

OCT 19 2006

DATE: October 13, 2006

TO: Mayor Scott Young and Councillors

FROM: Community and Economic Development Committee (CEDC)

SUBJECT: **2219-2241 KELLY AVENUE AND 2240 ATKINS AVENUE
REZONING BYLAW 3518**
(Community and Economic Development Committee – October 12, 2006)

RECOMMENDATIONS

1. Third Reading of Bylaw 3518, which was granted by Council on December 12, 2005 for the rezoning of the properties located at 2219-2241 Kelly Avenue, 2240 Atkins Avenue and closed lane, be rescinded and a new Public Hearing be held.
2. Schedule II to Bylaw 3518 be amended as follows:
 - a) In Section 2, Uses Permitted, Subsection (a) by replacing “164” with “135.”
 - b) By replacing Section 9, Height of Building, with “The height of a building shall not exceed 16 metres.”
 - c) In Section 10, Special Conditions, by replacing “45%” with “25%.”
3. The Housing Agreement be approved and authorized for the Mayor and appropriate signatories to sign on behalf of the City of Port Coquitlam.
4. The Housing Agreement Bylaw be considered for First, Second and Third Reading.
5. Prior to adoption of Bylaw 3518 as amended, the following conditions outlined be met:
 - a) Submission of the security for offsite works to the Engineering Division in an amount to be determined by the applicant’s Consulting Engineer in review with our Engineering staff. The engineering plans must be co-ordinated with the landscape plans, including all works in the boulevards and Donald Park.
 - b) Completion of the acquisition of the unopened lane between Atkins Avenue and Kelly Avenue.
 - c) Tentative approval of a consolidation and subdivision plan acceptable to the Approving Officer, including the lane, 3 x 3 metre cutoffs and a 3 metre lane dedication to provide for a future connection between the existing lane and Atkins Avenue.

PURPOSE: To provide for Council consideration of changes to the proposed height and density of a seniors' supportive housing development and ancillary services at 2219-41 Kelly Avenue and 2240 Atkins Avenue.

1. SUMMARY

The new owners of the large site at Kelly Avenue and Atkins Avenue have submitted revised plans for the seniors' supportive housing project at 2219-41 Kelly Avenue and 2240 Atkins Avenue (Rezoning Application 23/05 and new Development Permit Application 29/06). At its meeting held October 12, 2006, the CEDC considered the attached staff report outlining changes to the height and density to be permitted by the Comprehensive Development zone. The Committee resolved to support the recommended motions to rescind Third Reading for the Zoning Bylaw amendment and hold a new Public Hearing.

The reduction in height to allow for a four storey, wood-frame complex is requested due to higher construction costs for non-combustible construction of a six storey building (as originally proposed). The project retains the supportive housing use, substantial amenity areas and design concept and would continue to meet seniors' housing needs in a highly suitable location and the recommended conditions to be met prior to bylaw adoption are unchanged from the previous requirements. The Committee supports the amendments.

2. OPTIONS

Council may:

- 1) Rescind Third Reading for Bylaw 3518 and direct staff to hold a new Public Hearing to provide for the changes to the use and density;
- 2) Not resolve to rescind Third Reading and advise the applicant to submit amended plans conforming to the original use and density for Bylaw 3518 to be given Final Reading. The project would not proceed due to the higher costs associated with this option.


Submitted by Kim Fowler, MCIP, Director of Development Services with the concurrence of the
Chair.

Attachment 1:

Staff report dated October 10, 2006 - 2219-2241 Kelly Avenue and 2240 Atkins Avenue

Report to Committee

DATE: October 10, 2006
TO: Community and Economic Development Committee (CEDC)
FROM: Kim Fowler, Director of Development Services
SUBJECT: **2219-2241 KELLY AVENUE AND 2240 ATKINS AVENUE
REZONING APPLICATION 23/05**

