

IN-CAMERA COUNCIL MEETING

SEPTEMBER 20, 2016

DECISION RELEASE

Agreement with the Chinatown Foundation to Deliver a Mixed Use Development Consisting of Social Housing, Health Care and Commercial Space on City-owned Land at 58 West Hastings Street

- A. THAT Council approve a proposed amendment to the terms set out in the Memorandum of Understanding (“MOU”) between the City and the Chinatown Foundation regarding the development of affordable housing at the City-owned property at 58 West Hastings Street (approved In camera RTS: 11282, Feb 24th, 2016) to increase the term of the proposed lease of the site to the Chinatown Foundation from 60 years to 99 years on the condition that, in addition to the 33% of units at the proposed development to be rented at the shelter component of income assistance as currently contemplated in the MOU, an additional 17% of units be rented at pension rates for seniors, resulting in a total minimum of 50% of the overall units at the proposed development being rented at the shelter component of income assistance or at pension rates for seniors.
- B. THAT Council direct staff to continue to negotiate the legal agreements contemplated by the MOU (the “Agreements”), as amended by Recommendation A, and that staff report back to Council on the final negotiated terms of the Agreements for Council’s final approval.
- C. THAT Council direct staff to, concurrently with the negotiations contemplated in Recommendation B, work with representatives from the Our Homes Can’t Wait campaign and other members of the DTES community to make best efforts to: (i) seek additional capital, operating and support services funding for the proposed development at 58 West Hastings from the provincial and federal governments with the aim of increasing the percentage of units at the proposed development to be rented at either the shelter component of income assistance or pension rates for seniors from a total of 50% to 100% if such funding is obtained; and (ii) complete and submit a rezoning application for the proposed development on the basis of the foregoing by June 2017.
- D. THAT Council, to enable the viability of increasing the affordability at 58 Hastings and to increase the ability of people on low incomes to access good quality, safe and secure housing more generally, direct staff to work with representatives from the Our Homes Can’t Wait campaign and other members of the DTES community to seek the following from the Provincial and Federal Governments:
 - improved affordability and quality of life in Single Rooming Occupancy (SRO) hotels;

- periodic increases to the shelter rate component of the provincial income assistance and income supplements programs to keep pace with costs of living;
- an increase to the maximum income a person may receive before provincial income assistance benefits are reduced;
- better access to support services for tenants living in SRO's; and
- funding contributions towards the capital, operating and support services required to increase the supply of social housing in the City.

E. THAT no legal rights or obligations shall arise or be created by Council's approval of A or B above, unless and until and then only to the extent that each applicable legal agreement is executed and delivered by both the City and the Chinatown Foundation.

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