

# Report to Council



**Date:** May 25, 2020

**To:** Council

**From:** City Manager

**Subject:** Non-Market Land Lease Agreement – 1055 and 1063 Ellis Street

**Department:** Real Estate

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## Recommendation:

THAT Council approves the proposed non-market lease of city-owned property located at 1055 and 1063 Ellis Street with BC Housing, as per the general terms and conditions outlined in the attached Non-Market Land Lease Agreement and attached to the Report of the Manager, Real Estate Services, dated May 25, 2020;

AND THAT the Mayor and City Clerk be authorized to execute all documents necessary to complete this transaction;

## Purpose:

To provide a 10-year non-market land lease of City-owned property located at 1055 and 1603 Ellis Street in order to facilitate the construction of a 38-unit temporary supportive housing building in partnership with BC Housing and the Canadian Mental Health Association.

## Background:

Staff have successfully negotiated a 10-year Non-Market Land Lease Agreement with BC Housing for the city-owned property at 1055-1063 Ellis Street. The 0.35-acre site will be improved with a three-story modular apartment building providing up to 38 self-contained studio units with private washrooms, showers and mini kitchens. The building will also include a commercial kitchen, dining and lounge areas, storage and amenity space, laundry and a medical examination room. On-site housing supports will be delivered in conjunction with the Canadian Mental Health Association, as facility operator.

Details of the lease are summarized below:

Lease Details	
Site	1055 & 1063 Ellis Street
Description	Vacant +/- 0.35-acre I4 zoned parcel
Term	10 years (commences after building construction is complete and provides for 180 a day period to remove the building thereafter)
Renewal Consideration	None
Rent	\$1.00
Housing Units	38
Proposed Operator	Canadian Mental Health Association

Key milestones associated with this project are provided below:

Date	Event/Activity
Monday May 25	Final council approval of 10-year land lease
Late May	Onsite signage (to be provided by BC Housing)
June	Onsite preparation and works begin
Summer 2020	Stakeholder follow-up as needed (by BC Housing)
Summer 2020	Neighborhood Information Session
Summer 2020	CAC convening
Fall 2020	Opening of facility

*Community Engagement:*

BC Housing will be the primary contact for public feedback and engagement with respect to this project. The organization is committed to making traditional public information available (such as on-site signage) and hosting a 'Let's Talk' engagement project page on their website that will allow for public questions and answers to be submitted and posted.

To minimize the impact of this project on the neighboring community, a Community Advisory Committee (CAC), will be convened to collaboratively address concerns and issues that are raised by area businesses and residents.

**Internal Circulation:**

Community Safety  
Communications  
Development Planning  
Policy & Planning  
Social Development  
Risk Management  
Financial Services

**Considerations not applicable to this report:**

Legal/Statutory Authority:  
Financial/Budgetary Considerations:  
Legal/Statutory Procedural Requirements:  
Existing Policy:  
Personnel Implications:  
External Agency/Public Comments:  
Communications Comments:  
Alternate Recommendation:

**Submitted by:** M. Olson, Manager, Real Estate Services

**Approved for inclusion:** J. Säufferer, Department Manager, Real Estate

Attachments: Schedule A – Non-Market Land Lease  
Schedule B - PowerPoint Presentation

cc: S. Wheeler, Manager, Social Development  
M. Antunes, Acting Financial Planning Manager