
TO: CITY MANAGER **DATE:** 2018 November 28

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500
Reference: REZ #14-27

SUBJECT: SOUTHGATE HOUSING AGREEMENT BYLAW
7683-15TH STREET
EDMONDS TOWN CENTRE PLAN

PURPOSE: To seek Council authorization to bring forward a Housing Agreement Bylaw for the non-market housing development at 7683 15th Street.

RECOMMENDATION:

1. **THAT** Council direct the City Solicitor to bring forward a bylaw to authorize entering into a Housing Agreement in respect to the non-market housing development at 7683-15th Street, substantially on the terms set out in this report.

REPORT

On 2017 March 01, Council granted Final Adoption to Rezoning Reference #14-27 which provides for a new non-market housing development on the Southgate site (at 7683-15th Street (see Sketch #1 *attached*)) to replace the aging BC Housing Cedar Place development across the street on 14th Avenue. The new development site is currently owned by Southgate City Homes Ltd (the developer), but will be transferred to the Provincial Rental Housing Corporation (BC Housing) after occupancy permit is issued. The 90-unit building will be operated by BC Housing as non-market rental housing.

Staff recommend protecting the new development as non-market rental housing by way of registering a Section 219 Covenant on the subject property's title and entering into a Housing Agreement with the registered owner, pursuant to Section 483 of the *Local Government Act*. Section 483 requires a bylaw to authorize the City to enter into the Housing Agreement. The purpose of this report is to seek Council direction to bring forward a bylaw to authorize the Housing Agreement between the City, Southgate City Homes Ltd. (current owner) and the Provincial Rental Housing Corporation (future owner) for the subject property.

The key terms of the agreement agreed to by the parties for the Housing Agreement for the non-market housing development are as follows:

- Dwelling units may only be used as a permanent residences occupied by "Eligible Tenants";
- "Eligible Tenants" are families (which must include one dependent child) with gross cumulative incomes less than the Housing Income Limits for eligibility in subsidized housing, as produced by the Canada Housing and Mortgage Corporation and published by BC Housing;

To: City Manager
From: Director Planning and Building
Re: Southgate Housing Agreement BC Housing Site
Housing Agreement Bylaw
2018 November 28..... Page 2

- Rent levels are limited to 30% of gross income or the maximum shelter rate for tenants receiving government income assistance;
- Priority is given to tenants of the current Cedar Place housing development; and,
- The dwelling units cannot be subleased.

Once the Housing Agreement is executed by all parties, the City will be able to file a notice on the subject property's title, and all current and future owners of the development will be subject to the terms of the Housing Agreement. The Legal Department has also prepared a Section 219 Covenant to accompany the Housing Agreement. This Covenant will be registered on title, and will help to enforce the Housing Agreement, as well as prohibit the subdivision and any future transfer of the property by the Provincial Rental Housing Corporation (except to a successor governmental authority).

The proposed agreement also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby
 - Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments
- **A Dynamic Community**
 - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- **An Inclusive Community**
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

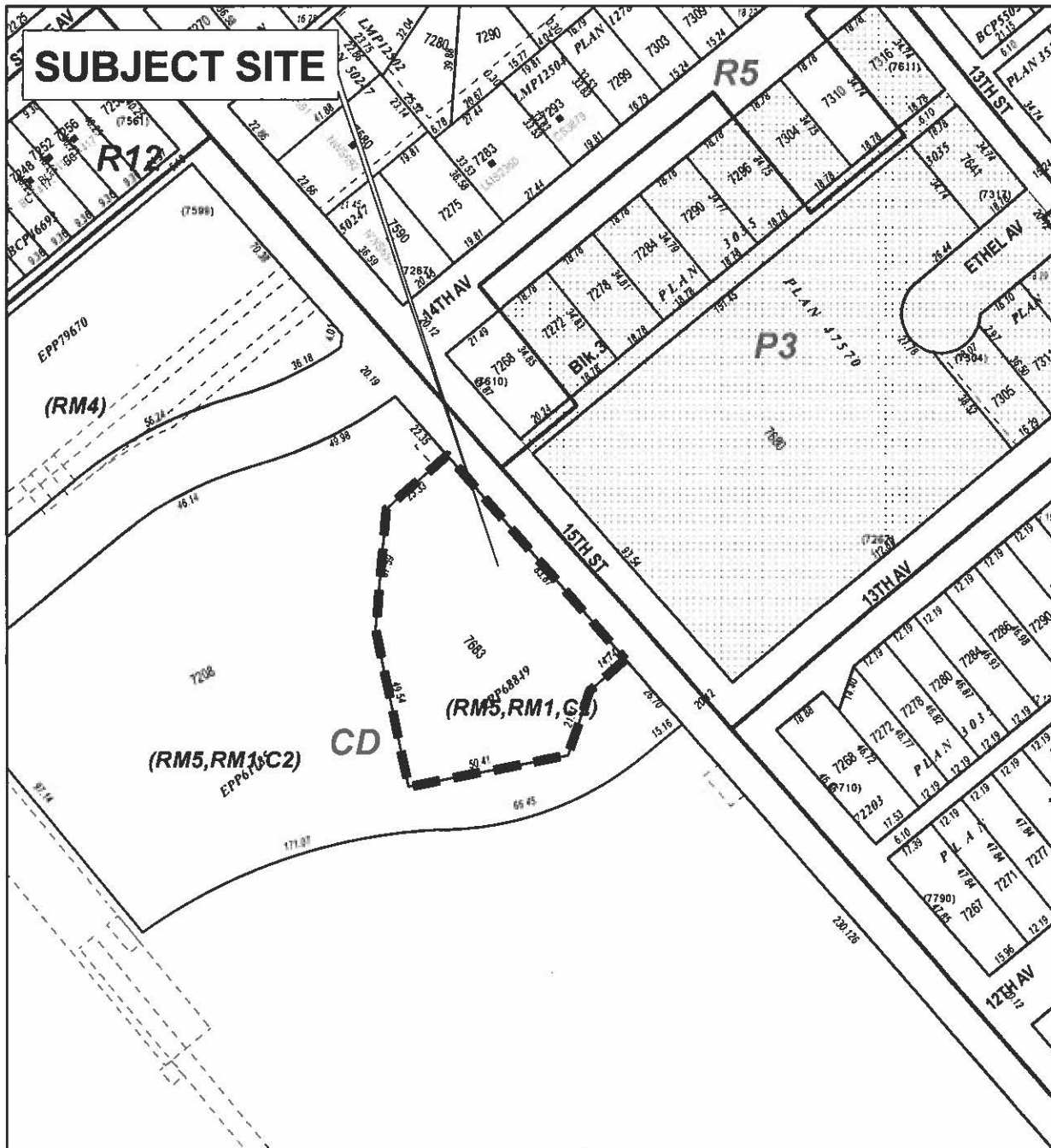
The 90 new non-market housing units at 7683-15th Street replaces BC Housing's aging Cedar Place site across the street on 14th Avenue. The implementation of a Housing Agreement for the new development would secure the site for the purpose of non-market rental housing. Staff recommend that Council direct the City Solicitor to bring forward a bylaw to authorize the City to enter into the Housing Agreement described in this report and to consider granting First, Second and Third Readings of this bylaw, which appears elsewhere on this Council agenda, with Final Adoption of said bylaw to be considered at a subsequent meeting.


Lou Pelletier, Director
PLANNING AND BUILDING

DR:rh

Attachment

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
NOV 27 2018

SCALE:
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DRAWN BY:
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7683 15TH STREET

 Subject Site

Sketch #1