



Item
Meeting 2019 February 25

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2019 February 20

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: REZ #15-53

SUBJECT: FAIR HAVEN HOMES SOCIETY HOUSING AGREEMENT BYLAW
4341 RUMBLE STREET
REZONING REFERENCE #15-53

PURPOSE: To seek Council authorization to bring forward a Housing Agreement bylaw for the seniors' non-market housing development at 4341 Rumble 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 seniors' non-market housing development at 4341 Rumble Street, substantially on the terms outlined in this report.

REPORT

On 2017 June 12, Council granted Final Adoption to Rezoning Reference #15-53 which provides for a new seniors' non-market housing development on the Fair Haven site at 4341 Rumble Street (see Sketch #1 *attached*) to replace the aging 16 rental units formerly on-site. The new development is owned by the Fair Haven Homes Society, and the 145-unit building will be operated as seniors' non-market rental housing.

Staff recommend protecting the new development as seniors' 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 and the Fair Haven Homes Society for the subject property.

The key terms 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 permanent residences occupied by "Eligible Tenants";
- "Eligible Tenants" are a family having a cumulative annual income not exceeding the Low and Moderate Income Limits as determined by the British Columbia Housing Management Commission;
- "Family" means one or more persons, at least one of whom is a senior aged 55 years or older;
- Rent levels for 74 of the bachelor units is limited to a maximum 30% of the Housing Income Limit (HILs), with the other 71 bachelor and one bedroom units currently set at 32.5% of the HILs; and,
- The dwelling units cannot be subleased.


To: City Manager
From: Director Planning and Building
Re: Fair Haven Homes Housing Agreement - 4341 Rumble Street
Housing Agreement Bylaw
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The Housing agreement has been executed by all parties, and with Council’s direction, the City will 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 of the property.

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

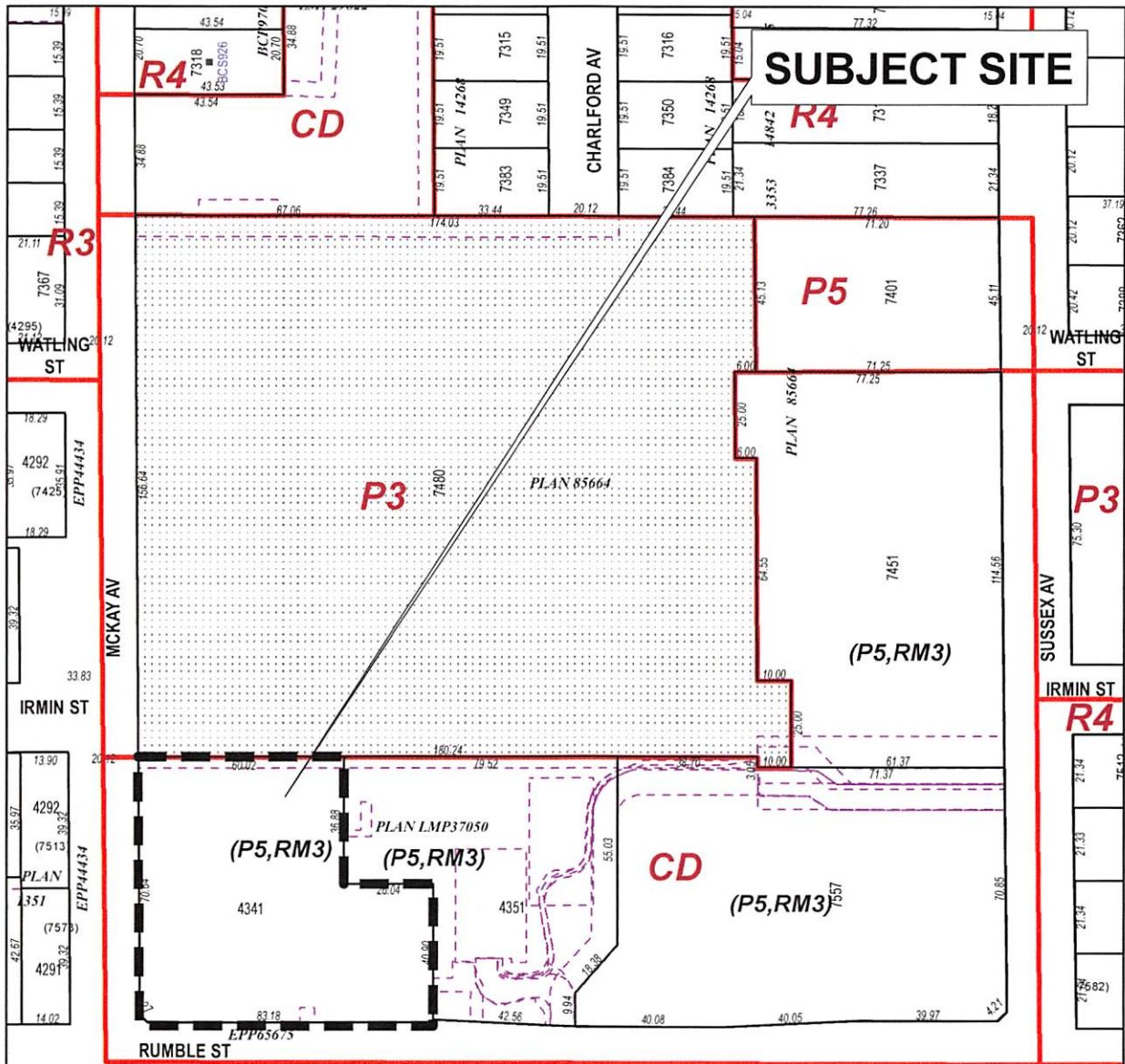
- **A Connected Community**
 - Social connection – enhance social connections throughout Burnaby.
 - Partnership – work collaboratively with businesses, educational institutions, associations, other communities and governments.
- **An Inclusive Community**
 - Serve a diverse community – ensure City services 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.
- **A Healthy Community**
 - Healthy life – encourage opportunities for healthy living and well-being.

The 145 new seniors’ non-market rental housing units at 4341 Rumble Street replace the original 16 rental units, which were constructed in 1956. The implementation of a Housing Agreement for the new development would secure the site for the purpose of seniors’ 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 on 2019 March 11, with Final Adoption of the bylaw to be considered at a subsequent meeting.


Lou Pelletier, Director
PLANNING AND BUILDING

SMN:rh
Attachment

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




DATE: DEC 12 2018

SCALE: 1:2,000

DRAWN BY: AY

REZONING REFERENCE #15-53
4341 RUMBLE STREET

 Subject Site