



## ADMINISTRATIVE REPORT

Report Date: April 6, 2009  
Contact: Rob Whitlock  
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Meeting Date: April 21, 2009

TO: Vancouver City Council

FROM: Managing Director of Social Development

SUBJECT: Housing Agreement 2960-2990 Nanaimo Street (Lu'ma Native Housing Society)

### *RECOMMENDATION*

- A. THAT Council approve entering into a Housing Agreement and Land Title Act section 219 covenant with the owner of 2960-2990 Nanaimo Street [(Lots 4, 5 & 6, Block U, Section 45, THSL, Plan 11660; PID:006-913-709, PID:006-913-822, PID:006-915-655) (the "site") as summarized in this report, provided that this resolution does not create any legal rights or obligations and none will arise until the Housing Agreement as authorized by by-law is signed; and
- 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 the foregoing.

### *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. Council approved the Homeless Action Plan in 2005 and the Supportive Housing Strategy in 2007. Council approved a rezoning of the site at 2960-2990 Nanaimo Street from C-1 (Commercial District) to CD-1 (Comprehensive Development District) at a Public Hearing held on March 24, 2009.

### ***PURPOSE AND SUMMARY***

This report provides an overview of the terms of the proposed Housing Agreement for 2960-2990 Nanaimo Street in order to secure proposed affordable housing for this site and fulfill a Council-established prior to rezoning enactment condition for this site.

### ***BACKGROUND***

A rezoning application by the Director of Planning to rezone the Site from C-1 (Commercial District) to CD-1 (Comprehensive Development District) to accommodate the proposed affordable housing for this site was considered and approved in principle by City Council at a Public Hearing held on March 24, 2009. A condition of enactment of the CD-1 by-law requires that the affordable housing on this site be secured by the owner, Lu'ma Native Housing Society, entering into a Housing agreement with City. Registration of the Housing Agreement will allow the project to qualify for the exemption provisions for social housing in the relevant DCL By-law and Interim City-wide CAC Policy.

### ***DISCUSSION***

Terms of the Agreement: The proposed Housing Agreement will secure the following:

- All of the 24 units on the site will be rental tenure for the life of the building; and
- All of the units will be occupied by individuals, couples, or families, whose household income shall not exceed the core need income threshold as defined by BC Housing.

The proposed program for the project to be known as the Aboriginal Children's Village is for core need households and will include on-site support for both foster families and youth-in-transition to enhance the development and healing of foster children by addressing their physical, social, emotional, and spiritual needs. The Society has acknowledged the need to meet the requirements of the Vancouver Charter in regard to the exemption provisions for Development Cost Levies (DCL) (at least 30% of units are to be occupied by persons on government income assistance and where a covenant restricts the use to such housing) and similar exemption provisions for Community Amenity Contributions (CAC).

### ***CONCLUSION***

The Housing Agreement is a prior-to-enactment condition for the rezoning of 2960-2990 Nanaimo Street necessary to secure the non-market housing on this site. The Housing Agreement is also necessary for Lu'ma Native Housing Society to be exempt from the Vancouver Charter requirements for the payments of a Development Cost Levy. As the terms of the agreement outlined in this report secures the non-market housing on this site and fulfill requirements for the exemption of DCLs and CACs, the Managing Director of Social Development recommends that the agreement be approved.

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