



City of Richmond

Report to Committee

To: Planning Committee **Date:** June 29, 2017
From: Cathryn Volkering Carlile **File:** 08-4057-01/2015-Vol
 General Manager, Community Services 01
Re: **Housing Agreement Bylaw No. 9227, Amendment Bylaw No. 9732 to Permit the City of Richmond to Amend the Existing Housing Agreement Securing Affordable Housing Units located at 8111 Granville Avenue/8080 Anderson Road (Storeys Development)**




Staff Recommendation

That Housing Agreement Bylaw No. 9227, Amendment Bylaw No. 9732 be introduced and given first, second, and third readings to permit the City to amend the existing Housing Agreement pursuant to an Amending Agreement substantially in the form attached as Schedule A to the bylaw, in accordance with the requirements of s. 905 of the *Local Government Act*, to secure the Affordable Housing Units required by Development Permit Application DP 12-605094.



Cathryn Volkering Carlile
 General Manager, Community Services
 (604-276-4068)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law Development Applications Real Estate Services	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO (ACTING) 

Staff Report

Origin

The purpose of this report is to recommend that Council approve the Housing Agreement Bylaw No. 9227, Amendment Bylaw No. 9732 to permit the City to amend the existing Housing Agreement securing 129 affordable housing dwelling units in the proposed development (Storeys) located at 8111 Granville Avenue/8080 Anderson Road (Attachment 1).

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.2. *Effective social service networks.*

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.4. *Diversity of housing stock.*

This report also supports Social Development Strategy Goal #1: Enhance Social Equity and Inclusion:

Strategic Direction #1: Expand Housing Choices

This report and bylaw are also consistent with the Richmond Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of subsidized rental housing to meet the needs of low income households as a key housing priority for the City.

Integra Architecture applied to the City for a Development Permit on behalf of a Non-Profit Consortium consisting of six non-profit societies. The submitted application was in response to a joint Expression of Interest issued in 2011 by the City of Richmond and BC Housing for affordable housing and community service space development on the City-owned site. Council has approved granting a long-term (60 year) lease of the site to the Non-Profit Consortium members.

The Development Permit was endorsed by the Development Permit Panel on February 26, 2014, subject to a Housing Agreement and Housing Covenant being registered on title to secure 129 subsidized rental units with maximum rents and tenant income as established by the City's Affordable Housing Strategy. After Housing Agreement Bylaw No. 9227 was adopted, the Development Permit was issued on July 27, 2015.

Analysis

The proposed Storeys development consists of 129 affordable housing dwelling units, approximately 2,090 m² (22,500 ft²) of community service space and three levels of parking. The community service space includes multi-purpose programming space, community service space, non-profit society office space, and a social enterprise coffee shop. All dwelling units will incorporate Basic Universal Housing features. The community service and tenant amenity spaces will be programmed to support healthy connections, as well as formal and informal community and tenant supports. It is anticipated that the building will be ready for occupancy in Fall 2017.

Due to changes in the Consortium membership and re-allocation of the units in the Storeys development, the Housing Agreement must be amended by bylaw to reflect the new arrangement. Coast Foundation Society and Tikva Housing Society have increased their units, while S.U.C.C.E.S.S. and Turning Point Housing Society have the same amount of units as initially contemplated. The charts below indicate the corresponding units with each society.

Figure 2: Coast Foundation Society Units

Unit Type	Previous Unit Totals	Re-allocated Unit Totals
Studio	28 units	38 units
1 Bedroom	10units	10 units
Total	38 units	48 units

Figure 3: Tikva Housing Society Units

Unit Type	Previous Unit Totals	Re-allocated Unit Totals
Studio	0 units	3 units
1 Bedroom	0 units	3 units
2 Bedroom	4 units	4 units
3 Bedroom	6 units	8 units
Total	10 units	18 units

Figure 1: S.U.C.C.E.S.S. Units

Unit Type	Current Unit Totals
Studio	38 units
1 Bedroom	15 units
Total	53 units

Figure 4: Turning Point Housing Society Units

Unit Type	Current Unit Totals
Studio	6 units
1 Bedroom	4 units
Total	10 units

The Housing Agreement applies to the affordable housing dwelling units and restricts the annual household incomes for eligible occupants, as well as specifies that the units must be available at subsidized rental rates in perpetuity. The eligible single household income is \$34,000 and less. The eligible family household income is \$55,500 or less. Permitted rents are determined on unit and household type and range from \$510 to \$1,375. Income thresholds and rents will be subject to annual Consumer Price Index adjustments and other restrictions.

