

1. Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)

Summary: To replace the enacted Housing Agreement with a new Housing Agreement for 3077 Maddams Street (formerly 1405 East 15th Avenue and 3047-3071 Maddams Street) to allow the conversion of 81 previously-approved market rental units to social housing units.

Applicant: BC Housing

Referral: This relates to the report entitled “Modification to a Condition of Enactment for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street)”, dated September 2, 2025 (“Report”), referred to Public Hearing at the Council Meeting of September 16, 2025.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application to replace condition of Enactment 2.8 in Appendix B – Part 2 of the Referral Report for 3077 Maddams Street (formerly 1405 East 15th Avenue & 3047-3071 Maddams Street) in RTS 14508 (the “Original Housing Agreement Condition” with the condition described in and as set out in Appendix A (the “Modified Housing Agreement Condition”), generally as presented in the Report, be approved;
- B. THAT subject to approval of the application, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law(s) for enactment, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability
- C. THAT Recommendations A to B be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

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