



CORPORATION OF THE TOWNSHIP OF ESQUIMALT

Municipal Hall
1229 Esquimalt Road
Esquimalt, B.C. V9A 3P1

Legislation Text

File #: 19-485, Version: 1

REQUEST FOR DECISION

DATE: December 10, 2019

Report No. DEV-19-115

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 resolves that Housing Agreement Bylaw, 2019, No. 2981, attached as Appendix A of Staff Report DEV-19-115, for 616 & 620 Constance Avenue, 619 & 623 Nelson Street and 1326 Miles Street be given first, second, and third readings.

RELEVANT POLICY:

Zoning Bylaw, 1992, No. 2050
Local Government Act

STRATEGIC RELEVANCE:

This Request for Decision supports the following specific strategic objective: Healthy, Livable and Diverse Community - Support community growth, housing and development consistent with our Official Community Plan.

BACKGROUND:

Appendix A: Housing Agreement Bylaw, 2019, No. 2981

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 109 residential units and a 139 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.

Should this Housing Agreement Bylaw be adopted, Township representatives will execute the document and register a Notice of the Housing Agreement on the title of the subject property.

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 give first, second and third readings to Housing Agreement Bylaw, 2019, No. 2981.
2. That Council defeat Housing Agreement Bylaw, 2019, No. 2981.