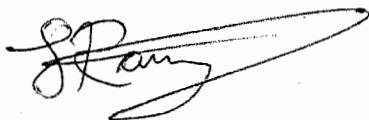
The Non-profit Consortium Members have all agreed to the terms and conditions of the attached Amendment Agreement, and to register notice of the Housing Agreement on title to secure the 129 dwelling units as affordable housing in perpetuity.

Financial Impact

None.

Conclusion

In accordance with the *Local Government Act* (Section 905), adoption of Housing Agreement Bylaw No. 9227, Amendment Bylaw No. 9732 to permit the City to amend the existing Housing Agreement securing 129 affordable housing dwelling units in the proposed development (Storeys) located at 8111 Granville Avenue/8080 Anderson Road in association with Development Permit Application 12-605094.

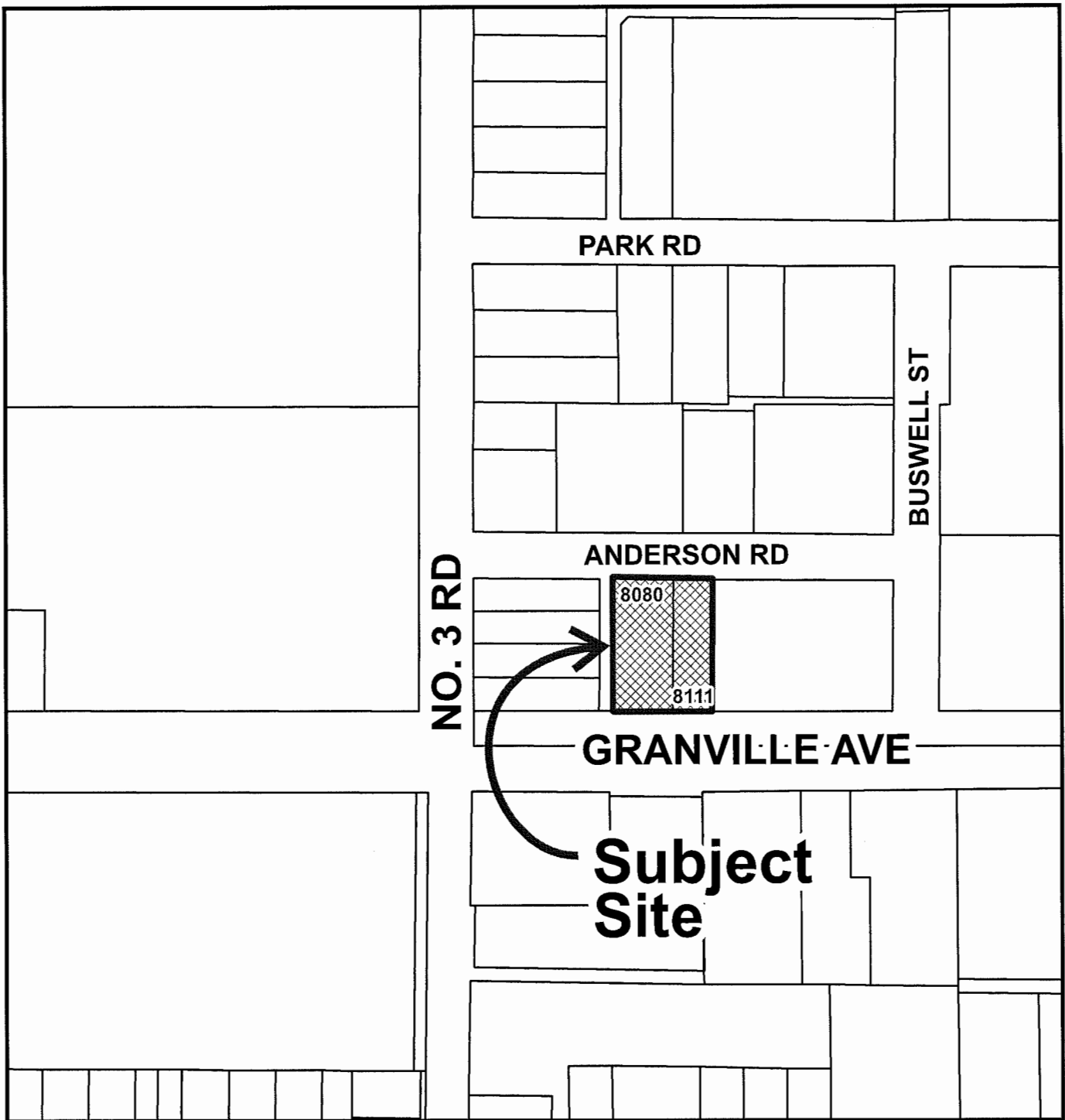


Joyce Rautenberg
 Affordable Housing Coordinator
 (604-247-4916)

- Att. 1: Map of Subject Property
- 2: Housing Agreement Bylaw No. 9227, Amendment Bylaw No. 9732



City of
Richmond



8111 Granville Avenue
& 8080 Anderson Road

Original Date: 02/27/15

Revision Date 00/00/00:

Note: Dimensions are in METRES



Housing Agreement (8111 Granville Avenue and 8080 Anderson Road)
Bylaw No. 9227, Amendment Bylaw No. 9732

The Council of the City of Richmond enacts as follows:

- 1. The Mayor and Corporate Officer for the City of Richmond are authorized to execute and deliver a housing agreement amendment, substantially in the form set out in Schedule A to this Bylaw, with Turning Point Housing Society on behalf of a non-profit consortium consisting of:
