



CITY OF VANCOUVER

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ADMINISTRATIVE REPORT

Report Date: November 21, 2008
Contact: Robert Whitlock
Contact No.: 604.873.7432
RTS No.: 07794
VanRIMS No.: 08-2000-20
Meeting Date: December 16, 2008

TO: Vancouver City Council
FROM: Managing Director of Social Development
SUBJECT: Housing Agreement for 1803 Frances Street

RECOMMENDATION

- A. That Council approve entering into a Housing Agreement and Land Title Act section 219 covenant with the owner of 1803 Frances Street [PID 027-458-865, Lot 1, Block E, DL 183 Plan 1641], as summarized in this report, and that no legal rights or obligations be created or will arise until the Housing Agreement as authorized by by-law and section 219 covenant are signed.
- B. THAT the Director of Legal Services be instructed to bring forward a by-law to enter into the Housing Agreement.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of A and B.

COUNCIL POLICY

Council's housing priorities are to maintain and expand housing opportunities in Vancouver for low-and-modest income households with priority being given to families with children; seniors on fixed incomes or in need of support; SRO residents; and the mentally ill, physically disabled, and others at risk of homelessness.

On May 15, 2007, Council adopted revised policies and regulations pertaining to the protection of rental housing in existing apartment areas and areas of the city zoned CD-1. These regulations require that the owner of a property replace, on a one-for-one basis, existing rental housing, where a development of 6 or more units is proposed. Alternative approaches may be proposed.

On October 28, 2008, Council approved recommendations related to the report entitled "Rental Housing Strategy: Process and Consultancies"

PURPOSE

The report seeks Council authority to enter into a Housing Agreement and a Land Title Act section 219 covenant to maintain and preserve a single rental unit at 1803 Frances Street.

BACKGROUND

The owner of 1803 Frances Street applied for Development Permit DE411420, to construct a three storey multiple dwelling containing six (6) dwelling units. The existing retail store with a dwelling unit and a house have been demolished. One of the dwelling units provided rental accommodation.

DISCUSSION

As the demolished building included a rental unit, the RM-4 zoning requires the developer to replace the demolished rental unit. The Housing Agreement will secure one strata unit as rental housing, by requiring that:

- The unit only be occupied by tenants;
- If requested, tenants must identify themselves to City staff; and
- The strata corporation may not prohibit rental of this rental-only strata lot.

The section 219 covenant will require establishment of the rental unit through strata title subdivision of the new building and will preserve the rental unit intact by prohibiting consolidation or further subdivision. Section 565.2 of the Vancouver Charter requires a bylaw to approve the Housing Agreement.

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The proposed housing agreement presents the opportunity to secure a rental unit for the life of the building. This is consistent with Council's objective under the rate of change regulations to provide for the replacement of existing rental, while the rental study is underway.

It is recommended that Council approve the Housing Agreement in principle and instruct the Director of Legal Services to bring forward a by-law to enter into the Housing Agreement.

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