



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
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Legislation Details (With Text)

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Title: Housing Agreement Bylaw - Esquimalt Town Square, Staff Report No. DEV-21-018
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Attachments: 1. Attachment No. 1: Schedule A - Housing Agreement (505 Park Place) Bylaw No. 3020

Date	Ver.	Action By	Action	Result
3/1/2021	1	Council	approved	Pass

REQUEST FOR DECISION

DATE: March 1, 2021

Report No. DEV-21-018

TO: Laurie Hurst, Chief Administrative Officer

FROM: Bill Brown, Director of Development Services

SUBJECT:

Housing Agreement between Aragon Esquimalt TC Properties Ltd. Inc. No. BC1068481 and The Corporation of the Township of Esquimalt.

RECOMMENDATION:

That Council give 1st, 2nd and 3rd readings to Housing Agreement (505 Park Place) Bylaw, 2021, No. 3020.

RELEVANT POLICY:

Local Government Act
Official Community Plan Bylaw, 2018, No. 2922

STRATEGIC RELEVANCE:

Healthy, Livable, and Diverse Community

Support community growth, housing and development consistent with our Official Community Plan (OCP)

BACKGROUND:

Schedule A: Bylaw No. 3020 Housing Agreement (505 Park Place) Bylaw, 2021, No. 3020 with

Housing Agreement signed by Aragon Esquimalt TC Properties Ltd.

Chronology:

July 11, 2016 Rezoning Bylaw for Esquimalt Town Square adopted.

October 16, 2017 Township enters into Phased Development Agreement with Aragon Esquimalt TC Properties Ltd. Inc. No. BC1068481.

May 22, 2018 Development Permit for Esquimalt Town Square issued.

Purpose:

As part of the rezoning process for the Esquimalt Town Centre lands, Aragon entered into a Phased Development Agreement (PDA) with the Township. This Agreement requires that Aragon enter into a Housing Agreement for their rental property prior to obtaining occupancy for the rental building.

The rental building, called the Spruce, is located at 505 Park Place (the corner of Park Place and Esquimalt Road). The main floor will be commercial in nature while floors 2 to 6 will contain 34 rental dwelling units comprised of the following:

- 4 studio Dwelling Units;
- 8 one-bedroom Dwelling Units;
- 21 two-bedroom Dwelling Units; and
- 1 three-bedroom unit.

The Housing Agreement has a term of 20 years, during which time the units must be used for rental.

The Housing Agreement contains the following restrictions:

- Unless otherwise approved by the Director of Development Services, no Reserved Rental Unit shall be rented to any corporate entity other than the DND or Seaspan;
- Unless otherwise approved in writing by the Director of Development Services, no tenant, other than the DND or Seaspan may rent more than one Reserved Rental Unit.
- No Reserved Rental Unit will be occupied for any purpose except for Rental Purposes.
- Except for Reserved Rental Units that are rented to the DND, Seaspan, or another corporate entity approved in writing by the Director of Development Services, Reserved Rental Units will only be used as a principal residence of a tenant.
- The Owner will not permit a Reserved Rental Unit to be used for short-term rental purposes (being rentals for periods shorter than 30 consecutive days).

The Housing Agreement also includes remedies for defaults which include a \$200.00/day penalty for defaults that are not corrected within 30 days of notice of the default being given.

ISSUES:

1. Rationale for Selected Option

The Housing Agreement is required by the Phased Development Agreement prior to occupancy being issued.

2. Organizational Implications

There are no significant organizational implications.

3. Financial Implications

There are no significant financial implications.

4. Sustainability & Environmental Implications

The Housing Agreement will help ensure that these 34 rental units are available as workforce housing.

5. Communication & Engagement

There are no requirements for consultation related to the Housing Agreement.

ALTERNATIVES:

1. That Council give 1st, 2nd and 3rd readings to Housing Agreement (505 Park Place) Bylaw, 2021, No. 3020.
2. That Council provide alternate directions to staff.