



**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

JUL 24 2017

SECOND READING

JUL 24 2017

THIRD READING

JUL 24 2017

LEGAL REQUIREMENTS SATISFIED

AUG 17 2017

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>JR</i>
APPROVED for legality by Solicitor
<i>JH</i>

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.

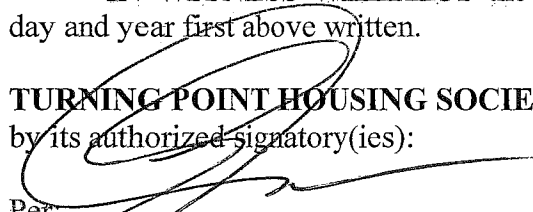
1.3 The Housing Agreement remains in full force and effect unamended save as specifically amended hereby.

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