



COUNCIL REPORT

To: Mayor and Council

Date: June 13, 2023

From: Paul Gipps, CAO

Subject: **Complete Communities Program Application**

Report Prepared by: Jason Luciw, Senior Advisor, Communications and Engagement

RECOMMENDATION to Consider and Resolve:

THAT Council direct staff to apply to the Complete Communities Program, seeking \$150,000, to support the creation of the City of West Kelowna's Infill Housing Strategy; and

THAT Council agree to amend the 2023 to 2027 Financial Plan, as may be required, to reflect any grant funding contributed towards the City's Infill Housing Strategy; and

THAT Council direct staff to manage the grant in accordance with the Complete Community Program's requirements; and

THAT Council authorize the Mayor and/or the Chief Administrative Officer to execute the required contribution agreement for a successful grant application.

STRATEGIC AREAS OF FOCUS

Pursue Economic Growth and Prosperity – We will work with stakeholders throughout the region to advocate for and support efforts aimed at helping West Kelowna businesses prosper. With a focus on the future, we will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.

Strengthen Our Community – We will provide opportunities for the residents of West Kelowna to build connections, celebrate successes, embrace the community's strengths and diversity, address shared needs, and contribute to shaping the community's future.

Foster Safety and Well-Being – We will pursue through direct action, advocacy, and collaboration with local and regional service providers, investments in community health, needs-based housing, emergency preparedness, policing, and other services that foster safety and well-being in West Kelowna.

BACKGROUND

The Province of B.C. is providing \$10 million in total grant funding under the Complete Communities Program to help local governments make evidence-based land use decisions that provide more diverse housing within a 20-minute walk of amenities, job opportunities, and services.

Local governments must use funds for planning-based initiatives to address the current level of community completeness, to identify opportunities and challenges, and to develop potential actions, that align with community goals, to become more complete. The program offers 100 per cent funding, up to \$150,000.00, to help meet these objectives.

The application deadline is June 16. Funding decisions are expected in September. Funded activities must be completed within one year of grant approval. A Council resolution, which indicates support of the proposed initiatives and directs staff to manage the grant in keeping with the program's objectives, is also required.

DISCUSSION

The Complete Communities Program aligns with the CleanBC Roadmap to 2030, which is the Province of B.C.'s guidepost plan to address climate change and build a cleaner economy over the next decade.

B.C. local governments, including West Kelowna, are signatories to the Climate Action Charter and the Province is asking them to fulfill charter commitments by, among other actions, creating more complete communities, which: offer diverse housing types that address local needs and accommodate all age groups; create service, employment, and amenity hubs within a 20-minute walk of housing; allow for more compact and efficient infrastructure, maximizing the life of assets; and reduce greenhouse emissions.

Staff propose that the City apply to the program to fund an Infill Housing Strategy with four lenses – housing, daily needs, transportation, and infrastructure – that will identify actions that align with, and meet the objectives of, the Official Community and Transportation Master Plan Updates. The strategy will also identify how to increase affordable housing choices for homeowners and renters, encourage denser mixed-use development in or near urban centres, and work with Westbank First Nation to identify complimentary housing opportunities.

The City is currently completing its Housing Strategy to address the gaps and needs that the 2022 Housing Needs Assessment identified and to align with the Official Community Plan Update's Growth Concept through achievable policies and actions.

West Kelowna's population has increased more than 20 per cent in the past decade, according to BC Stats. The City is projected to gain 20,000 new residents, with a respective need of several thousand homes, in a variety of types, over the next 20 years.

Staff recommend an Infill Housing Strategy be completed over the next 12 to 15 months to complement the work of the Housing Strategy. The infill strategy should specifically identify actions that will facilitate denser development, seek community members' and

stakeholders' input and address means of infilling specified neighbourhoods, particularly those closest to established urban centres, while respecting their unique characteristics.

FINANCIAL IMPLICATIONS

The City has prepared a budget estimate of \$183,184.28 for an Infill Housing Strategy, of which \$33,188.28 would be in-kind City costs of existing staff time, covered within the approved 2023 budget. A consultant assignment of \$136,360, to be fully funded by a Complete Communities Program grant, would assist staff in creating the strategy. Staff propose that the budget include a 10 per cent contingency and that the grant application request total funds of \$149,996. This proposal would result in no additional budget costs to the City; however, a 2023 to 2027 Financial Plan amendment would be required to reflect any provincial grant funds being contributed to creating an Infill Housing Strategy.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
May 5, 2021	UBCM Grant – Housing Needs Assessment Council resolved to submit a UBCM Application for a Housing Needs Report Program Grant. CARRIED UNANIMOUSLY	C196/21

CONCLUSION

The Province of B.C. is seeking stronger commitments and actions from all municipalities, including West Kelowna, to address climate change. An Infill Housing Strategy would help the City achieve this objective by identifying means of creating a more complete and compact community, which the 20-Year Community Vision recommends. The Complete Communities Program application could fully fund the infill strategy.

Alternate Recommendation to Consider and Resolve:

THAT Council direct staff to seek an alternative project and apply to the January 12, 2024 Complete Communities Program intake, should funds be available; or,

THAT Council direct that staff not apply under the Complete Communities Program.

REVIEWED BY

Brent Magnan, Director of Development Approvals

Warren Everton, Director of Finance/CFO

Corinne Boback, Legislative Services Manager / Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

PowerPoint: Yes ☐ No ☒