RECOMMENDATIONS

1. Third Reading of Bylaw 3518, which was granted by Council on December 12, 2005 for the rezoning of the properties located at 2219-2241 Kelly Avenue, 2240 Atkins Avenue and closed lane, be rescinded and a new Public Hearing be held.
2. Schedule II to Bylaw 3518 be amended as follows:
 - a) In Section 2, Uses Permitted, Subsection (a) by replacing "164" with "135."
 - b) By replacing Section 9, Height of Building, with "The height of a building shall not exceed 16 metres."
 - c) In Section 10, Special Conditions, by replacing "45%" with "25%."
3. The Housing Agreement dated October 2006 be approved and authorized for the Mayor and appropriate signatories to sign on behalf of the City of Port Coquitlam.
4. The Housing Agreement Bylaw be considered for First, Second and Third Reading.
5. Prior to adoption of Bylaw 3518 as amended, the following conditions outlined be met:
 - (1) Submission of the security for offsite works to the Engineering Division in an amount to be determined by the applicant's Consulting Engineer in review with our Engineering staff. The engineering plans must be co-ordinated with the landscape plans, including all works in the boulevards and Donald Park.
 - (2) Completion of the acquisition of the unopened lane between Atkins Street and Kelly Avenue.
 - (3) Tentative approval of a consolidation and subdivision plan acceptable to the Approving Officer, including the lane, 3 x 3 metre cutoffs and a 3 m. lane dedication to provide for a future connection between the existing lane and Atkins Street.
 - (4) Registration of the Housing Agreement.

PURPOSE: To accommodate changes to the proposed height and density of a seniors' supportive housing development and ancillary services at 2219-41 Kelly Avenue and 2240 Atkins Avenue.

EXECUTIVE SUMMARY

Astoria Retirement Inc. has submitted a revised application for the site at 2219-41 Kelly Avenue / 2240 Atkins Avenue. This application is essentially the same as that proposed by the site's former owner and would provide rental accommodation for independent seniors with a amenities and services including meals, fitness, laundry, housekeeping, recreation and 24-hour staffing. The revised design replaces a six-storey concrete/steel frame structure facing Atkins Avenue with a four-storey wood frame building and reduces the total number of dwelling units.

1. BACKGROUND

1.1 The Proposal.

Astoria Retirement Inc. is proposing to develop a 135 unit seniors' supportive housing development with associated support services. This is an amendment to the previous rezoning application for a 164-unit seniors' supportive housing complex submitted by Dom Santi Management and Etherstane Developments Ltd. The primary change to the original proposal is a reduction in building height from six storeys to four storeys for the building facing Atkins Street. A new Development Permit application has been submitted for the revised design of this project.

1.2 Prior Resolutions.

November 28, 2005 - Public Hearing held to consider Rezoning Bylaw 3518

December 12, 2005 - Third Reading to Bylaw 3518

November 28, 2005 - Public input opportunity for Road Closure Bylaw No. 3522

2. POLICY & REGULATIONS

2.1 2005 Official Community Plan (OCP) Policy and Land Use Designation.

Relevant housing policies include designation of land for a variety of housing types to accommodate different housing needs, support for rental housing and assessment of special needs housing. The site is located within the High Density Apartment Residential Land Use Designation and Downtown Development Permit Area.

2.2 Zoning Bylaw.

Council has given Third Reading to a Comprehensive Development (CD) Zone to replace the site's existing Apartment (RM-4) and Downtown Apartment Residential (RM-5) zoning. The proposed use is unaffected by the amended application, but an amendment to Schedule II of Bylaw 3518 is required to accommodate the proposed reduction in density and reduced height.

3. COMMENTS AND ANALYSIS

3.1 Revised Project Profile

	RM-5 Apartment	RM-4 Apartment	Proposed
Use	Apartment Residential		Supportive housing, amenity spaces (dining, theatre, exercise, library, recreation) and parking
Site Area			5030 sq. m. (1.24 acres)
Floor Area Ratio	2.5 FAR	1.5 FAR	2.3 FAR
Number of Units	-		135 units
Lot Coverage	60% maximum		57 %
Setbacks			
Front Yard – Kelly Avenue	Relax to average of 4.0 metres and minimum of 2.5 m.		Minimum 2.5 m at east and west sides with a larger setback of 12.8 m for a vehicle pick-up/drop off- mid-project.
Front Yard – Atkins Avenue			4 m. ave
Rear Yard (lane)	7.5 metres (24.6 ft.)		2.5 metres to building, retaining wall for parking is at property line.
Side Yard (lane; Donald Park)	7.5 metres (24.6 ft.) if windows		The parking level retaining wall is at the property line and the building setbacks are varied to a minimum 2.5 m.
Building Height	Up to 30 metres (98.4 ft.) and 8 storeys	12 metres (39') 4 storeys	16 metres (52'6") 4 storeys
Parking - Residents	1.3 per 1 bdrm unit; 1.5 per 2 bdrm unit. 1 per seniors' housing unit (independent).		1 space per 3.4 units
Parking – Visitors	0.2 spaces per unit		23 for visitors and staff

1. Source: Information provided by applicant

3.2 Site Characteristics and Context (updated). The site is now vacant, as all of the former houses and apartment building have been demolished. It is adjacent to Donald Park; west of the seniors' housing project developed six years ago and operated by Amica Mature Lifestyles Inc. (45 strata-titled units and 80 rental support housing units plus amenity areas). An application has been received to redevelop two of the single family houses on the south side of Kelly Avenue and it is expected the remaining houses in the area will, over time, transition to apartment use in keeping with the prevailing RM-4 and RM-5 zoning. Mayfair Manor, a licensed private-pay care facility, is located to the

north between Atkins Avenue and Wilson Avenue. The lane bisecting the site is in the process of being purchased from the City and will be consolidated with the residential lots to create the development parcel.

3.3 Project Description. The new owner and architect have retained the original design concept for the project of two interconnected buildings linked by amenity spaces at grade and underground parking. There are fewer units due to the reduced height of the Atkins Avenue building: 124 one-bedroom units (12 with dens and most designed to be handicapped accessible); 3 studio units; and 8 two-bedroom units. Each unit will contain a small combined living area with kitchenette (sink, microwave, hotplate, small fridge) and a full bathroom. The units are designed to meet the needs of people to age in place by incorporating features such as levered handles, intercom systems, grab bars, security lighting, handrails, provision for visual as well as audio alarms and in-unit storage. The balconies are designed as “french style” and are intended to be a source of natural light and air. They are inset into the building to provide for greater building articulation and have a typical depth of 1.2 metres (4 ft.). All public areas within the building are designed in accordance with the BC Building Code handicap accessibility requirements.

3.4 Design. The OCP design guidelines for apartments within the Downtown include high quality materials, clearly identified entries, building facade articulation, stepping back of buildings over three storeys in height and substantial landscaping. The revised proposal generally complies with the intent of the guidelines. The ‘Mission Style’ building design theme of the former Development Permit application is retained in the new application. Materials would be textured stucco with walls and arches on a base of stone veneer. Weather protection is provided at the main Kelly Avenue entry by a large covered portico where outdoor and interior seating allows for convenient passenger pick-up and drop-off. A walkway suitable for people in wheelchairs or using mobility aids link the public sidewalk to the building entry of both buildings. Proposed interior amenity rooms include dining, a lounge, media, recreation (billiards, cards), multipurpose space and a wellness/recreation. Outdoor amenities include two large courtyards, one adjacent to the Kelly Avenue entry and the other connecting the two buildings along Donald Parkway.

The OCP design guidelines call for individual walkways to ground floor units. The intent of this guideline is met in the landscape plan by pedestrian connections between exterior amenity areas and the street or Donald Parkway. The most prominent entry to the building faces Kelly Avenue and includes a large lobby, indoor and outdoor seating areas next to the entrance and a reception desk. The covered drop-off/pick-up at the entry provides a prominent statement and has skylights to allow natural lighting. There is also a secondary entrance facing Atkins Street.

Detailed review of the landscape plan will be undertaken as part of the Development Permit review process. Although the original concept called for retention of two mature trees at Kelly Avenue, these trees were removed in the demolition of the houses and the developer has submitted a landscape plan with enhanced planting.

The parking level provides a minor increase to the number of parking stalls as compared to the previous proposal, with 40 stalls for residents (1 per 3.4 units), 8 visitor spaces and

15 staff spaces. The visitor spaces, including one handicapped space, are located at the entry to the parking level and have elevator access. The staff and residents' parking spaces (including 3 handicapped spaces) and a scooter storage area are located behind a security gate.

- 3.5 Social Implications.** Supportive housing meets the needs of residents who wish to avail themselves of support services including a safe and barrier-free environment, 24-hour monitoring and emergency response, at least two meals per day, recreational and social activities, housekeeping and laundry services. In addition to supportive housing, the proposed zoning and Housing Agreement allow for assisted living as a permitted use for up to 25% of the units to allow for greater flexibility in the long term, although the applicant does not currently intend to offer this higher level of service (personal care such as bathing help or administration of medications). The Housing Agreement ensures the project may only be occupied for rental housing purposes by seniors and offers the supportive services.

The project is designed to meet varied accessibility needs for elderly, independent residents. In addition, the developer will install induction loops to assist the hearing impaired and visual aids for the visually impaired. Pre-wiring to make it possible for tenants to install automatic door openers is also being incorporated in the technical requirements. Safety within and around the building is a priority and there will be secured access to building and courtyard spaces.

- 3.6 Sustainability Checklist.** The applicant has allocated a score of 62 out of a possible 105 points; staff's evaluation of the application allocated a slightly lower score in part reflecting the removal of the assisted living component compared to the original submission. The score for this facility reflects some of the attributes of the supportive living: it adds to the mix of housing types in the City as a whole and provides for local employment; many of the units are handicapped accessible; residents are provided with transportation options, including a propane bus service and space for parking electric scooters; and, the developer currently has two supportive housing projects in operations and another three under development. LEED standards have been proposed as a benchmark for the development. Strategies for implementation are under discussion between the developer and design consultant. The site development will allow for on-site storage of stormwater to decrease run off by 25%, the landscape plan will include drought tolerant species, heating will be in floor radiant heating with motion switches for in suite and public area lighting.

3.7 Discussion of Proposed Regulations and Requirements

- a) Parking.** The amount of proposed parking is intended to meet the anticipated demand of staff, visitors and tenants. Few elderly residents would own vehicles and the proposed total of 63 spaces is similar or more than supportive housing projects in other communities. The Housing Agreement would ensure the units could only be occupied for supportive or assisted housing purposes, in keeping with the limited parking provision.

- b) **Setbacks and Access.** This project retains the siting concept of the previous proposal, with a minor change to increase the setback for the building facing Atkins Street to comply with OCP guidelines. There are no off-street parking spaces in this area, but accessible visitor parking is conveniently provided in the underground parking area accessed from the lane. The closure of the lane will require relocation of existing services.
- c) **Development Permit.** Regulation of the form and character of the building and landscaping would be subject to issuance of a Development Permit (DP) to be considered by the CEDC following the adoption of the Zoning Bylaw amendment. Prior to issuance of the DP, the Building Division has requested receipt of a report from the Building Code consultant to identify any design impacts arising from compliance with the Code.
- d) **Housing Agreement.** Adoption of the Housing Agreement Bylaw and registration of a Housing Agreement would ensure the future use of the site is restricted to rental seniors' supportive and assisted living uses and required support services. These agreements ensure this use would be in keeping with the specific design features of the building including the minimal kitchen facilities in each unit, the minimal parking requirements and the extensive support and amenity services areas. Minor changes were required to the original Housing Agreement.

3.8 Consultation. The previous applicants held an informal open house in June 2005 and further opportunity for public input was provided at the Public Hearing. As there were no significant issues and the proposed use is unchanged, no additional public consultation was felt necessary. Signage is in place on both Kelly and Atkins Avenue frontages to inform local residents of the amended application and will be updated to include the Public Hearing date.

4. OPTIONS

- (1) Provide for public consideration of the amended proposal by rescinding Third Reading and calling a new Public Hearing (recommended);
- (2) Reject the proposal if the Committee is of the opinion it does not wish to support the revised application;
- (3) Defer a decision and request additional information, modification of the draft Zoning or CD Bylaw, or revisions to the design prior to a decision on the land use.

5. SUMMARY

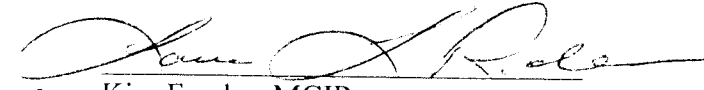
The new owners of the large site at Kelly Avenue and Atkins Avenue have submitted revised plans for a seniors' supportive housing project with a change to the proposed height and

October 10, 2006

Rezoning Application 23/05 2219-2241 Kelly Avenue and 2240 Atkins Avenue

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density. The project retains the proposed supportive housing use, substantial amenity areas, and design concept. The project would continue to meet seniors' housing needs in a highly suitable location and the amendments are supported.

