Planning
cc:
Divisional Director, Community Planning and Real Estate
Manager, Long Range Policy and Planning
Manager, Urban Planning
Department Manager, Community Planning
Director, Financial Services

Considerations not applicable to this report:
Financial/Budgetary Considerations:
Personnel Implications:
External Agency/Public Comments:
Communications Comments:
Alternate Recommendation: