

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** June 13, 2022

From: Emilie K Adin, MCIP **File:** HA000024
Director, Climate Action, Planning and REZ00208
Development OCP00035
DP000873

Item #: 2022-419

Subject: **Housing Agreement Bylaw No. 8316, 2022 for 823 - 841 Sixth Street
(Affordable Rental Housing) – Bylaw for Three Readings**

RECOMMENDATION

THAT Council consider Housing Agreement Bylaw No. 8316, 2022 to authorize the City to enter into a Housing Agreement with the property owner to facilitate the creation of 96 affordable rental units to be secured for 60 years of the building;

THAT Council consider Housing Agreement Bylaw No. 8316, 2022 for First, Second and Third Readings; and

THAT Council direct the Mayor and Corporate Officer to sign and execute the Housing Agreement and associated Section 219 Covenant following the adoption of the Housing Agreement Bylaw No. 8316, 2022.

PURPOSE

To request Council consider Housing Agreement Bylaw No. 8316, 2022 for First, Second and Third Readings and direct the Mayor and Corporate Officer to sign and execute the Housing Agreement and associated Section 219 Covenant to provide a legal framework for operating and maintaining the affordable rental units.

SUMMARY

An Official Community Plan (OCP) amendment, rezoning and Development Permit have been approved to allow an affordable rental housing project consisting of a six-storey building with 96 units, including a mix of one, two and three bedroom units. The project is intended to house members of the Indigenous and Swahili speaking communities.

The proposed Housing Agreement and Section 219 Covenant will provide the legal framework for operating and maintaining the affordable rental units. The proposed Agreement has been reviewed and approved by the Aboriginal Land Trust Society and BC Housing. The Housing Agreement has been structured to align with the Operating Agreement required by BC Housing as the funder of the project.

BACKGROUND

Official Community Plan amendment, rezoning and Development Permit applications for 823-841 Sixth Street were approved by the City. Council approved the Official Community Plan and rezoning bylaws on September 27, 2021. These approvals facilitate the development of an affordable rental housing project consisting of a six-storey building with 96 units, including a mix of one, two and three bedroom units.

HOUSING AGREEMENT

The Housing Agreement Bylaw is included in Attachment 1. The Agreement has been reviewed and approved by the Aboriginal Land Trust Society and BC Housing.

Through the proposed Housing Agreement, the units would be secured as affordable rental for 60 years. Since this is a project funded by BC Housing, the applicant must also enter into a Building BC: Community Housing Fund Operating Agreement. The Housing Agreement (between the City and the Aboriginal Land Trust Society) is designed to ensure there are no conflicts with the Operating Agreement (between BC Housing and the Aboriginal Land Trust Society). The Housing Agreement has also been structured to “stand alone” if for any reason the Operating Agreement is cancelled.

APPLICATION REVIEW PROCESS

The application is proceeding through the following steps:

- Pre-Application Review Process (July - August 2020)
- Rezoning and Official Community Plan Amendment Applications Received (November 2020)
- Applicant-led Consultation (January 4 - 27, 2021)
- New Westminster Design Panel (January 26, 2021)
- Advisory Planning Commission (March 16, 2021)
- First and Second Readings of the Official Community Plan Amendment and Rezoning Bylaws (May 3, 2021)

- Public Hearing, and Third Reading of Bylaws (May 31, 2021)
- Bylaw Adoption (September 27, 2021)
- Issuance of Development Permit (November 22, 2021)
- Issuance of Demolition Permits (March 2022)
- Three Readings of the Housing Agreement Bylaw (June 13, 2022) – **WE ARE HERE**
- Adoption of Housing Agreement Bylaw (June 27, 2022)
- Issuance of Building Permit (Summer 2022)

INTERDEPARTMENTAL LIAISON

The City's Solicitor prepared the Section 219 Covenant and the proposed Housing Agreement Bylaw to which is appended to the Housing Agreement.

OPTIONS

The following options are presented to Council for consideration:

1. That Council consider Housing Agreement Bylaw No. 8316, 2022 to authorize the City to enter into a Housing Agreement with the property owner to facilitate the creation of 96 affordable rental units to be secured for 60 years of the building.
2. That Council consider Housing Agreement Bylaw No. 8316, 2022 for First, Second and Third Readings.
3. That Council direct the Mayor and Corporate Officer to sign and execute the Housing Agreement and associated Section 219 Covenant following the adoption of the Housing Agreement Bylaw No. 8316, 2022.
4. That Council give staff other direction.

Staff recommends Options 1, 2 and 3.

ATTACHMENTS

Attachment 1: Housing Agreement Bylaw No. 8316, 2022

APPROVALS

This report was prepared by:

Tristan Johnson, Senior Planning Analyst

Lynn Roxburgh, Acting Supervisor, Land Use Policy and Climate Action

This report was reviewed by:
John Stark, Supervisor of Community Planning

This report was approved by:
Emilie Adin, Director, Climate Action, Planning and Development
Lisa Spitale, Chief Administrative Officer