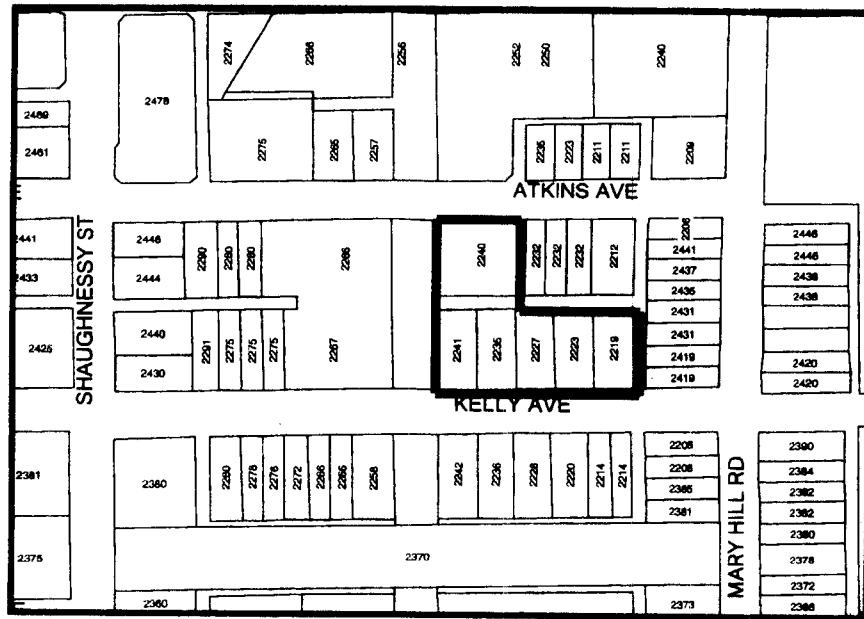

for Kim Fowler, MCIP
Director, Development Services

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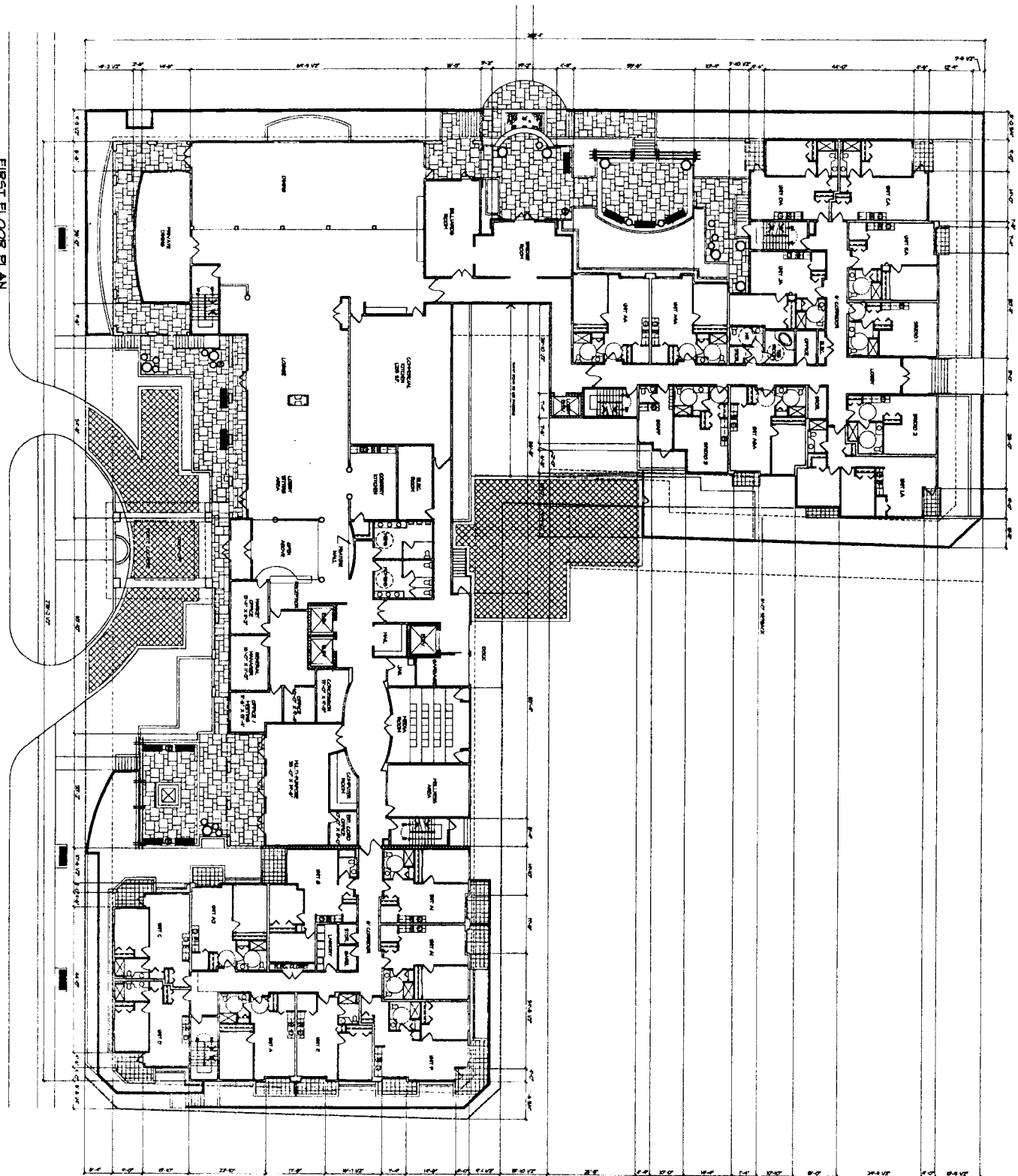
Attachments:

