

## IN-CAMERA COUNCIL MEETING

JUNE 13, 2017

### DECISION RELEASE

#### 3175 Riverwalk Avenue (Parcel 8A) Operator Selection & Lease Terms

- A. That Council approve SUCCESS Affordable Housing Society ("SUCCESS") as the selected non-profit partner to build and operate social housing on the City-owned site located at 3175 Riverwalk Avenue (Lot 12 Blocks 9, 10 and 17 District Lot 330 Group 1 New Westminster District Plan EPP 23174) (the "Property").
- B. That Council authorize the General Manager of Real Estate Services and Facilities Management to negotiate and execute a ground lease, (the "Lease") for the Property with SUCCESS to enable the development of a non-market housing project which ground lease will provide for:
- i) a term of 60 years;
  - ii) a nominal prepaid rent;
  - iii) 70% to 100% of housing units in the building renting to households with incomes below the BC Housing Income Limits at a rent that comprises no more than 30% of gross household income or such other lower percentage of housing units rented to such households as the General Manager of Community Services may determine is necessary prior to occupancy to ensure the financial viability of the project;
  - iv) reporting requirements, including an annual rent roll and building condition report;
  - v) the creation of, implementation of and compliance with a capital asset plan;
  - vi) a requirement to maintain a capital replacement reserve at a level of funding approved by the City;
  - vii) an option in favour of the Provincial Rental Housing Corporation to assume the rights and obligation of the lessee in the event of specified defaults as contemplated by the City's Standard Lease Charge Terms for bare land leases of this kind; and
  - viii) a requirement to reinvest all revenues generated from the project to: i) maintain and enhance housing affordability throughout the life of the project and/or ii) create or acquire net new affordable housing within the City of Vancouver;

and which will otherwise be in accordance with the terms and conditions outlined in the Administrative Report dated June 1, 2017, entitled "3175 Riverwalk Avenue (Parcel 8A) Operator Selection & Lease Terms", and to the satisfaction of the General Manager of Community Services, the General Manager of Real Estate and Facilities Management, the Director of Finance, and the Director of Legal Services.

- C. THAT no legal rights or obligations will arise or be created by Council's adoption of A and B above, unless and until all legal documentation has been executed and delivered by the respective parties.

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