



Pathways Abilities Society
Non-Market Lease
1360 Bertram Street

April 17th, 2023

Pathways Abilities Society

- ▶ Pathways is a non-profit organization that has provided programs and services to adults with diverse abilities in Kelowna and the surrounding area for over 65 years.
- ▶ The Pathways residential program provides their clients with an opportunity to live independently, while participating and contributing to the community around them



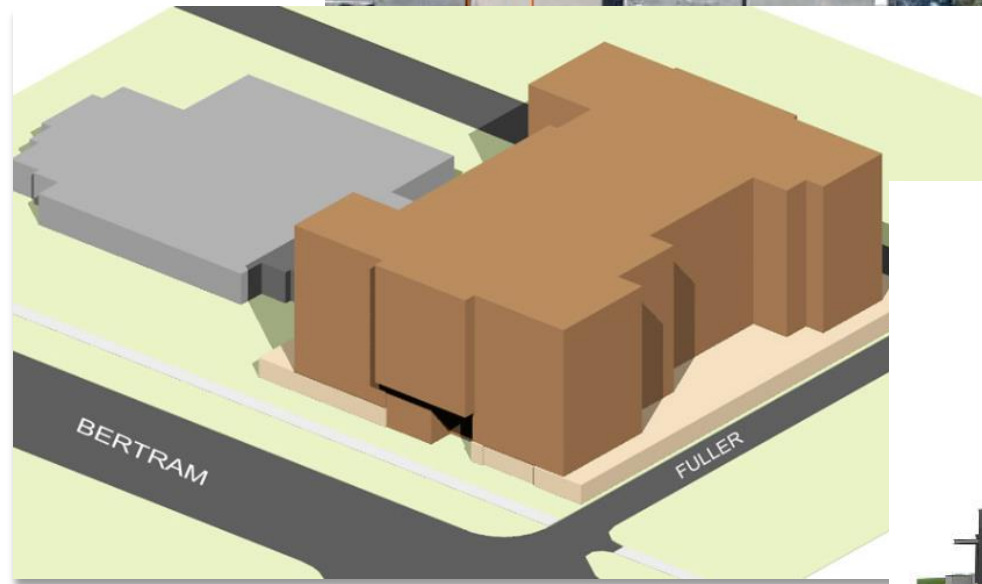
The Three Pathways

- ▶ **Embrace** : educating the community and sharing inspiring stories to help clients achieve their potential.
- ▶ **Empower** : providing resources and guidance to empower clients to achieve a greater degree of independence.
- ▶ **Employ** : promoting the creation of employment opportunities for those with diverse abilities with local businesses and organizations.

City of Kelowna

1360 Bertram Street

- ▶ This property has been subject to a non-market lease to the society since 1945.
- ▶ Pathways secured funding from BC Housing in 2016 to support the construction of a 68-unit affordable housing apartment complex on the site.



City of Kelowna

Proposed Non-Market Lease Summary

- ▶ Sixty (60) year Term;
- ▶ Ten dollars (\$10.00) rent;
- ▶ Designates fifty-eight (58) affordable housing units for low- to moderate-income households and ten (10) affordable housing units to clients of Pathways;
- ▶ Pathways responsible for all property-related costs for the duration of the Term, including maintenance, taxes, utilities, and insurance;
- ▶ Pathways will be subject to Operating Agreements with BC Housing (years 1-40) and the City (years 40-60);
- ▶ Pathways to maintain replacement reserve fund to meet repair and maintenance needs of the building;
- ▶ City to solely bear the liability for the demolition of the building upon the expiration of the Term.

Strategic Priorities and Action Items

Pursuing inter-governmental partnerships with federal, provincial and/or, regional government to achieve public benefits.

City of Kelowna
Land Strategy
Section 4.2

Pursuing partnerships in the private sector to achieve public benefits that cannot be achieved by the City acting alone.

*City of Kelowna
Land Strategy
Section 4.1*

Increase the number of rental units with below market rents.

City of Kelowna
Council Priorities 2023-2026
Affordable Housing



Partner on the creation of a low-cost affordable housing pilot project.

City of Kelowna
Council Priorities 2023-2026
Affordable Housing