



# REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Langley Lions Seniors District Housing Agreement  
Bylaw No. 3134

File #: DP 04-19

Doc #:

From: Roy M. Beddow, RPP, MCIP  
Deputy Director of Development Services

Date: March 2, 2021

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## RECOMMENDATION:

That Langley Lions Seniors District Housing Agreement Bylaw No. 3134 be considered for bylaw readings.

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## PURPOSE:

To consider a housing agreement for Phase 1 of the Langley Lions Seniors District redevelopment.

## POLICY:

Section 483 of the *Local Government Act* enables local governments to enter into housing agreements by bylaw with property owners for the provision of affordable and special needs housing. Under the *Act*, housing agreements may specify conditions relating to tenure, availability of units to classes of persons (including ages and incomes), administration and management of the units and unit rents.

Proposed Official Community Plan Amendment Bylaw No. 3108, which would designate a Langley Lions Seniors District for the master planned redevelopment of the Langley Lions site, contains the following policies:

*Policy 16.6.1*

*Affordable, non-market seniors housing and associated residential, institutional and recreational uses shall be permitted including, congregate housing, seniors-oriented multiple unit residential and multiple-unit residential.*

*Policy 16.6.4*

*Housing agreements shall be required for each phase of the Langley Lions Seniors District redevelopment.*

**COMMENTS/ANALYSIS:**

1. Background

A housing agreement is a kind of restrictive covenant that can regulate tenure, tenant demographics and affordability. Like a restrictive covenant, a housing agreement is registered against the title of the affected property and “runs with the land”, meaning it remains in place regardless of ownership changes and cannot be removed or amended without the agreement of the City. The City has required Langley Lions Housing Society to enter into separate housing agreements for each phase of the planned redevelopment of its properties in order to secure tenure, affordability and tenant mix characteristics. Accordingly, the Phase 1 agreement attached as Schedule “A” to Langley Lions Seniors District Housing Agreement Bylaw No. 3134 would apply only to the 101-unit Birch Building Replacement. The purpose of the agreement is to ensure that the new units are primarily used to provide affordable rental housing for seniors in alignment with the development proposal and the City’s expectations. Unless the parties agree otherwise, the housing agreement would remain in place for the life of the building.

The specific housing requirements set out by the City for the Phase 1 development approval consisted of the following:

- a) Tenure – 100% of the units shall be rental tenure
- b) Affordability – Units shall satisfy affordability criteria in accordance with the B.C. Housing Phase 1 funding approval:
  - 30% - Moderate Income (Affordable Market Rents)
  - 50% - Housing Income Limits (Rent Geared to Income)
  - 20% - Low Income Deep Subsidy
- c) Tenant Mix - Minimum 80% of units shall be for Seniors (aged 55 years or older)

2. Housing Agreement

The proposed housing agreement for Langley Lions Phase 1 was prepared by the City’s solicitors in consultation with the owner’s lawyers and B.C. Housing. The agreement satisfies the above-noted City requirements through the following provisions:

*Housing Agreement - Required Provisions Table*

<b>Requirement</b>	<b>Section</b>	<b>Description</b>
100% Rental Tenure	2.5	Prohibits strata subdivision
30% Moderate Income Units (Affordable Market Rents)	2.1 (a)	Requires minimum 30 “Moderate Income Units”
50% Housing Income Limits Units (Rent Geared to Income)	2.1 (a)	Requires minimum 51 “Housing Income Limit Units”
20% Low Income Deep Subsidy Units	2.1 (a)	Requires minimum 20 “Deep Subsidy Units”
80% Seniors	2.3	Requires minimum 81 “Seniors-Oriented Units”

In addition to the provisions addressing City housing requirements, the agreement also includes a number of administrative sections to enable enforcement by the parties and to generally harmonize with the operating agreement between B.C. Housing and Langley Lions Housing Society.

**3. Adoption Procedure**

There are no special procedural requirements for the adoption of a housing agreement bylaw under the *Local Government Act*. If supported by Council, Langley Lions Seniors District Housing Agreement Bylaw No. 3134 could be given three readings at the same meeting and then adopted at the next meeting of Council. It is recommended, however, that Bylaw No. 3134 be considered for adoption prior to the approval of Development Permit DP 04-19 (following adoption of the related OCP, zoning, and Land Use Contract amendment bylaws) at the same meeting of Council.

**BUDGET IMPLICATIONS:**

Langley Lions Housing Society has agreed to pay the City’s legal costs (\$2,094.04) for the preparation of the Langley Lions Phase I Housing Agreement.

**SUMMARY:**

The proposed housing agreement for Langley Lions Phase 1 would be the first housing agreement under the *Local Government Act* in the history of the City of Langley. The agreement will ensure that the first phase (101-unit Birch Building Replacement) of the Langley Lions site redevelopment will provide affordable rental housing units primarily for seniors in accordance with the City’s policies and community expectations. Staff support the proposed housing agreement.

**ALTERNATIVES:**

1. Require changes to the Langley Lions Phase I Housing Agreement.
2. Do not support the Langley Lions Phase I Housing Agreement.

Respectfully Submitted,



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Roy M. Beddow, RPP, MCIP  
Deputy Director of Development Services

Concurrence:



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Carl Johannsen, RPP, MCIP  
Director of Development Services

Attachment:

1. Langley Lions Seniors District Housing Agreement Bylaw No. 3134.

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer