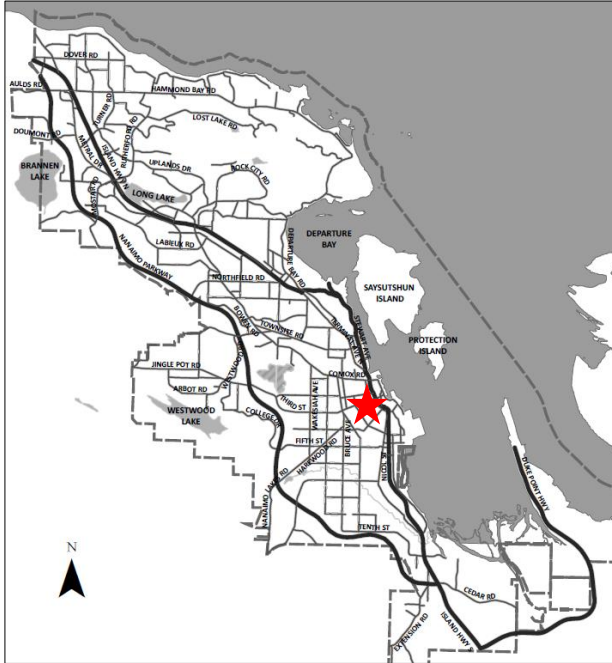


DATE OF MEETING | September 9, 2024 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

**SUBJECT** | **HOUSING AGREEMENT APPLICATION NO. HA11 – 350 & 398 FRANKLYN STREET**



**Proposal:**

To authorize a housing agreement to secure rental tenure and affordable housing units

**Zoning:**

DT2 – Fitzwilliam

**City Plan Land Use Designation:**

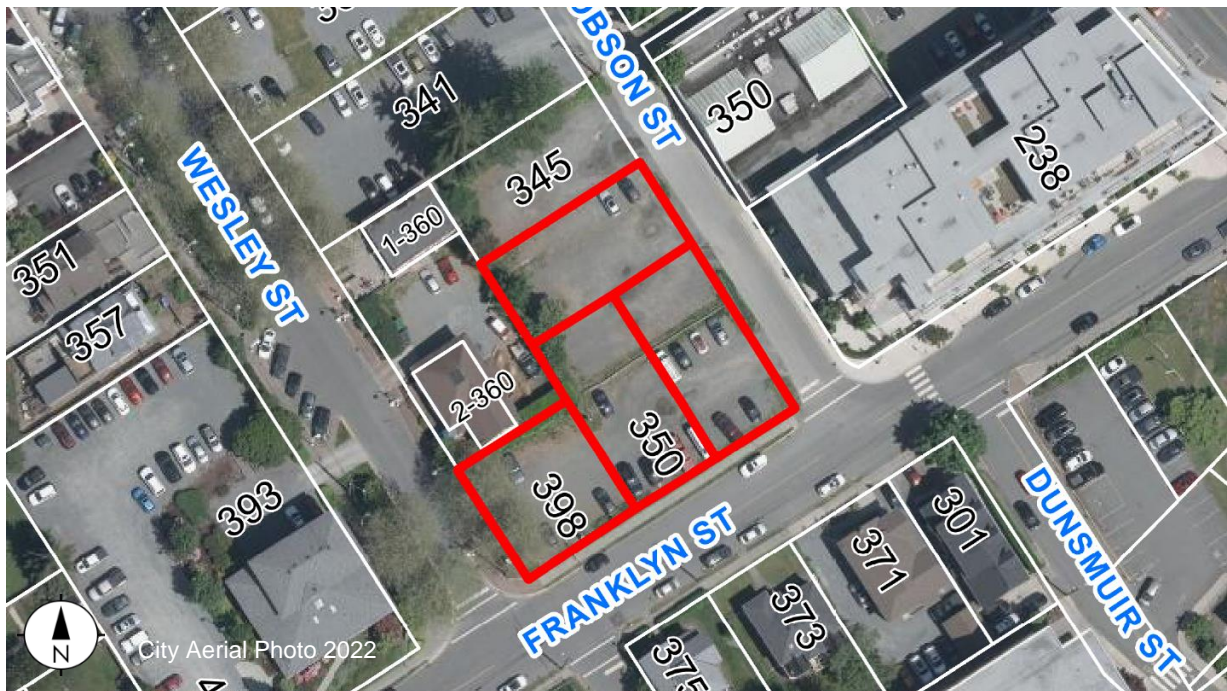
Primary Urban Centre

**Development Permit Areas:**

DPA8 – Form & Character

**Lot Area:**

404m<sup>2</sup> – 350 Franklyn Street  
1,329m<sup>2</sup> – 398 Franklyn Street  
1,734m<sup>2</sup> (total lot area)



## **OVERVIEW**

### **Purpose of Report**

To obtain Council approval for a Housing Agreement for a 53-unit multi-family development at 350 & 398 Franklyn Street to secure rental tenure and non-market rental units.

### **Recommendation**

That:

1. “Housing Agreement Bylaw 2024 No. 7387” (To secure rental tenure and non-market rental housing) pass first reading;
2. “Housing Agreement Bylaw 2024 No. 7387” pass second reading;
3. “Housing Agreement Bylaw 2024 No. 7387” pass third reading; and,
4. Council direct Staff to register a covenant to reinforce the terms of the Housing Agreement.

## **BACKGROUND**

On 2023-DEC-08, the City of Nanaimo and Camargue Properties Inc. entered into a sales agreement for the development of 350 and 398 Franklyn Street in Downtown Nanaimo. One of the conditions of sale required that a housing agreement be registered on title for the properties to secure rental tenure and non-market rental dwelling units.

On 2024-JUL-29, Development Permit No. DP1340 was approved by Council to allow a mixed-use commercial and multi-family development on the site consisting of a five-storey, 53-unit multi-family rental apartment building with a 96m<sup>2</sup> ground floor commercial unit. |

## **DISCUSSION**

Section 483 of the *Local Government Act* allows local governments to enter into a housing agreement regarding the occupancy of housing units. The attached “Housing Agreement Bylaw 2024 No. 7387” would authorize the City of Nanaimo to enter into a housing agreement with the future property owner. The agreement will secure 10% of the dwelling units as non-market rental units and 100% of the units as rental units for 10 years. Securing affordable non-market rental housing is in line with City Plan Policy C3.2.3 and securing 100% of the units as rental units will assist the City in increasing the supply of rental housing. |

## **SUMMARY POINTS**

- On 2023-DEC-08, the City of Nanaimo and Camargue Properties Inc. entered into a sales agreement for 350 & 398 Franklyn Street.
- As a condition of sale, the purchaser has agreed to enter into a Section 219 and Housing Agreement to secure rental tenure and non-market rental dwelling units.
- “Housing Agreement Bylaw 2024 No. 7387” would authorize the City of Nanaimo to enter into a housing agreement with the future property owner to secure 100% of the dwelling units as rental units and 10% of the units as non-market rental units for 10 years.

**ATTACHMENTS:**

“Housing Agreement Bylaw 2024 No. 7387”

**Submitted by:**

Lainya Rowett  
Manager, Current Planning

**Concurrence by:**

Jeremy Holm  
Director, Planning & Development

Nancy Skeels  
A/Manager, Real Estate

Kerry Ing  
A/General Manager, Corporate Services