

Report to Council



Date: June 14, 2021
To: Council
From: City Manager
Subject: Rental Housing Agreement Bylaw – 1260 Neptune Road
Department: Policy & Planning

Recommendation:

THAT Council receives, for information, the report from Policy & Planning dated June 14, 2021 recommending that Council adopt the following Housing Agreement Bylaw to secure 23 purpose-built rental housing units;

AND THAT Bylaw No. 12196 authorizing a Housing Agreement between the City of Kelowna and Davara Holdings Ltd., which requires the owners to designate 23 as purpose-built rental housing for Lot A Section 14 Township 26 ODYD Plan EPP83144 at 1260 Neptune Road, Kelowna, BC, be forwarded for reading consideration.

Purpose:

To authorize a housing agreement for a rental housing project that is pursuing a rental housing tax exemption, in accordance with Bylaw No. 9561.

Background:

In order to be eligible to receive a rental housing Revitalization Tax Exemption, a proponent must enter into a housing agreement with the City of Kelowna. The housing agreement becomes a bylaw on title and secures the purpose-built rental housing units. This requirement ensures all projects that receive the City's financial incentives are required to deliver and maintain their housing as purpose-built rental for a minimum of ten years to fifteen years based on the type of rental housing.

Discussion:

The housing agreement for council consideration today is for a rental housing project at 1260 Neptune Road, comprised of 23 single-detached housing units. The applicant, Davara Holdings Ltd. has received a building permit for the 23-unit project that will provide family-friendly rental units in a unique location within the Core Area. In accordance with the recent update to Bylaw 9561, the project is required to enter into a 15-year housing agreement to secure the units, recognizing the greater risk of stratification for projects consisting of detached rental units. The housing agreement would become bylaw upon

approval from Council, ensuring that the project is operated as purpose-built rental housing for a minimum of fifteen years.

Conclusion:

The housing agreement for this project aligns with the City’s goal of promoting and protecting the supply of long-term rental housing, while also enhancing the diversity of housing options for renters in Kelowna.

Internal Circulation:

Policy and Planning
Development Planning
Legislative Services

Legal/Statutory Authority:

Local Government Act, Section 483

Existing Policy:

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

Submitted by: A. Janousek, Policy & Planning

Approved for inclusion:



J. Moore, Long Range Policy Planning Manager

cc:

Legislative Services