

Attachment #6

Housing Agreement Principles

Housing Agreement Principles for 514 Carnarvon St – October 2021

We, the owner of 514 Carnarvon St, agree to the following principles prepared by the City of New Westminster that will form the basis for the final negotiated Housing Agreement governing the operation and creation of the market rental units within this project:

- 1) The Owner will operate the housing as market rental units. The Housing Agreement will not provide restrictions on eligibility or market rent.
- 2) The rental housing will be subject to City Bylaws and Regulations including, but not limited to, the *City of New Westminster Business Regulations and Licensing (Rental Units) Amendment Bylaw No.8130 (2019)*. The rental housing will also be subject to the *Residential Tenancy Act* and other Laws and Regulations of the Provincial Government of British Columbia.
- 3) The rental units shall be owned by one entity. The rental units shall also be managed by one entity or person, which may be the owner or a management company or property manager retained by the owner to manage the rental units.
- 4) The owners does not intend to strata title the individual rental units. A “no strata title” covenant will be placed on title. As such, the City will register the Housing Agreement against all of the Lands with a clause saying that once the airspace parcel has been formed, the City will register a plan reducing the covenant area to the legal parcel containing all the secured market rental units (Air Space Parcel) and at the same time file a discharge of the Housing Agreement from the remainder of the Lands.
- 5) The rental tenure will be guaranteed for 60 years or the life of the building, whatever is longer.
- 6) Article 2 (Use and Construction of Lands and Secured Rental Units) and Article 3 (Disposition and Acquisition of Secured Rental Units) of the final Housing Agreement will be attached to every Tenancy Agreement.
- 7) At least 25% of the market rental units shall have two or more bedrooms, including at least 5% of the market rental units that shall have three or more bedrooms, as per the City of New Westminster’s Family-Friendly Housing Policy requirements.
- 8) All units shall be rented for long-term rental uses, all Tenancy Agreements must be one month or longer in tenancy length.
- 9) One bicycle storage space per rental unit shall be made available to Tenants at no extra charge, with additional bicycle storage available at a reasonable rate.

10) The Owner will not require the Tenant or any permitted occupant to pay any extra charges or fees for property or similar tax.

11) The Owner shall make secured parking and common shared amenity space available to Tenants for free or at a reasonable market rate. The amount of secured parking available for Tenants is to be determined prior to the adoption of the Housing Agreement Bylaw by New Westminster City Council. A small management fee may be charged for the use of the party room (which is part of the common shared amenity space), with the charges being the same for Tenants as the charges charged to the Strata Unit Owner(s) for use of that space.

12) The Owner shall provide traffic demand management (TDM) programs for tenants, with the exact TDM program measures to be determined prior to the adoption of the Housing Agreement Bylaw by New Westminster City Council. As per the LUPC (Land Use and Planning Committee) presentation in August 2021, these measures could potentially include a public bike share station, a car share initiative, and a transit pass subsidy program.

13) At least fourteen (14) secured market rental units will be constructed as part of this project.

15 October 2021 | 14:24 PDT

Date (month, date, year) of signing this letter: _____

THE HOLY TRINITY PARISH OF NEW WESTMINSTER B.C.

DocuSigned by:
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15 October 2021 | 14:26 PDT

Per: The Venerable Dr. Richard Leggett, Vicar

DocuSigned by:
Carla Jones
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15 October 2021 | 14:24 PDT

Per: Carla Jones, Warden