



## Committee of the Whole Report For the Meeting of July 20, 2023

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**To:** Committee of the Whole **Date:** June 16, 2023  
**From:** Karen Hoese, Director of Sustainable Planning & Community Development  
**Subject:** Amendment to Housing Agreement for BC Housing

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### RECOMMENDATION

1. That Council direct the Director of Sustainable Planning and Community Development as follows:
  - a. To prepare an amendment to a housing agreement dated July 9, 2019 for BC Housing to reduce the total number of rental dwelling units from nineteen to eighteen; and to enable rental of units via a residency agreement.
  - b. To bring forward bylaws for readings pursuant to the above resolution.

### EXECUTIVE SUMMARY

The subject property was rezoned in 2019 enabling development of nineteen (19) purpose-built residential rental units. The building was recently completed and since acquired by BC Housing which has requested an amendment to the existing housing agreement to support a shift from market rental housing to non-market rental housing that will be operated by a local service provider. As part of this, conversion of one unit to an office and amenity space is required.

BC Housing's request to amend the housing agreement aligns with goals of Victoria's Housing Strategy as it would allow greater diversity of rental housing and supports a range of options to meet the needs of residents. Therefore, it is recommended that the request be supported.

### PURPOSE

The purpose of this report is to seek approval to amend the existing housing agreement to reference new owner, reduce number of rental units by one (1), and include provision to operate the rental dwelling units under a residency agreement.

### BACKGROUND

The subject property received approval for a rezoning and development permit in 2019. A provision of the approval process included registration of a housing agreement to secure dwelling units as

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rental in perpetuity.

Construction of the new purpose-built market rental building completed in spring 2023 and received occupancy on May 4, 2023. A total of 19 units were created, including four two-bedrooms and 15 one-bedrooms.

BC Housing has purchased the property and secured the Cridge Centre for the Family as site operator. To support the non-profit operator and target population of individuals and families, various types of rental housing will be offered including transitional, short-term and long-term. To enable diversity of rental housing, BC Housing has indicated an onsite office and amenity space would be required. As such, BC Housing is requesting amendment to the 2019 Housing Agreement to support the shift from market rental housing to non-market rental housing to be operated by a local service provider.

	<i>2019 Housing Agreement</i>	<i>2023 Amendment Request</i>
<i>Rental in perpetuity</i>	Yes	Yes
<i>Unit Count</i>	19	18
<i>Office &amp; Internal Amenity Space</i>	No	Yes
<i>Rental via Residency Agreement</i>	No	Yes

## **ISSUES & ANALYSIS**

Conversion of a single, one-bedroom unit reduces the overall unit count from 19 to 18 and allows for an onsite office and shared common space.

Including provision for rental via residency agreement in addition to tenancy agreements under the *Residential Tenancy Act* will enable the offering of targeted transition and shorter-stay (6 to 18 months) independent housing options with supports via the non-profit service provider. Provision for rental via residency agreement allows for flexibility and diversity of rental type and ability to adapt to the changing needs of tenants.

This site was originally envisioned as market rental housing. The operator is still intending to maintain a number of units as long-term rental but have the flexibility to support residents requiring more short-term housing options.

### Legal Agreements

In accordance with Section 483 of the *Local Government Act*, Council may enter into, and/or amend, a housing agreement which may include terms agreed to by the owner regarding the occupancy of the housing units, provided that such agreement does not vary the use or density of the land from that permitted under the zoning bylaw. An amendment to a housing agreement requires consent by the owner and a housing agreement amendment bylaw by Council.

To respond to the request from BC Housing, staff are seeking Council direction to amend the existing housing agreement for the subject property. All terms of the existing housing agreement remain the same with exception of the below requested amendments:

- ownership to referenced Provincial Rental Housing Corporation;
- reduction of rental units from 19 to 18; and

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- provision to operate under a residency agreement (licence, lease or occupancy agreement) in addition to tenancy agreements under the *Residential Tenancy Act*.

Should Council approve the amendments, a housing agreement amendment bylaw will be brought forward for consideration by Council.

## **OPTIONS & IMPACTS**

### *Accessibility Impact Statement*

As the housing agreement amendment request is limited to minor text changes of an existing agreement, there is no impact to accessibility.

### *2023 – 2026 Strategic Plan*

The housing agreement amendment request supports Councils' strategic priorities of Housing and Community Safety and Well-being by diversifying distribution of housing and working with partners to support innovative types of interim housing.

### *Impacts to Financial Plan*

There are no impacts to the City's Financial Plan.

### *Official Community Plan Consistency Statement*

The housing agreement amendment request supports several OCP objectives but specifically policies supporting a range of tenure types and diversity in rental housing.

## **CONCLUSIONS**

BC Housing's request to amend the housing agreement aligns with goals of Victoria's Housing Strategy as it supports a range of options to meet the needs of residents.

Respectfully submitted,

Jill Collinson  
Senior Planner – Social Policy

Karen Hoese, Director  
Sustainable Planning and Community Development

**Report accepted and recommended by the City Manager**