



ADMINISTRATIVE REPORT

Report Date: May 3, 2011
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Meeting Date: May 17, 2011

TO: Vancouver City Council
FROM: Managing Director of Social Development
SUBJECT: Housing Agreement for 1075 Burnaby Street

RECOMMENDATION

- A. THAT Council approve entering into a Housing Agreement and Land Title Act Section 219 Covenant with the owner of 1075 Burnaby Street, to secure forty-five (45) units, as residential rental, for 60 years or the life of the building, whichever is longer, as summarized in this report and subject to the satisfaction of the Managing Director of Social Development, but 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 and registered.
- B. THAT the Director of Legal Services be instructed to bring forward a by-law to enter into the Housing Agreement.

CITY MANAGER'S COMMENTS

This agreement ensures the City's rental housing stock will increase with the addition of 25 new rental housing units.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Relevant Council Policies for this site include:

- Rental Housing Stock Official Development Plan, adopted May 24, 2007 and last amended June 24, 2008;
- Rate of Change Guidelines for Certain RM, FM and CD-1 Zoning Districts, adopted May 24, 2007.

On May 15, 2007, Council adopted revised policies and regulations pertaining to the protection of rental housing in existing FM and RM 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.

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

SUMMARY & PURPOSE

The development permit application for 1075 Burnaby Street involves a proposal for extensive interior and exterior alterations to the building increasing the number of residential rental units from twenty (20) to forty-five (45) units. The site is located in the RM-5A apartment area to which the Rental Housing Stock Official Development Plan and Rate of Change regulations apply. The Director of Planning has approved the development permit in principle for this site with the condition that the owner enter into a Housing Agreement securing the rental tenure for all new and existing units on this site. The applicant has agreed with this requirement.

This report seeks Council Authority to enter into a Housing Agreement and a Land Title Act Section 219 Covenant to secure 45 residential rental units at 1075 Burnaby Street for 60 years or the life of the building, whichever is longer.

BACKGROUND

The owner of the rental apartment building at 1075 Burnaby Street applied for a development permit (DE414065) to undertake alterations to the building and to increase total number of residential rental units to 45 units. The building is currently vacant, the owner provided four months notice as well as moving and relocation assistance to the tenants. The tenants have offers to move back into the building upon completion of the renovations.

The development permit has been approved, subject to a number of conditions, in particular, that:

- Arrangements shall be made to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to secure the 45 units in the building as a residential rental accommodation for 60 years or life of the building, whichever is longer.

The development permit approval in principle was issued on February 17, 2011.

DISCUSSION

Section 565.2 of the Vancouver Charter provides that Council may, by by-law, enter into a Housing Agreement that will provide for the use of these units as rental accommodation.

Terms of the Housing Agreement are:

- Forty-five (45) units are to be restricted to rental for the life of the building.

Terms of the Land Title Act Section 219 Covenant are:

- None of the 45 rental units can be separately sold or transferred; and
- None of the 45 rental units can be subdivided by strata plan or air space plan.

The following table shows the proposed changes to the rental housing stock.

	West End Rental Stock	1075 Burnaby Street		
	2006 Census	Existing	Proposed Change	Total
All Rental Units	35,045	20	+25	45 ▲
Studio	6,950	4	+29	33 ▲
One-Bedroom	21,280	7	+3	10 ▲
Two-Bedrooms	6,065	8	-6	2 ▼
Three or more Bedrooms	750	1	-1	0 ▼

FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The proposed Housing Agreement and Land Title Act Section 219 Covenant present the opportunity to secure 45 residential rental units for 60 years or the life of the building, whichever is longer. This is consistent with Council's objective under the Rental Housing Stock Official Development Plan and Rate of Change regulations.

It is recommended that Council approve the Housing Agreement and Land Title Act Section 219 Covenant in principle and instruct the Director of Legal Services to bring forward a by-law to enter into a Housing Agreement.

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