

REPORT TO COUNCIL



Date: August 8, 2016

RIM No. 0505-88

To: City Manager

From: Community Planning Department (AC)

Application: RTE16-0003 **Owner:** National Society of Hope

Address: 2065 Benvoulin Court **Applicant:** National Society of Hope

Subject: Revitalization Tax Exemption

1.0 Recommendation

THAT Council approves the City of Kelowna entering into a Revitalization Tax Exemption Agreement with National Society of Hope for Lot 1, District Lot 128, ODYD, Plan EPP37196, located on 2065 Benvoulin Court, Kelowna, BC, in the form attached to the report form Community Planning dated August 8, 2016:

AND THAT the Mayor and City Clerk be authorized to execute the Revitalization Tax Exemption Agreement.

2.0 Purpose

To enter into a 10 year Revitalization Tax Exemption Agreement with National Society of Hope in accordance with Revitalization Tax Exemption Program Bylaw No. 9561

3.0 Background

The subject property is designated as MRM - Multiple Unit Residential (Medium Density) in the Official Community Plan (OCP) and is zoned RM5 - Medium Density Multiple Housing. The Building Permit was submitted on September 1, 2015 and was issued by the City. Occupancy for the subject property occurred on December 21, 2015. In addition, the Development Permit and Development Variance Permit for the 78 rental apartments was approved March 18, 2014 by Council under DP13-0195/DVP13-0196.

The project is in the Purpose-Built Rental Housing Projects category as described by the Revitalization Tax Exemption Program Bylaw No. 9561. In this category, projects will be considered for a tax incentive as long as:

1. The vacancy rate is at or below 3%
2. The subject property has a Housing Agreement (for up to 10 years)
3. Are in compliance with the OCP Future Land Use designation as at May 30, 2011.

Over the last few years' rental housing has been in great demand. According to CMHC at the end of 2015 the total vacancy rate in the Kelowna CMA was 0.7% compared to 1.0% the year prior.

Therefore, the vacancy rate requirement is met. The Housing Agreement (for up to 10 years) are met and was approved by Council on April 25, 2016. Lastly, the subject property is in compliance with the OCP Future Land Use designation.

With all requirements met the property is qualified to receive 100% of the Revitalization Amount on the parcel. The exemption will be valid for the tax years 2018-2027.

4.0 Internal Circulation:

Revenue Manager, Financial Services

5.0 Existing Policy:

Revitalization Tax Exemption Program Bylaw No. 9561

6.0 Application Chronology:

Date of Application Received: January 26, 2016

Report prepared by:

Adam Cseke, Planner
&

Jenna Ratzlaff, Planner

Approved for Inclusion:



Terry Barton, Urban Planning Manager

Attachments:

Draft Revitalization Tax Exemption Agreement

Cc: Lynn Walter and Matt Friesen Revenue Branch