



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
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Legislation Details (With Text)

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Title: Housing Agreement Bylaw - 616 & 620 Constance Avenue, 619 & 623 Nelson Street and 1326 Miles Street, Staff Report No. DEV-20-059

Sponsors:

Indexes:

Code sections:

Attachments: 1. Appendix A - Housing Agreement Bylaw, 2019, No. 2981

Date	Ver.	Action By	Action	Result
8/31/2020	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: August 12, 2020

Report No. DEV-20-059

TO: Laurie Hurst, Chief Administrative Officer

FROM: Alex Tang, Planner and Bill Brown, Director of Development Services

SUBJECT:

Housing Agreement Bylaw - 616 & 620 Constance Avenue, 619 & 623 Nelson Street and 1326 Miles Street

RECOMMENDATION:

That Council adopts Housing Agreement Bylaw, 2019, No. 2981, attached as Appendix A of Staff Report DEV-20-059, for 616 & 620 Constance Avenue, 619 & 623 Nelson Street and 1326 Miles Street

RELEVANT POLICY:

Zoning Bylaw, 1992, No. 2050
Local Government Act

STRATEGIC RELEVANCE:

This Request for Decision does not directly relate to a specific strategic objective.

BACKGROUND:

Appendix A: Housing Agreement Bylaw, 2019, No. 2954

Purpose of the Application

The applicant is requesting a change in zoning from the current RM-1 [Multiple Family Residential] zone to Comprehensive Development District No.121. This change is required to accommodate the proposed 12-storey, commercial residential mixed-use, building including 129 residential units and a 126 space parking garage.

The property owner and the Township wish to enter into a Housing Agreement that would include the following provisions:

- Other than restricting short-term rentals of less than 30 days, all of the dwelling units are available as rental housing rented under the terms of a residential tenancy agreement that complies with the provisions of the Residential Tenancy Act.
- A minimum of 8 affordable dwelling units will be provided consisting of:
 - 4 One-bedroom units, and
 - 4 Two-bedroom units.
- A minimum of 3 special needs dwelling units will be provided consisting of:
 - 2 One-bedroom units, and
 - 1 Two-bedroom unit.
- Affordable dwelling units must have an occupancy standard of at least one person per bedroom, and at least one person per bachelor unit.
- Affordable dwelling units must be occupied by households with a gross annual income at or below the BC Housing Income Limits for the Victoria region.
- Affordable rent is defined as not more than 30% of the gross household annual income.

Council gave first, second and third reading to Housing Agreement Bylaw, 2019, No. 2981 on December 16, 2019.

Council rescinded Third Reading of Housing Agreement Bylaw, 2019, No. 2981, amended, and read anew the bylaw at the Regular Council Meeting on June 22, 2020. This Housing Agreement was amended to include an additional provision that limits an individual, government agency, or corporation to allocate no more than ten dwelling units at any given time. An exception to this allocation is made for the Department of National Defence and Seaspan for workforce housing.

ISSUES:

1. Rationale for Selected Option

Registration of the Housing Agreement would ensure that a minimum of 8 units would be rented as affordable units and a minimum of 3 units would be rented as special needs units.

2. Organizational Implications

This Request for Decision has no organizational implications.

3. Financial Implications

This Request for Decision has no financial implications.

4. Sustainability & Environmental Implications

This Request for Decision has no sustainability or environmental implications.

5. Communication & Engagement

A housing agreement to secure the rental and affordable housing units is required as part of this rezoning application. The Local Government Act does not require that notification be provided when a municipality is considering approval of a Housing Agreement Bylaw.

ALTERNATIVES:

1. That Council adopts Housing Agreement Bylaw, 2019, No. 2981.
2. That Council defeat Housing Agreement Bylaw, 2019, No. 2981.