



# Staff Report to Council

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**DATE: Monday, March 17, 2025**

**DEPARTMENT: Planning**

**SUBJECT: Housing Agreement Bylaw No. 2220, 2025**

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## EXECUTIVE SUMMARY:

The owners of the next Attainable Home Ownership partner building, located at 777 Station Avenue, are ready to proceed with the Building Permit for their development, and wish to register the required Housing Agreement. Bylaw No. 2220 has been prepared to secure 5% of the dwelling units in the building such that they will be sold to qualified buyers in accordance with the conditions outlined in Council's Attainable Home Ownership Program Policy POL-0166-PLAN.

## BACKGROUND:

At the Regular Council Meeting held May 1, 2023, Council adopted Bylaw No. 2105 to rezone the properties at 771, 775, and 781 Station Road (now re-addressed as 777 Station Road) to allow for the development of a 6-storey mixed-use building. The following was applied as a condition of rezoning:

*That, prior to the issuance of a Building Permit, the developer enters into a Housing Agreement that requires a minimum 5% of units constructed be directed to and in accordance with the Attainable Home Ownership Program (POL-0166-PLAN) and that the developer identify the Attainable units on the plans submitted for the required Development Permit application.*

Development Permit DP23-0059 was issued in September 2023 to authorize 60 dwelling units and 799 m<sup>2</sup> (8,600 ft<sup>2</sup>) of commercial space. This issued Development Permit includes the following condition:

*Prior to issuance of a Building Permit, a Section 219 Housing Agreement Covenant as approved by Council through a Housing Agreement Bylaw shall be registered in relation to the City's Attainable Home Ownership Program, and be for the three units noted in the attached Appendix G or as otherwise approved by Council.*

## COMMENTARY:

The owners of 777 Station Road have applied for their Building Permit and wish to register the Housing Agreement on title. The Housing Agreement must be authorized by the Housing Agreement Bylaw and registered at the Land Title Office before the Building Permit can be issued.

As drafted, the Housing Agreement attached to Bylaw No. 2220 includes a requirement for the three attainable units noted on the Development Permit drawings to be sold in accordance with the proposed terms of the agreement, which align with the Attainable Home Ownership Program Policy No. POL-0166-PLAN.

The Policy was last reviewed by Council in February 2024, at which time some of the qualifying criteria for applicants (e.g. maximum household income, residency criteria) were updated. It is possible that a similar update may be warranted in the coming months before these attainable units are sold. Should that occur, Council may wish to note that the housing agreement contains sufficient provisions that a formal amendment to this bylaw and agreement would not be required.

#### **FINANCIAL IMPLICATIONS:**

There are no known financial implications at this time.

#### **LEGAL IMPLICATIONS:**

Pursuant to Section 483 of the *Local Government Act*, a Housing Agreement specifying that certain terms and conditions apply to the occupancy of housing units must be authorized by a Housing Agreement Bylaw.

Should Council wish to move forward with this proposal as described, they may wish to give the first three readings to Bylaw No. 2220 as drafted.

#### **STRATEGIC PLAN ALIGNMENT:**

**1m** – Pursue Programs and Partnerships for Affordable Housing.

#### **OPTIONS:**

##### **Option 1**

THAT Council give first, second, and third readings to Housing Agreement Bylaw No. 2220, 2025.

##### **OR Option 2**

THAT Council take no action at this time with respect to Housing Agreement Bylaw No. 2220, 2025.

**SUBMITTED BY: Leah Stohmann, RPP, MCIP, Director of Community Planning and Climate Change**

**Concurrence:** Melisa Miles, Manager of Legislative Services

**Concurrence:** Donna Petrie, Senior Manager of Communications & Economic Development

**Concurrence:** Wolfgang Schoenefuhs, Parks Planner

**Concurrence:** Matthew Baldwin, RPP, MCIP, Director of Development Services

**Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works  
**Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance  
**Concurrence:** Marie Watmough, Director of Legislative & Protective Services  
**Concurrence:** Braden Hutchins, Deputy Chief Administrative Officer  
**Concurrence:** Darren Kiedyk, Chief Administrative Officer

**Attachments:** Housing Agreement Bylaw No. 2220, 2025