

Report to Council



Date: November 27, 2017
File: 0710-40
To: City Manager
From: Ross Soward, Planner Specialist
Subject: 2017 Rental Housing Grant Bylaws Phase 2

Recommendation:

THAT Council, receives, for information, the Report from the Planner Specialist dated November 27, 2017 with respect to the 2017 Rental Housing Grant Bylaws Phase 2;

AND THAT Bylaw No. 11387 authorizing a Housing Agreement between the City of Kelowna and Mission Group Rentals Ltd, which requires the owners to designate 69 dwelling units in a purpose-built rental housing for Lot C, District Lot 140, ODYD, Plan KAP58184 at 1920 Enterprise Way, Kelowna, BC, be forwarded for reading consideration;

AND THAT Bylaw No. 11506 authorizing a Housing Agreement between the City of Kelowna and Suntec Holdings Corporation, INC. No. BC0995201, which requires the owners to designate 22 dwelling units in a purpose-built rental for Lot A Plan KAP84050, Section 23, Township 26, Land District 41 at 225 Rutland Road South, Kelowna, BC be forwarded for reading consideration;

AND FURTHER THAT Bylaw No. 11443 authorizing a Housing Agreement between the City of Kelowna and 666344 BC LTD, INC NO 666344, which requires the owners to designate 9 dwelling units in a purpose-built rental for LOT 1 Section 23, Township 26, ODYD, Plan KAP76191 at 205 Highway 33 East be forwarded for reading consideration.

Purpose:

To enter into three Housing Agreements for purpose-built rental housing projects in accordance with Council Policy No. 335.

Background:

On January 16, 2017 Council approved funding for 11 rental housing grants in the form of DCC credits, supporting 1,043 rental housing units. In early 2017, staff notified all successful applicants of their grant

amount and the conditions to receive funding. In order to bring forward the housing agreements for Council approval in an efficient manner, staff have grouped the 11 projects into two groups. The housing agreements included in this report represent the second group of rental housing grant recipients.

In accordance with the City's Rental Housing Grants Policy, all projects are required to enter into purpose-built rental housing agreements with the City to ensure the development of purpose-built rental housing on their respective sites. The housing agreements become bylaw upon approval from Council, ensuring the projects will operate purpose-built rental housing for a minimum of ten years. After ten years, if a landowner intends to remove an agreement, Council approval is required along with repayment of any grant funding received from the City.

As a point of reference, two of the projects entering into housing agreements are also applying for a rental housing revitalization tax exemption. To receive the tax exemption a housing agreement must be in place; therefore, staff coordinated this report with the revitalization tax exemption report given the relationship between the approvals.

These housing agreements are another example of the efforts underway to address the need for purpose-built rental housing in Kelowna. These three projects represent another 100 rental units that are secured as purpose-built rental housing for a minimum of ten years.

Circulation

Divisional Director, Community Planning and Strategic Investments
Department Manager, Policy and Planning
Department Manager, Community Planning

Legal/Statutory Authority:

Local Government Act, Section 483.

Legal/Statutory Procedural Requirements:

Housing Opportunities Reserve Fund By-law No. 8593

Existing Policy:

2030 Official Community Plan

Objective 10.3 Support the creation of affordable and safe rental, non-market and /or special needs housing

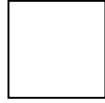
Policies 10.3.1, 10.3.2, 10.3.3 & 10.3.4

Council Policy no. 355 – Rental Housing Grants

Submitted by:

Ross Soward, Planner Specialist

Approved for inclusion:



James Moore, Long Range Manager, Policy & Planning