

DATE OF MEETING JANUARY 21, 2019

AUTHORED BY JOHN HORN, SOCIAL PLANNER

**SUBJECT HOUSING AGREEMENT AMENDMENT – 1406 BOWEN ROAD**

## **OVERVIEW**

### **Purpose of Report**

To obtain Council approval to amend “Housing Agreement Bylaw 2018 No. 7262”, a housing agreement between the City of Nanaimo and the Nanaimo Aboriginal Centre Society with respect to the occupancy of lands at 1406 Bowen Road.

### **Recommendation**

That:

1. “Housing Agreement Amendment Bylaw 2019 No. 7262.01” (To amend the bylaw to ensure that all existing and future housing units on the site are used for affordable housing, and to update an outdated reference to the *Local Government Act*) pass first reading;
2. “Housing Agreement Amendment Bylaw 2019 No. 7262.01” pass second reading; and
3. “Housing Agreement Amendment Bylaw 2019 No. 7262.01” pass third reading.

## **BACKGROUND**

On 2016-JUL-15, the City of Nanaimo made available the lands at 1406 Bowen Road to Nanaimo Aboriginal Centre Society (NAC) for the provision of affordable housing. In 2018, NAC completed a 25-unit residential development on the subject property. At its regular meeting of 2018-MAY-28, Council adopted “Housing Agreement Bylaw 2018 No. 7262”, a bylaw to authorize a housing agreement (the “Housing Agreement”) between NAC and the City of Nanaimo.

The Housing Agreement included a clause under Section 2.0, Occupancy of Housing Units, stating “The Owner covenants and agrees that the land shall be used for the provision of no more than 24 dwelling units”. The agreement needs to be revised to ensure that the existing 25 dwelling units and any future dwelling units on the site are used for affordable housing. An outdated reference to a section of the *Local Government Act* will also be corrected.

## **OPTIONS**

A. That:

1. “Housing Agreement Amendment Bylaw 2019 No. 7262.01” (To amend the bylaw to ensure that all existing and future housing units on the site are used for affordable housing, and to update an outdated reference to the *Local Government Act*) pass first reading;
2. “Housing Agreement Amendment Bylaw 2019 No. 7262.01” pass second reading; and
3. “Housing Agreement Amendment Bylaw 2019 No. 7262.01” pass third reading.

- **Legal Implication:** The amended bylaw will be registered on title at the Land Title Office.
- **Strategic Priorities Implication:** Supports Social and Cultural Sustainability.

B. That Council provide alternative direction to Staff.

### **SUMMARY POINTS**

- In 2018, The City of Nanaimo entered into a housing agreement with Nanaimo Aboriginal Centre Society with respect to an affordable housing development at 1406 Bowen Road.
- The Housing Agreement referenced 24 dwelling units on the subject property; the property was able to be developed with 25 dwelling units.
- The Housing Agreement limited the number of affordable housing dwelling units on the site.
- The Housing Agreement contained an outdated reference to the *Local Government Act*.
- The amendment to “Housing Agreement Bylaw 2018 No. 7262” rectifies the inaccuracies indicated above.

### **ATTACHMENTS**

“Housing Agreement Amendment Bylaw 2019 No. 7262.01”

**Submitted by:**

Lisa Bhopalsingh  
Manager, Community & Cultural Planning

**Concurrence by:**

Dale Lindsay  
Director, Community Development