

Report to Council



Date: December 2, 2019
To: Council
From: City Manager
Subject: Fall 2019 Rental Housing Agreement Bylaws
Department: Policy and Planning

Recommendation:

THAT Council, receives, for information, the Report from the Planner Specialist dated December 2, 2019 recommending that the City of Kelowna enter into three (3) Housing Agreements to secure 100 purpose-built rental housing units;

AND THAT Bylaw No. 11955 authorizing a housing agreement between the City of Kelowna and Mission Group Homes Ltd. Which requires the owners to designate 48 dwelling units in a purpose-built rental housing for Lot A, District Lot 14, ODYD, Plan EPP92146, at 454-464 West Avenue, Kelowna, BC.

AND THAT Bylaw No. 11956 authorizing a housing agreement between the City of Kelowna and Whitworth Holdings Ltd. Which requires the owners to designate 16 dwelling units in a purpose-built rental housing for Lot 3, Section 6, Township 26 ODYD, Plan 4912, at 4119 Lakeshore Road, Kelowna, BC.

AND THAT Bylaw No. 11958 authorizing a housing agreement between the City of Kelowna and Culos Development Inc. Which requires the owners to designate 36 dwelling units in a purpose-built rental housing for Lot 2, S19, TWP 26, ODYD, Plan 17148 and Lot "A", D.L. 137, ODYD, Plan 28311, and Lot 7 & Lot 8, D.L. 137, ODYD, Plan 2498, at 1165 Sutherland Avenue, Kelowna, BC.

Purpose:

To authorize the City to enter into a Housing Agreement with Mission Group Homes Ltd., Whitworth Holdings Ltd. and Culos Development Inc. for purpose-built rental housing projects that are pursuing rental housing incentives.

Background:

In order to be eligible to receive a rental housing revitalization tax exemption or a rental housing grant, a housing agreement must be in place to secure the purpose-built rental housing units for a minimum of ten years.

Discussion:

The West Ave and Lakeshore Road projects are applying for rental housing revitalization tax exemptions and the Sutherland Avenue project is looking to receive its approved rental housing grant. The rental housing agreements will ensure these three projects that are pursuing the City's rental housing incentives are secured for long-term rental housing. The housing agreements become bylaw upon approval from Council, ensuring the 100 units will operate as 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.

Conclusion:

The housing agreements are a key tool for the City to secure long-term rental housing units in Kelowna.

Legal/Statutory Authority:

Local Government Act, Section 483.

Submitted by: R.Soward, Planner Specialist

Approved for inclusion:



James Moore, Manager of Long Range Planning