



December 19, 2023

Rationale for OCP Amendment Gates Road 12.5 Acres

Proposal

Construction of 226 attainable houses. The applicant, Homefield Communities are experts at providing bright, modern homes through a land lease community model. Homeowners own their home and build equity without having to buy the land it sits on, arguably the most expensive part of the equation. This equates to the pride and care of home ownership at significantly less than the cost of a traditional home yet providing all the benefits and access to amenities.

Why Approve it?

With Canada's unprecedented housing crisis, governing bodies are looking at more ways to provide housing to Canadians. The two largest barriers to homeownership are; lack of supply and affordability making the dream of homeownership unattainable to most. Bills 44 & 47 aim to bring housing to market as quickly as possible by making development easier through increased densities and reducing restrictions placed by zoning. Homefield Communities has recognized this obstacle and will be providing affordable housing solutions on the West Kelowna site.

West Kelowna is well positioned to receive such a housing solution given the City of West Kelowna Housing Strategy released in November 2023 stated objectives to create more opportunities for non-market housing and creation of more housing diversity.

Servicing, specifically sanitary sewer, storm sewer, water distribution system and transportation networks have all been studied. A servicing report identifies required infrastructure upgrades and servicing strategies necessary to accommodate the proposed development.

Proximity to amenities and transit is a big plus for this location. BC Transit has a stop right near this property providing residents dependable transportation to West Kelowna proper and all its amenities as well as transfers to the City of Kelowna.

How Do Land Leases Work?

The landowner retains ownership of the land and common areas, including any amenities. Generally, they are also responsible for ensuring maintenance of those spaces. Residents enter into land lease agreements for up to 49 years. Much like a strata, tenants pay their taxes and upkeep of their homesite.

Land leasing is not a new thing, in fact it has been around for hundreds of years around the globe. In the U.S. it makes up 7% of the housing stock. With the pressures on affordability land leasing is becoming more and more common in Canada and is likely to continue its growth for years to come.

OCP & Housing Strategy

At present, this property sits outside the permanent growth boundary as identified in the West Kelowna OCP. The City of West Kelowna Housing Strategy clearly states that diverse housing (smaller units and family sized housing) as well as attainable housing are two of the priorities of the City. For these objectives to be realized looking at urban containment or growth boundaries where servicing is achievable needs to occur. Growth restrictions reduce housing production and raise housing costs.

Conclusion

In conclusion, advocating for housing development outside permanent growth boundaries is not a rejection of the importance of these boundaries but rather a call for a flexible and balanced approach to urban planning. By allowing controlled expansion outside these boundaries, cities can simultaneously address the affordable housing crisis, stimulate economic growth, enhance infrastructure, and preserve more urban green spaces. A balanced approach, incorporating sustainable development practices, can ensure that cities grow responsibly, meeting the needs of their residents while maintaining a harmonious relationship with the environment.

Should you have any questions or require anything further do not hesitate to contact our office.

Sincerely,

PROTECH CONSULTING



Kim McKechnie
Land Development Consultant