



**Council Report
For the Meeting of April 2, 2026**

To: Council

Date: March 19, 2026

From: Karen Hoese, Director, Planning and Development

Subject: Housing Agreement Bylaw No. 26-029 for 938 Mason Street

RECOMMENDATION

1. That Council gives first, second, and third reading to Bylaw No. 26-029 to authorize a Housing Agreement for 938 Mason Street to secure the building as affordable rental.

BACKGROUND

The purpose of this report is to present Council with Housing Agreement Bylaw No. 26-029 (see Attachment 1) for 938 Mason Street, to secure 34 dwelling units as affordable rental housing for 60 years. This agreement is required for the applicant to satisfy requirements of the Victoria Housing Reserve Grant (VHRF).

On December 12, 2024, Council approved a VHRF grant of \$262,500 for the Aboriginal Coalition to End Homelessness (ACEH), subject to conditions, including a housing agreement securing the building as affordable rental housing for 60 years.

For this project, ACEH is collaborating with BC Housing to develop culturally supportive housing, which will be operated by ACEH. The Provincial Rental Housing Corporation (PRHC), as the property owner, will execute the housing agreement with the City, ensuring that all 34 dwelling units are secured as rental units for households with incomes that do not exceed BC Housing's Housing Income Limits.

CONCLUSIONS

Housing Agreement Bylaw No. 26-029 satisfies the applicable condition of the Victoria Housing Reserve Fund grant; therefore, it is recommended that Council approve the associated bylaw.

Respectfully submitted,

Ross Soward, Manager of Housing
Planning and Development Department

Karen Hoese, Director
Planning and Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment 1: Housing Agreement Bylaw No. 26-029