

Memo



Date: April 21, 2010
File: 0920-20-009
To: City Manager
From: Manager, Strategic Land Development
Subject: CENTRAL GREEN - AFFORDABLE HOUSING UNITS

Recommendation:

THAT Council direct Staff to designate Central Green - Lot E as a rental building site that meets the City of Kelowna affordable housing policy, as a component of meeting the 15% Affordable Housing requirement, instead of integrating affordable ownership units throughout the site.

Purpose:

Further to the Council Report dated March 3, 2010 (resolution attached as Schedule 'A'), Council directed Staff to explore an alternative to integrating affordable housing units throughout the Central Green development. Staff believes that designating Central Green - Lot E as a rental building will:

- allow for a more effective affordable housing operation;
- increase the viability of the remainder development sites; and
- address affordable rental housing concerns raised by Council.

Background:

Based on Council direction, Staff has been reviewing options available for an independent rental building rather than integrating saleable affordable housing units into all the buildings on site. Both housing providers and developers have expressed that this model would be preferred.

Staff believes Central Green - Lot E is the best site for this purpose. Lot E is situated on the park and provides appropriate density to meet Council's 15% affordable housing directive.

Staff recommends that Central Green - Lot E be disposed through the post-zoning RFP process under the following parameters:

- A notice, or similar legally enforceable restriction, is registered on title that requires the building be solely used for rental housing purposes; and
- The building is built at minimum to a LEED Certified standard.

This resolution will confirm that 3 of the 7 sites on Central Green that are available for disposition by the City, now have Council committed uses identified. They include:

- BC Housing

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- LEED Platinum Demonstration
- Community Park
- Stand alone affordable rental

Staff will continue to update Council as the project proceeds.

Internal Circulation:

Policy & Planning Department
Land Use Management Department

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Existing Policy:

Financial/Budgetary Considerations:

Personnel Implications:

External Agency/Public Comments:

Community & Media Relations Comments:

Alternate Recommendation:

Considerations not applicable to this report:

In light of the above, the Strategic Land Development branch of the Real Estate & Building Services department request Council's support in this matter.

Submitted by:



D. Edstrom, Manager
Strategic Land Development

Approved for inclusion:



D. Gilchrist, Director, Real Estate & Building Services

cc: S. Bagh, Director, Policy & Planning Department
S. Gambacort, Director, Land Use Management Department

Schedule 'A'

March 8, 2010 P.M. Regular Meeting

- 6.2 Manager, Strategic Land Development, dated March 3, 2010, re: Central Green - Financial Feasibility
To direct staff to require the Central Green site achieve the LEED Gold Neighbourhood standard and mandate all buildings be built, at a minimum, to a LEED Certified standard; To direct staff to provide for 15% of the estimated residential units onsite be for affordable housing purposes.

The following resolution was adopted:

THAT Council direct Staff to require the Central Green site achieve the LEED Gold Neighborhood standard and mandate all buildings on the Central Green site be built, at minimum, to a LEED Certified standard;

AND FURTHER THAT Council direct Staff to provide for 15% of the estimated residential units onsite be for affordable housing purposes.

CC22-DESIGN GUIDELINES

