



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: October 1, 2008
Contact: Rob Whitlock
Contact No.: 604.873.7432
RTS No.: 07002
VanRIMS No.: 08-2000-20
Meeting Date: October 28, 2008

TO: Vancouver City Council
FROM: Managing Director of Social Development
SUBJECT: Providence Grant Request: 749 West 33rd Avenue

RECOMMENDATION

THAT Council approve a grant in the amount of \$102,338 to Providence Health Care, subject to Providence Health Care entering into an agreement registered against their leasehold interest requiring the project to be operated as non-profit housing for seniors or the disabled for a term of 20 years commencing at occupancy. Source of funds to be the city-wide Development Cost Levies allocated to replacement housing.

This recommendation provides for a grant and requires eight affirmative votes of Council.

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.

PURPOSE AND SUMMARY

This report recommends a grant of \$102,338.88 as a reimbursement to Providence Health Care of Development Cost Levy (DCL) charges paid during the approval process for the assisted living housing development at 749 West 33rd Avenue, which is a social housing project for seniors and disabled in need of support, funded by BC Housing.

BACKGROUND

On September 15, 2005, Council approved changes to the existing CD-1 zoning for 749 West 33rd Avenue permitting 60 units of Seniors Supportive or Assisted Housing and 8 units for young disabled adults on the southeast portion of this site. The completed 68 unit housing project at 749 West 33rd was developed with funding provided by BC Housing's Independent Living B.C. Program (ILBC) and is part of a larger master plan re-development of the former St. Vincent's Hospital site by Providence Health Care. A condition of the zoning approval was registration of a Housing Agreement, which is required under the Vancouver Charter in order for a social housing project to be exempt from DCLs.

DISCUSSION

Catholic Charities is the landowner of 749 West 33rd, legally described as PID 007-755-414, Block 1170, DL 526 NWD Plan 14699, which is leased to Providence Health Care. Catholic Charities will not allow legal encumbrances on the title of their lands but Providence has agreed to register the agreement against their leasehold interest on the site.

Providence paid the Development Cost Levy of \$102,338 for the project, and subsequently requested a grant from Council. Providence Health Care is willing to have an agreement registered against their leasehold interest restricting the use of the project to non-profit housing for seniors or the disabled for 20 years, and have entered into a tripartite agreement between Providence, the Catholic Charities and B.C. Housing to secure the project as non-profit housing for seniors and disabled people.

The project meets all the standard requirements for a social housing DCL exemption, except that the policy of Catholic Charities prevents registration of the agreement against the freehold title. Catholic Charities could cancel the lease to Providence, thereby voiding the Housing Agreement, but the Managing Director of Social Development considers this risk to be very low given the security provided by the partners to the tripartite agreement, particularly Providence Health Care and BC Housing, and the City's longstanding relationship with Providence. Therefore, staff recommend a grant of \$102,338 to reimburse the DCL payment from Providence for what would be an exempt social housing project.

FINANCIAL IMPLICATIONS

The source of funds will be the city-wide Development Cost Levy allocated to replacement housing.

CONCLUSION

The Managing Director of Social Development recommends support of the request from Providence Health Care for a grant to reimburse them for DCLs paid for the development of an assisted living project at 749 West 33rd Avenue.

* * * * *