- I. Location Map
- II. Amended Design Plans (would be part of Development Permit)
- III. Bylaw 3518 with changes to Schedule II shown in track change format
- IV. Housing Agreement Bylaw

Rezoning Application 23/05
2219-2214 Kelly Avenue and 2240 Atkins Avenue



FIRST FLOOR PLAN
 DATE: 1987.12.17
 SCALE: 1/8" = 1'-0"



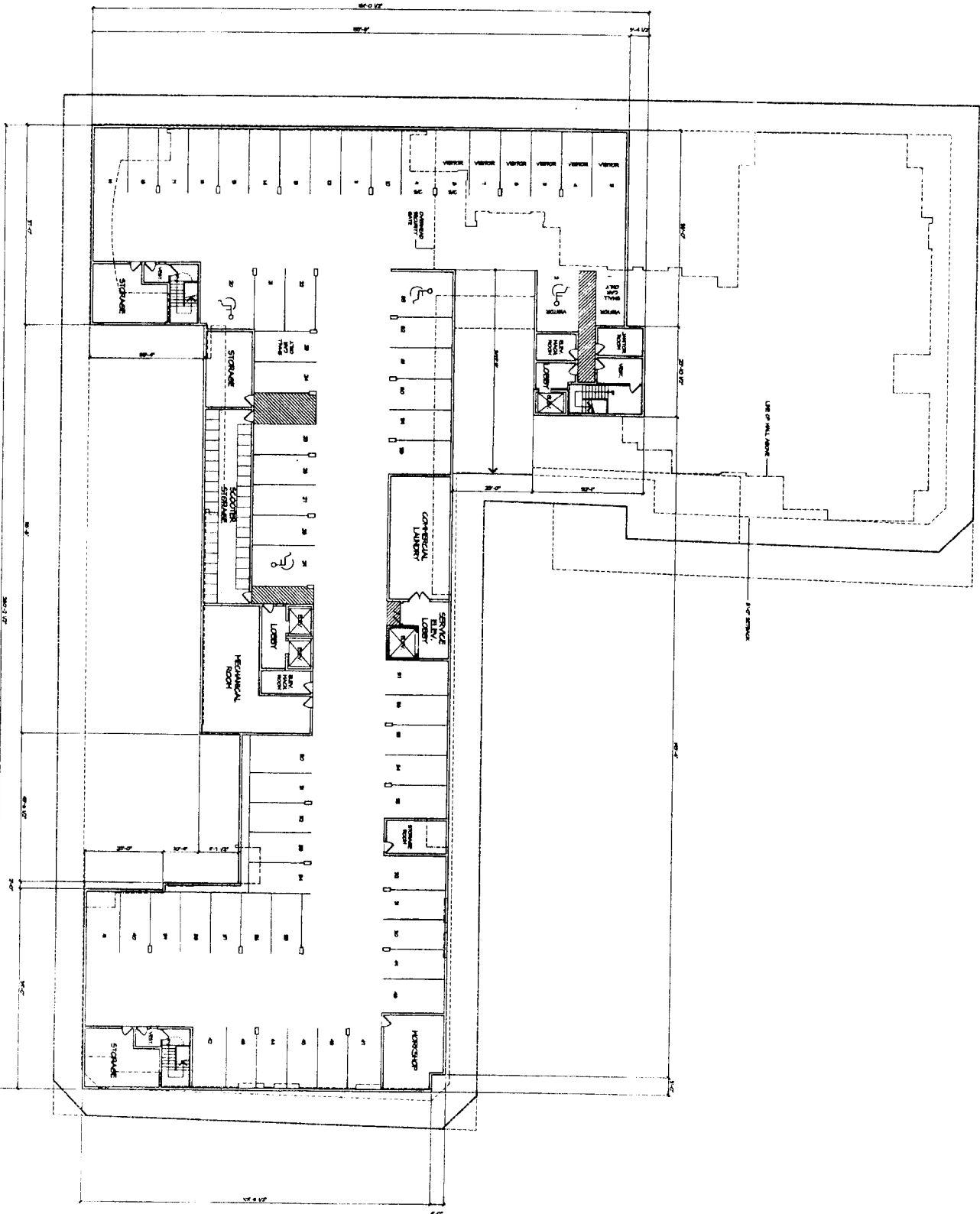
NO.	DATE	BY	CHKD.
1	1987.12.17	...	...
2	...	...	...
3	...	...	...

