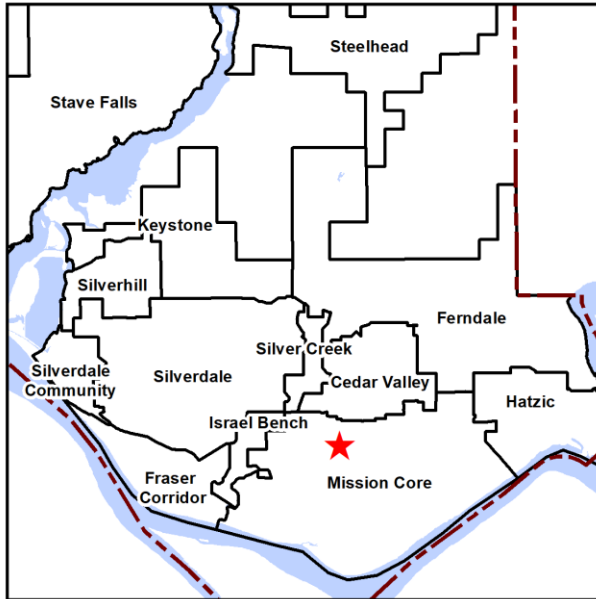


Project: P2019-047  
Application Numbers: R19-017, DP19-065

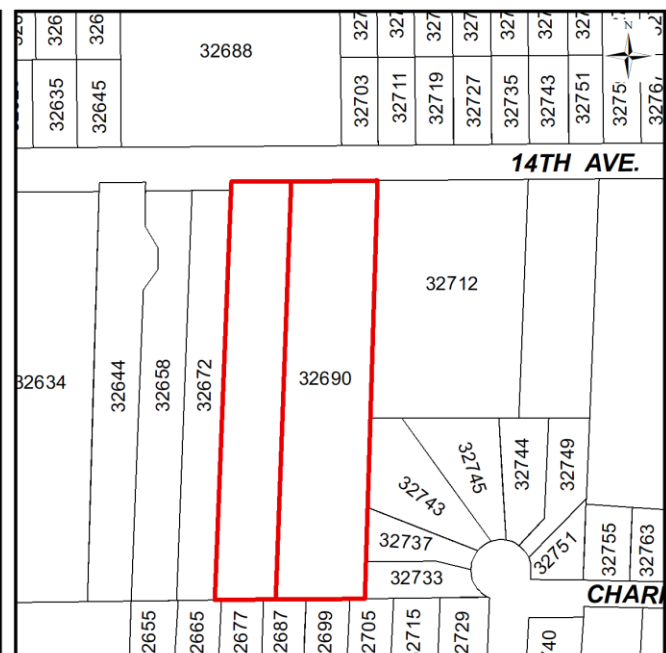
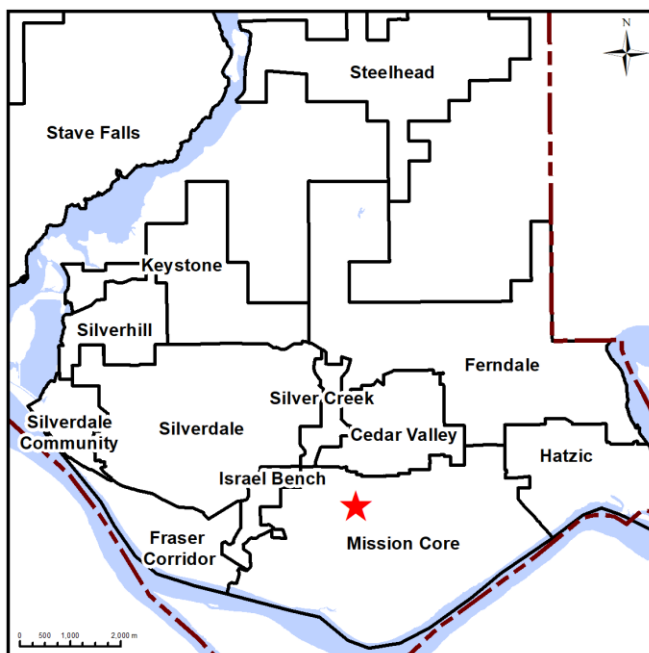
**Subject: Housing Agreement – 32690 14th Avenue (PID 009-341-501) and an Unaddressed Property on 14th Avenue (PID 009-341-510)**



<b>DATE:</b>	August 16, 2021
<b>BYLAW / PERMIT #:</b>	6056-2021
<b>PROPERTY PIDs:</b>	009-341-501 (32690 14 <sup>th</sup> Avenue) 009-341-510 (unaddressed)
<b>LOCATION:</b>	Mission Core
<b>CURRENT ZONING:</b>	Urban Residential 558 Zone (R558)
<b>PROPOSED ZONING:</b>	Multi-unit Apartment One Zone (MA1)
<b>CURRENT OCP:</b>	Attached Multi-unit Residential
<b>PROPOSED OCP:</b>	No change

**PROPOSAL:**

A Housing Agreement Bylaw to secure affordable rental units within a recently considered 103-unit apartment development.



## Recommendation(s)

That the draft Housing Agreement Bylaw 6056-2021 be considered for first, second, and third reading.

## Purpose

The purpose of this report is to present a Housing Agreement between the City of Mission and the owners of 32690 14<sup>th</sup> Avenue and the neighbouring unaddressed parcel on 14<sup>th</sup> Avenue (1174313 BC Ltd.), and to recommend that it be adopted by bylaw. A copy of the Housing Agreement is attached as **Attachment A**.

### Local Government Act

Section 483 of the *Local Government Act* allows local government to enter into a Housing Agreement with the owner of a property. The agreement can specify the form of tenure, the economic characteristics of the households permitted to reside in the housing units, the management of the units, and the maximum rent or sale price that can be charged.

### Zoning Bylaw 5949-2020

Zoning Bylaw 5949-2020 outlines density bonus provisions in certain zones. The MA1 Zone permits additional floor space ratio and building height in exchange for the provisions of affordable rental units. The applicants are providing a rental building with 10% of units at an affordable rate of rent in exchange for the opportunity for increased density. In order to secure the affordable units, a Housing Agreement is required.

The proposed Housing Agreement outlines several provisions, including but not limited to the following:

- The Housing Agreement will be in place for a term of 20 years. The developer will be prohibited from stratifying the affordable rental units for future sale of individual units until the term has lapsed. Future stratification of the affordable rental units will require City approval and will be subject to City policies for strata title conversion (LAN.21, LAN.22, LAN.24).
- Of the 103-unit development, 11 of the units will be offered at an affordable rate of rent. The applicant has proposed that the affordable units will be in the form of 11 one-bedroom units, spread out on the different floors of the building.
- The maximum household income for residents to qualify for an affordable unit will be equal to or less than BC Housing Income Limits (HILs) for the appropriate unit type, as reported annually.
- The rents are proposed to be 30% of the maximum household income as setout by BC Housing in the HILs document. The affordable rent will be based on the most recent HILs available in the year a Tenancy Agreement is signed with a new tenant. These rents will be adjusted yearly for inflation and must not exceed the rent increase rate regulated by the *BC Residential Tenancy Act*.
- The affordable housing units will not be sold or transferred separately from each other, such that all affordable housing units will always have the same registered and beneficial owner.
- The affordable units will have access to all building features and amenities.

**Communication**

Staff will communicate Council's decision to the applicant.

**Attachments**

Attachment A:           Housing Agreement

**Sign-Offs**

Rob Publow, Manager of Planning

HA / sh

**Approved for Inclusion:**     Barclay Pitkethly, Deputy Chief Administrative Officer