(a) Coast Foundation Society (1974);
(b) S.U.C.C.E.S.S. (Also known as United Chinese Community Enrichment Services Society);
(c) Tikva Housing Society;
(d) Turning Point Housing Society; and
(e) Pathways Clubhouse Society of Richmond

in respect to lands and premises legally described as:

PID: 000-562-203 Lot 2, Block 5, Section 9, Block 4 North Range 6 West New Westminster District Plan 6498

PID: 001-973-355 Lot 1, Block 5, Section 9, Block 4 North Range 6 West New Westminster District Plan 6498

- 2. This Bylaw is cited as "Housing Agreement (8111 Granville Avenue And 8080 Anderson Road) Bylaw No. 9227, Amendment Bylaw No. 9732".

FIRST READING

SECOND READING

THIRD READING

LEGAL REQUIREMENTS SATISFIED

ADOPTED

MAYOR

Five horizontal lines for signatures and dates.

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor

Schedule A to Bylaw No. 9732

To Housing Agreement (8111 Granville Avenue and 8080 Anderson Road) Bylaw No. 9227,
Amendment Bylaw No. 9732

AMENDMENT TO HOUSING AGREEMENT BETWEEN the City of Richmond and Turning Point Housing Society on behalf of a Non-Profit Consortium consisting of: Coast Foundation Society (1974), S.U.C.C.E.S.S. (Also known as United Chinese Community Enrichment Services Society), Tikva Housing Society, Turning Point Housing Society, and Pathways Clubhouse Society of Richmond.

AMENDMENT TO HOUSING AGREEMENT
(Section 905 Local Government Act)

THIS AGREEMENT is dated for reference the 5 day of JULY, 2017.