CLIENT: OYSTER BC LTD.
 PROJECT: 229 & 231 KELLY AVE.
 PORT COBURN BC
 FIRST FLOOR PLAN
 DRAWN: ...
 CHECKED: ...
 DATE: ...

NO.	DATE	BY	CHKD.
1	...	...	...

NO.	DATE	BY	CHKD.	REVISIONS
1
2
3

PARKING GARAGE PLAN



cornett dembek
 ARCHITECTS
 224 K KELLY AVE.
 PORT COBLENZA, BC
 TEL: (604) 273-7700
 FAX: (604) 273-7701
 WWW: www.cornett-dembeck.com

CLIENT: OSTEOR BC LTD.
 PROJECT: 224 & 224 KELLY AVE.
 PORT COBLENZA, BC
 PROJECT: PARKING GARAGE

DATE:	2011.07.12
SCALE:	1/4" = 1'-0"
SHEET:	1 OF 1
BY:	JD
CHECKED:	JD



NO.	REV.	DATE	BY	DESCRIPTION
1	0			ISSUED FOR PERMITS
2	1			REVISED TO PERMITS REQUIREMENTS
3	2			
4	3			
5	4			
6	5			
7	6			
8	7			
9	8			
10	9			



**THE CORPORATION OF THE
CITY OF PORT COQUITLAM**

BYLAW NO. 3518

A Bylaw to amend the "Port Coquitlam Zoning Bylaw, 1987, No. 2240"

The Municipal Council of The Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Port Coquitlam Zoning Bylaw, 1987, No. 2240, Amendment Bylaw, 2005, No. 3518".
2. Those certain parcels of land situated in Port Coquitlam, British Columbia, which are more particularly described as:
 - a) 2219 Kelly Avenue
Parcel Identifier: 010-058-036
Lot 79, District Lot 289, N.W.D. Plan 14778
(RM-5 to CD)
 - b) 2223 Kelly Avenue
Parcel Identifier: 010-058-010
Lot 78, District Lot 289, N.W.D. Plan 14778
(RM-5 to CD)
 - c) 2227 Kelly Avenue
Parcel Identifier: 010-057-986
Lot 77, District Lot 289, Group 1, N.W.D. Plan 14778
(RM-5 to CD)
 - d) 2235 Kelly Avenue
Parcel Identifier: 010-057-943
Lot 76, District Lot 289, N.W.D. Plan 14778
(RM-5 to CD)
 - e) 2241 Kelly Avenue
Parcel Identifier: 004-269-543
Lot 75, Block M, District Lot 289, N.W.D. Plan 14778
(RM-5 to CD)
 - f) 2240 Atkins Avenue
Parcel Identifier: 002-177-137
Parcel B, Plan 52606, Group 1, N.W.D.
(RM-4 to CD)

as shown on Schedule I attached to and forming part of this Bylaw, are hereby rezoned from RM-4 (Apartment) and RM-5 (Downtown Apartment) to CD (Comprehensive Development) and the Zoning Map of the "Port Coquitlam Zoning Bylaw, 1987, No. 2240" is hereby amended to reflect this rezoning.

3. Notwithstanding the "Conditions of Uses" described under "Part XII – Comprehensive Development Zone" of the "Port Coquitlam Zoning Bylaw, 1987, No. 2240", the uses permitted within the aforementioned lands, floor area ratio, lot coverage, front and rear setbacks, building size, dimensions and height requirements shall be those as shown on Schedule II attached to and forming part of this Bylaw.

Read a first time by the Municipal Council this 24th day of October, 2005.

Read a second time by the Municipal Council this 24th day of October, 2005.

Public Hearing held this 14th day of November, 2005.

