



REQUEST FOR DECISION

To: Mayor & Members of Council

Title: Planner II – Housing Agreement Bylaw No. 4734 – City of Salmon Arm and AR Broadview Holdings Ltd. (1231 1 Street SE)

Date: July 14, 2025

Motion for Consideration:

THAT: the Bylaw entitled City of Salmon Arm Housing Agreement Bylaw No. 4734 be read a first, second and third time.

Background:

At the June 16, 2025 Development and Planning Services Committee Meeting, the Committee reviewed and deliberated Development Permit Application No. DP-460. As part of the Application, the Committee recommended that a bylaw be prepared to enter into a Housing Agreement for market rental housing.

A Housing Agreement is a tool to include provisions that cannot be included as zoning requirements, as a contract between a property owner and the local government to help facilitate and secure desired forms of housing. A Housing Agreement can be used to govern the tenure of a development for rental and outlines terms such as length of time that the provisions of the agreement are in effect. A local government can only enter into a Housing Agreement by bylaw; the Housing Agreement itself is a contract. The terms of the Housing Agreement must be agreed to by both the landowner and the local government. Notice must be filed in the Land Title Office that the land is subject to a Housing Agreement, and this notice will appear on the title, binding the agreement to the property, and current and future owners.

The subject property has been approved for the construction of a multi-family townhouse development with 12 purpose built rental units. Development of the parcel is subject to the guidelines of the Residential Development Permit Area and has been considered through the Development Permit application process (DP-460). The proposal is consistent with the OCP and has therefore been supported by staff. Staff note that the proposed housing format is supported in the Housing Strategy and would add to the variety of housing types available for rental in the community. This proposal has received conditional approval from Council, subject to legally securing the rental housing element through a housing agreement and registration of a Section 219 covenant.

The City intends to enter into a housing agreement for rental housing, by bylaw, with the property owner in accordance with Section 483 of the *Local Government Act* and Section 219 of the *Land*

Title Act. The purpose of this agreement is to ensure that rental housing units are secured in alignment with the Zoning Bylaw provisions for density bonusing.

Time Period - Term

The provisions of the Housing Agreement include a time period for which the rental housing will be secured. The City's intent is to provide continued long-term rental housing. City staff consider "long-term" to be in perpetuity or for 25 years.

Daily Amount

The provisions of the Housing Agreement include a "Daily Amount" which can be charged should the agreement not be upheld. This is the enforcement component of the agreement. In this case, the amount is \$500 per day per unit.

While other housing agreements can be far more complex, detailing a mixture of obligations, rents, rates and tenures, this particular Housing Agreement is intended solely to secure rental housing.

Legislative authority / plans / reports:

Local Government Act

Under Section 483 of the *Local Government Act*, a Housing Agreement can permit terms and conditions regarding the housing units including the form of tenure. This section grants local governments the authority to impose requirements on the land. The agreement is to be registered as both a covenant under Section 219 of the *Land Title Act* and as a Housing Agreement under Section 483 of the *Local Government Act* as combined companion instruments to secure the rental units into the future.

There are several City policies that support the provision of rental housing including:

- Official Community Plan
- Zoning Bylaw
- Community Housing Strategy
- Priority Planning and Development Review Policy

x	Official Community Plan		Master Plan
x	Community Charter/LGA	x	Other: Community Housing Strategy
x	Bylaw/Policy: Priority Planning and Development Review Policy		Corporate Strategic Plan
x	Zoning Bylaw		2025-2029 Financial Plan
			Long Term Financial Plan

Financial Considerations:

Because this project is purpose-built rentals, the Building Permit could be advanced as a Priority Application under the City's Priority Planning and Development Review Policy. Under the City's Fee for Service Bylaw a 50% reduced rate would be provided for applicable Building Permit application fees and charges.

Alternatives & Implications:

Council may deliberate and determine an alternative way in which to proceed.

Communication:

Public notice requirements are not triggered by a proposed Housing Agreement.

Prepared by: Planner II
Reviewed by: Manager of Planning and Building
Reviewed by: Director of Planning and Community Services
Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – Housing Agreement Bylaw 4734