

CITY OF NANAIMO

BYLAW NO. 7322

A BYLAW TO AUTHORIZE A HOUSING AGREEMENT

WHEREAS Section 483 of the *Local Government Act* provides that Council may enter into a Housing Agreement, which may include terms and conditions agreed to regarding the occupancy of the housing units identified in the Agreement;

AND WHEREAS, Council wishes to enter into such an Agreement with respect to certain housing units located in the City of Nanaimo;

THEREFORE BE IT RESOLVED, that the Council of the City of Nanaimo in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as the City of Nanaimo "Housing Agreement Bylaw 2021 No. 7322".
2. The Council of the City of Nanaimo hereby authorizes the Mayor and Corporate Officer to enter into an Agreement, on behalf of the City of Nanaimo, in substantially the form attached hereto as Schedule 'A', which sets out the terms and conditions of the occupancy of the housing units identified in the Agreement. The land identified in the Agreement is legally described as PID 000-947-270, LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 41876, CIVIC ADDRESS: 702 NICOL STREET, NANAIMO, BC.
3. Upon execution of the Agreement by the Mayor and Corporate Officer and application of the seal of the City of Nanaimo, this Agreement shall be validly entered into as authorized by this Bylaw.

PASSED FIRST READING: 2021-FEB-22
PASSED SECOND READING: 2021-FEB-22
PASSED THIRD READING: 2021-FEB-22
ADOPTED: _____

MAYOR

CORPORATE OFFICER

Schedule 'A'

HOUSING AGREEMENT – 702 NICOL STREET

THIS AGREEMENT made this ____ day of _____, 2021

BETWEEN:

CITY OF NANAIMO
455 Wallace Street
Nanaimo, BC
V9R 5J6

(the “**City**”)

OF THE FIRST PART

AND:

Provincial Rental Housing Corporation
1701-4555 Kingsway
Burnaby, BC
V5H 4V8

(the “**Owner**”)

OF THE SECOND PART

WHEREAS:

- A. The City may, by agreement under Section 483 of the *Local Government Act*, enter into a housing agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in Section 483(2) of the *Local Government Act*;
- B. The Owner is the registered owner in fee-simple of the lands described as:

PID 000-947-270, LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 41876,
CIVIC ADDRESS: 702 NICOL STREET, NANAIMO, BC
- C. The Owner wishes to develop a supportive residential housing project with 59 units (dwelling units, sleeping units or combination) intended for occupancy by tenants (the “**Housing Units**”) on (the “**Land**”).
- D. The City wishes to enter into this agreement (the “**Agreement**”) to establish terms and conditions regarding the occupancy of the Housing Units identified in the Agreement and the Owner has agreed.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 483 of the *Local Government Act*, and in consideration of the premises and covenants contained in this Agreement, the parties hereto covenant and agree with the other as follows:

1.0 INTERPRETATION

- 1.1 The City and the Owner agree that the definitions in the City of Nanaimo's Zoning Bylaw 2011 No. 4500, as amended from time to time, apply to the interpretation of the terms in this Agreement.

2.0 OCCUPANCY OF HOUSING UNITS

- 2.1 The Owner covenants and agrees with the City that at 100% of the Housing Units in the development will be occupied by low to moderate income individuals, and that if rent is charged to those individuals for the aforementioned units, the rent will not exceed the shelter allowance portion of Income Assistance provided by the BC Ministry of Social Development and Poverty Reduction to eligible individuals.
- 2.2 The Owner covenants and agrees with the City that a minimum of 100% of all sleeping units or residential units in the development shall not be stratified or sold independently for at least fifteen years after the date of issuance of occupancy for the building.

3.0 ANNUAL REPORT

- 3.1 The Owner further covenants and agrees that during the term of this Agreement, it will, commencing on the first anniversary of the date an occupancy permit is issued for the building on the Lands, and on that anniversary date annually thereafter, provide to the City's General Manager of Development Services a report in writing confirming that the Housing Units continue to be occupied as required under this Agreement.

4.0 BINDING EFFECT

- 4.1 This agreement shall ensure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, administrators and permitted assignees.

5.0 ENFORCEMENT AND WAIVER

- 5.1 Nothing contained or implied herein shall prejudice or affect the rights and powers of the City in the exercise of its functions under any public or private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised in relation to the Lands as if this Agreement had not been executed and delivered by the Owner. The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement shall not be construed as a waiver of any future or continuing failure, whether similar or dissimilar.
- 5.2 The parties agree that the City is not obligated to inspect the Lands or to otherwise ensure compliance with this Agreement, nor is the City obligated to remedy any default of this Agreement. A failure by the City to enforce this Agreement shall not constitute a waiver of any of the City's rights hereunder.

- 5.3 No remedy under this Agreement is deemed to be exclusive but will, where possible, be cumulative with all other remedies available at law or in equity.
- 5.4 The Owner covenants and agrees that, in addition to any remedies that are available under this Agreement or at law, the City is entitled to all equitable remedies, including specific performance, injunction and declarative relief to enforce its rights under this Agreement. The Owner acknowledges that specific performance, injunctive relief (mandatory or otherwise) or other equitable relief may be the only adequate remedy for a default by the Owner under this Agreement.

6.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE

- 6.1 Notice of this Agreement shall be registered in the *Land Title Act* by the City at the cost of the Owner in accordance with Section 483 of the *Local Government Act*, and this Agreement shall be binding on all persons who acquire an interest in the Land after registration of this notice.

7.0 TERMINOLOGY

- 7.1 Wherever the singular, masculine or neuter are used throughout this Agreement, the same shall be construed as meaning the plural or the feminine or the body corporate or politic as the context requires.

8.0 BC LAWS GOVERN

- 8.1 This Agreement shall be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year first above written.

CITY OF NANAIMO by its authorized signatories

Mayor, Leonard Krog

Corporate Officer

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PROVINCIAL RENTAL HOUSING CORPORATION by its authorized signatories:

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