Mayor

Corporate Officer

Schedule II

Comprehensive Development Zone

INTENT:

This zone is intended to accommodate seniors' supportive and assisted rental housing with common supportive housing facilities.

1. INTERPRETATION

In this Bylaw,

SUPPORTIVE HOUSING means housing that is designed to be accessible, in which housing and a range of hospitality services including meals are provided by or through the operator

ASSISTED HOUSING means housing that is designed to be accessible, in which housing and care that is registered under the Community Care and Assisted Living Act which provides a range of hospitality and personal care services as defined under the Act

KITCHENETTE means an area containing some or all of cupboards, a bar sink, a compact refrigerator, and a cook-top with a maximum of two burners

1. USES PERMITTED:

One project containing:

- (a) a maximum of ~~466~~ 135 Supportive and Assisted senior citizens' housing units with each housing unit to either contain a kitchenette or not contain any kitchen facilities;
- (b) medical and therapeutic uses, adult day care, hair and beauty salon, library, recreational rooms and such other uses that are incidental to the Supportive and Assisted senior citizen's uses;
- (c) accessory uses and facilities customarily incidental to any of the above uses.

2. SITE AREA

The minimum site area is 5,000 square metres.

3. RESIDENTIAL FLOOR AREA RATIO

The maximum floor area ratio is 2.26.

4. LOT COVERAGE

The maximum lot coverage is 60% provided that all required off-street parking is constructed within a building including an underground structure.

Underground structures may occupy up to 95% of the lot surface.

5. RECREATION AND AMENITY AREAS

The minimum outdoor recreation area is 580 square metres.

The minimum indoor recreation and amenity areas shall be 800 square metres including social, dining, recreational and support service spaces.

6. BUILDING SITING

A yard of not less than 2.5 metres in depth shall be provided from any lot line.

7. OFF STREET PARKING

A minimum of 1 parking space for every three suites is required within the building.

A minimum of 5 designated visitor parking spaces are required.

8. HEIGHT OF BUILDING

The height of a building shall not exceed ~~24.75~~16 metres.

~~The height of a building within 35 meters of a north lot line shall not exceed six storeys.~~

~~The height a building within 35 metres of a south lot line shall not exceed four storeys.~~

9. SPECIAL CONDITIONS

Assisted Housing units shall not encompass more than ~~45~~25% of the total number of dwelling units provided in the facility.



**THE CORPORATION OF THE
CITY OF PORT COQUITLAM**

BYLAW NO.

A Bylaw to enter into a Housing Agreement for 2219-41 Kelly Ave. and 2240 Atkins Ave.

WHEREAS pursuant to Section 905 of the Local Government Act, R.S.B.C. 1996, c. 323, as amended, Council may, by bylaw, enter into a housing agreement under that Section;

AND WHEREAS Council wishes to enter into a housing agreement with Astoria Retirement Inc.;

NOW THEREFORE the Municipal Council of the Corporation of the City of Port Coquitlam, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as "Kelly/Atkins Housing Bylaw, 2006, No. ".
2. By this Bylaw Council authorizes the City to enter into a housing agreement with 0733288 BC Ltd. in respect to the following lands:
 - a) 2219 Kelly Avenue
Parcel Identifier: 010-058-036
Lot 79, District Lot 289, N.W.D. Plan 14778
 - b) 2223 Kelly Avenue
Parcel Identifier: 010-058-010
Lot 78, District Lot 289, N.W.D. Plan 14778
 - c) 2227 Kelly Avenue
Parcel Identifier: 010-057-986
Lot 77, District Lot 289, Group 1, N.W.D. Plan 14778
 - d) 2235 Kelly Avenue
Parcel Identifier: 010-057-943
Lot 76, District Lot 289, N.W.D. Plan 14778
 - e) 2241 Kelly Avenue
Parcel Identifier: 004-269-543
Lot 75, Block M, District Lot 289, N.W.D. Plan 14778
 - f) 2240 Atkins Avenue
Parcel Identifier: 002-177-137
Parcel B, Plan 52606, Group 1, N.W.D.
3. The Mayor and Corporate Officer are authorized to execute the housing agreement and all incidental instruments on behalf of the City.

4. Schedule 1, attached to this Bylaw, is incorporated into and forms part of this Bylaw.

Read a first time by the Municipal Council this day of , .

Read a second time by the Municipal Council this day of , .

Read a third time by the Municipal Council this day of , .

Mayor

Corporate Officer