

# Report to Council



**Date:** November 18, 2024  
**To:** Council  
**From:** City Manager  
**Subject:** Housing Agreement Bylaw for 1330, 1340 & 1350-1352 Belaire Ave  
**Department:** Housing Policy & Programs

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**Recommendation:**

THAT Council receives, for information, the report from the Housing Policy & Programs Department dated November 18, 2024, with respect to a Housing Agreement Bylaw for 1330, 1340 & 1350-1352 Belaire Ave;

AND THAT Bylaw No. 12720 authorizing a Housing Agreement between the City of Kelowna and Resurrection Recovery Resource Society, Inc.No. S0045391 which requires the owners to designate 12 dwelling units in purpose-built rental housing for:

- a) Lot 31 District Lot 137 ODYD Plan 10011, located at 1330 Belaire Ave, Kelowna, BC,
- b) Lot 32 District Lot 137 ODYD Plan 10011, located at 1340 Belaire Ave, Kelowna, BC, and
- c) Lot 33 District Lot 137 ODYD Plan 10011, located at 1350-1352 Belaire Ave, Kelowna, BC

be forwarded for reading consideration.

**Purpose:**

To authorize a Housing Agreement with Resurrection Recovery Resource Society (Freedom’s Door) on the subject property.

**Council Priority Alignment:**

Affordable Housing

**Background:**

On September 9, 2024, Council approved a rental housing grant of \$88,392.86 for a 12 unit townhouse development located at 1330, 1340 & 1350-1352 Belaire Ave. The development will be operated by a non-profit society and provide non-market rental housing.

**Discussion:**

In accordance with Council Policy #335 – Rental Housing Grants Eligibility, projects receiving housing grants are required to secure the dwelling units through a Housing Agreement with the City of Kelowna or a long-term operating agreement with BC Housing. As this project is not subject to a long-term operating agreement with BC Housing, a Housing Agreement with the City of Kelowna is required.

Accordingly, this rental Housing Agreement is required to ensure the 12 townhouse units are secured as non-market rental housing for a minimum of ten years. The Housing Agreement further stipulates that the rental housing be operated by a non-profit society. The *Local Government Act* requires that Housing Agreements must be entered into by bylaw.

**Conclusion:**

A Housing Agreement is required to ensure that non-market rental housing units that receive Rental Housing Grants are secured for that purpose. To ensure that the 12 townhouse units at 1330, 1340, and 1350-1352 Belaire Ave are secured as non-market rental housing operated by non-profit society, a Housing Agreement Bylaw is required.

**Internal Circulation:**

City Clerk  
Financial Services

**Considerations applicable to this report:*****Legal/Statutory Authority:***

Local Government Act, Section 483

***Legal/Statutory Procedural Requirements:******Existing Policy:***

Council Policy #335 – Rental Housing Grants Eligibility

**Considerations not applicable to this report:*****Financial/Budgetary Considerations:******Consultation and Engagement:******Communications Comments:***

Submitted by:

M. Tanner, Planner Specialist

**Approved for inclusion:** J. Moore, Housing Policy and Programs Manager

**Attachments:**

Attachment A: Housing Agreement – Belaire Ave