BETWEEN:

TURNING POINT HOUSING SOCIETY, a society pursuant to the laws of the Province of British Columbia (Inc. No. S-0059143) having an office at 10411 Odlin Road, Richmond, BC V6X 1E3

("the Operator")

AND:

CITY OF RICHMOND,
a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the "City")

WHEREAS:

- A. The Operator and the City entered into a Housing Agreement dated for reference the 27th day of July, 2015 (the "Housing Agreement") pursuant to Section 905 of the *Local Government Act* with respect to the Affordable Housing Units to be constructed on the Lands;
- B. Atira Women's Resource Society ("Atira") has agreed to withdraw from the Consortium and to assign its interest in the Affordable Housing Units to Coast Foundation Society (1974) and Tikva Housing Society; and
- C. The Operator and the City have agreed to amend the Housing Agreement to provide for the withdrawal of Atira from the Consortium.

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Operator and the City covenant and agree as follows:

- 1.1 All capitalized used in this Agreement and not otherwise specifically defined herein will have the meaning ascribed thereto in the Housing Agreement.
- 1.2 The Housing Agreement is hereby amended by:

- (a) Deleting the definition of Consortium set out in Section 1.1(h) in its entirety so as to remove Atira therefrom and replacing it with the following:

“(h) **Consortium**” means collectively:

- (i) S.U.C.C.E.S.S. (Also Known as United Chinese Community Enrichment Services Society);
- (ii) Coast Foundation Society (1974);
- (iii) Tikva Housing Society;
- (iv) Pathways Clubhouse Society of Richmond; and
- (v) the Operator;

and their permitted assigns pursuant to the terms of the Strata Lot Leases, each being a member of the Consortium, but does not include any person after such person has sold, assigned or transferred all of its leasehold interest in the Lands in accordance with the applicable Strata Lot Lease and this Agreement.”

- (b) Deleting Appendix A in its entirety and replacing it with Appendix A attached hereto.

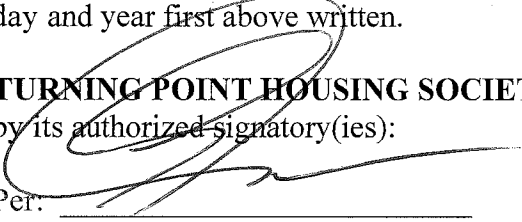
1.3 The Housing Agreement remains in full force and effect unamended save as specifically amended hereby.

1.4 This Agreement may be executed in separate counterparts, each of which when so executed shall be deemed an original, but all such counterparts shall together constitute one and the same document. This Agreement may be executed and transmitted by fax or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had delivered an executed original Agreement.


~~IN WITNESS WHEREOF~~ the parties hereto have executed this Agreement as of the day and year first above written.

TURNING POINT HOUSING SOCIETY

by its authorized signatory(ies):

Per: 

 J Gordon Argue

Per: 

 Name: Adam Rennie

CITY OF RICHMOND
by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

CITY OF RICHMOND
APPROVED for content by originating dept.
APPROVED for legality by Solicitor
DATE OF COUNCIL APPROVAL

Appendix A to Housing Agreement

UPDATED PERMITTED RENTS

Coast Foundation Society (1974)

Level	Unit Type	Number of Units	Rent Range
Level 3, 7, 8, 9, and 10	Studio	38	\$375-\$850
Level 7, 8, 9, and 10	1 Bedroom	10	\$375-\$850

S.U.C.C.E.S.S. (Also Known as United Chinese Community Enrichment Services Society)

Level	Unit Type	Number of Units	Rent Range
Level 4, 5, and 6	Studio	38	\$850-\$850
Level 4, 5 and 6	1 Bedroom	15	\$850-\$850

Tikva Housing Society

Level	Unit Type	Number of Units	Rent Range
Level 12	Studio	3	\$375-\$850
Level 12	1 Bedroom	3	\$375-\$850
Level 13 and 14	2 Bedroom	4	\$510-\$1,375
Level 12, 13 and 14	3 Bedroom	8	\$595-\$1,375

Turning Point Housing Society

Level	Unit Type	Number of Units	Rent Range
Level 11	Studio	6	\$555-\$850
Level 11	1 Bedroom	4	\$580-\$850