

Staff Report for Decision

DATE OF MEETING DECEMBER 3, 2018

AUTHORED BY JOHN HORN, SOCIAL PLANNER

SUBJECT "HOUSING AGREEMENT BYLAW 2018 NO. 7276" – 20 PRIDEAUX STREET (NANAIMO AFFORDABLE HOUSING SOCIETY)

OVERVIEW

Purpose of Report

To obtain Council approval for a housing agreement to secure affordable housing and permit a 50% reduction in the Development Cost Charges for a project at 20 Prideaux Street.

Recommendation

That:

1. "Housing Agreement Bylaw 2018 No. 7276" (To authorize a housing agreement between the City of Nanaimo and the Nanaimo Affordable Housing Society pertaining to 20 Prideaux Street) pass first reading;
2. "Housing Agreement Bylaw 2018 No. 7276" pass second reading; and
3. "Housing Agreement Bylaw 2018 No. 7276" pass third reading.

BACKGROUND

Nanaimo Affordable Housing Society (NAHS) is a local not-for-profit society that provides affordable housing to a range of Nanaimo residents. The society seeks to develop the lands at 20 Prideaux Street to provide 57 units of affordable seniors' rental housing for adults 55 years and older.

"Development Cost Charge Bylaw 2017 No. 7252" (Bylaw No. 7252) sets out the conditions under which a development is eligible for a 50% reduction in Development Cost Charges (DCCs), including entering into a housing agreement with the City of Nanaimo. NAHS is an "eligible owner" as per Bylaw No. 7252 and the proposed development is an "eligible development" as defined in that same Bylaw.

OPTIONS

A. That:

- 1) "Housing Agreement Bylaw 2018 No. 7276" (To authorize a housing agreement between the City of Nanaimo and the Nanaimo Affordable Housing Society pertaining to 20 Prideaux Street) pass first reading;
- 2) "Housing Agreement Bylaw 2018 No. 7276" pass second reading; and
- 3) "Housing Agreement Bylaw 2018 No. 7276" pass third reading.
 - **Budget Implication:** The 50% reduction being sought is equivalent to \$148,148.
 - **Policy Implication:** This is consistent with established policy of providing DCC relief to not-for-profit residential developments.

- **Strategic Priorities Implication:** Supports the Community Value of Social Equity.

B. That Council provide alternative direction to Staff. |

SUMMARY POINTS

- NAHS is a not-for-profit society providing affordable housing to a range of Nanaimo residents.
- NAHS is seeking a 50% reduction in Development Cost Charges for a proposed 57 units of affordable seniors' rental housing at 20 Prideaux Street.
- NAHS is an "eligible owner" and the proposed development is an "eligible development" as defined in Bylaw 7252. |

ATTACHMENTS

"Housing Agreement Bylaw 2018 No. 7276"

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Submitted by:

Lisa Bhopalsingh
Manager, Community & Cultural Planning |

Concurrence by:

Dale Lindsay
Director, Community Development |