

Public HearingAugust 23, 2005

A Public Hearing of the Municipal Council of the City of Kelowna was held in the Council Chamber, 1435 Water Street, Kelowna, B.C., on Tuesday, August 23, 2005.

Council members in attendance were: Mayor Walter Gray, Councillors A.F. Blanleil, R.D. Cannan, B.A. Clark, C.B. Day, B.D. Given, R.D. Hobson, E.A. Horning and S.A. Shepherd.

Staff members in attendance were: Acting City Manager/Director of Planning & Corporate Services, R.L. Mattiussi; Deputy City Clerk, S.C. Fleming; Manager of Development Services, A.V. Bruce; Community Planning Manager, T. Eichler; and Council Recording Secretary, B.L. Harder.

1. Mayor Gray called the Hearing to order at 7:02 p.m.
2. Mayor Gray advised that the purpose of the Hearing is to consider certain bylaws which, if adopted, will amend "*Kelowna 2020* - Official Community Plan Bylaw No. 7600" and "Zoning Bylaw No. 8000", and all submissions received, either in writing or verbally, will be taken into consideration when the proposed bylaws are presented for reading at the Regular Council Meeting which follows this Public Hearing.

The Deputy City Clerk advised the Notice of this Public Hearing was advertised by being posted on the Notice Board at City Hall on August 5, 2005, and by being placed in the Kelowna Daily Courier issues of August 15 & 16, 2005, and in the Kelowna Capital News issue of August 14, 2005.

The correspondence and/or petitions received in response to advertising for the applications on tonight's agenda were arranged and circulated to Council in accordance with Council Policy 309.

3. INDIVIDUAL BYLAW SUBMISSIONS

- 3.1(a) **Use of Housing Reserve Fund**

- 3.1(a) Bylaw No. 9471 (OCP05-0014) – THAT Kelowna 2020 – Official Community Plan Bylaw No. 7600 be amended by replacing the existing Policy 8.1.20 – Use of Housing Reserve Fund with the following new Policy 8.1.20:

“Use of Housing Opportunities Reserve Fund. Use the housing opportunities reserve fund for the purpose of acquiring lands to be leased or purchased from the City by non-profit groups or developers to provide housing by means including public/private partnership agreements, subject to the criteria specified in the Housing Opportunities Reserve Fund Bylaw. The fund may also be used to provide grants to affordable or low income housing projects that are subsidized by the provincial or federal governments, or both, as set out in the Housing Opportunities Reserve Fund Bylaw”.

Staff:

- The Housing Opportunities Reserve Fund has been in place since 2000. The original purpose of the fund was to purchase and lease land back for the purpose of achieving projects featuring some affordable housing. The lease payments/revenue was to go into the fund which would become self-perpetuating, based on existing housing funds in other cities.
- Housing affordability is defined in the Official Community Plan under Policy 8.1.16 for ownership and rental housing.

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- On the basis that median income levels for one person households would be too low to consider buying a home, ownership affordability is based on the median income of a two or more person Kelowna household and what purchase price that income level could afford.
- Accepted research says households should not spend more than 30% of gross income on shelter. Displayed charts showing the number of households in Kelowna in 2001 by income level that were spending 30% or more of their total income on shelter. Some were spending half or more of their gross income to afford their home and half of those were making less than \$20,000 per year.
- To help the over 4,000 low income families in our city, the Social Planning & Housing Committee came up with recommendations including giving grants using funds from the City's Housing Reserve Fund. B.C. Housing does subsidized housing across the province and they like to see partnerships with municipalities; the proposed grants from the Housing Reserve Fund would be used as a leverage in that regard. Displayed the changes that are proposed to the OCP policy and the definition in the Zoning Bylaw. The amendments would allow the City to provide grants of \$5,000 per unit for housing projects where there is a provincial and/or federal subsidy, and a \$2,500 grant per unit for affordable rental housing that is not subsidized.
- There has been considerable sale activity/demand in the upper low cost range for housing in Kelowna in the last 5 years but do not anticipate the supply will last much longer. Some of the new housing is being built in the price range that would meet the City's definition of affordable but the focus right now is on low income rental housing.
- Municipalities that are requiring a percentage of all new units to be affordable or subsidized are realizing varying levels of success, and the majority of the housing that is at the affordable level is at the top end for the people who can buy.

Mayor Gray invited anyone in the public gallery who deemed themselves affected to come forward, followed by comments of Council.

Brad Dunlop, 1040 Thompson Road:

- Spoke in support of the proposed amendments as a mechanism to provide assistance to the needy; a welcome step in the right direction.
- Suggested that Council take the initiative to substantially increase the level of funding to the Housing Reserve Fund.

John Zeger, Citizens for Responsible Community Planning:

- The proposed grants will provide between 60-120 units of low income housing which will not make a dent in the problem and is like a bad joke.
- The responsibility of providing this housing should be that of the developers, not the taxpayers. An inclusionary bylaw/policies would provide more housing and not cost the taxpayers a dime. A minimum of 20% of housing should be non-market housing.
- Urged Council to take the affordable housing crisis in Kelowna seriously and provide affordable units through an Inclusionary Housing Bylaw.

There were no further comments.

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3.1(b) Definition of Special Needs Housing

3.1(b) Bylaw No. 9472 (TA05-0008) – THAT City of Kelowna Zoning Bylaw No. 8000 be amended by replacing the existing definition of Special Needs Housing under Section 2 – Interpretation with the following new definition:

“SPECIAL NEEDS HOUSING means housing for households that meet the criteria for a core need for housing in the Official Community Plan and includes seniors or persons with or without children who lack safe and secure housing or are leaving an abusive relationship, single parents and children who are at risk, street youth or homeless persons, or people with mental or physical disabilities, illnesses, or dependencies.“

See discussion under 3.1(a).

4. TERMINATION:

The Hearing was declared terminated at 7:42 p.m.

Certified Correct:

Mayor

Deputy City Clerk

BLH/am