



## Committee of the Whole Report For the Meeting of January 10, 2019

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**To:** Committee of the Whole **Date:** December 20, 2018

**From:** Andrea Hudson, Director, Sustainable Planning and Community Development

**Subject:** **Update Report on Rezoning Application No. 00641 and Development Permit with Variances Application 000528 for 430 Parry Street**

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### RECOMMENDATION

That Council consider the following revised motion:

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00641 for 430 Parry Street, that first and second reading of the Zoning Regulation Bylaw be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation and execution of legal agreements to secure two studio units as below-market housing, to the satisfaction of the City Solicitor (**below market housing offered at 15% less market rate, in perpetuity**)
2. Preparation and execution of a Housing Agreement to ensure that future Strata Bylaws could not prohibit the rental of units (with the exception of the two below-market ownership units)."

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with new information, analysis and recommendations for a Rezoning Application for the property located at 430 Parry Street. The proposal is to rezone from the R-2 Zone, Two-Family Dwelling District, to a site-specific zone in order to construct a four- and five-storey residential building. The proposal is to increase the density and allow multi-unit residential uses at this location.

At the Committee of the Whole (COTW) meeting of September 20, 2018, Council passed a motion to advance the application to a public hearing, subject to the applicant completing the conditions outlined in the motion (attached). The applicant has since amended their proposal to maintain a consistent discount rate on the two below-market dwelling units. Initially, the two below-market units were to be offered at 20% less than the market value for the initial sale, and then discounted by 15% from the market value for all subsequent sales. The market value was to be based on an appraisal and managed by the Capital Region Housing Corporation (see Committee of the Whole Report September 20, 2018 attached). The applicant has revised their proposal to now offer the below-market units at 15% less than the market value for the first and all subsequent sales. A maximum income of \$80,000 will also be set within the housing

agreement, meeting the City's definition for below-market ownership. The change in discount rates is reported by the applicant to be a factor of changing market conditions, increasing construction costs and financial lending thresholds. This is the only change to the application since the September 20, COTW meeting; however, since it affects the context of the Housing Agreement, staff wanted to ensure Council was supportive of this change. Additionally, as previously noted, the below-market units are being offered in addition to a financial contribution of \$18,563.45, consistent with the *City of Victoria Density Bonus Policy, 2016*, which was the approved approach for applications received before November 8, 2018.

### Tenant Assistance Policy

The September 20, 2018 motion included direction to the applicant to provide a Tenant Assistance Plan, given that the proposal included the demolition of an existing building, which would result in a loss of two existing residential rental units. At the time of the previous application, the tenant assistance policy was newly adopted; hence, a plan was not included. The applicant has subsequently provided a Tenant Assistance Plan, which has been reviewed by the City and deemed consistent with the Policy. It was also determined that the applicant is not required to submit a tenant assistance plan given the short duration of the current tenancy, less than a year; however, the applicant has elected to provide a plan (see attached).

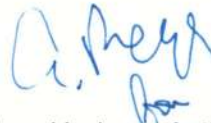
### ALTERNATE MOTION

That Council decline Rezoning Application No. 00641 for the property located at 430 Parry Street.

Respectfully submitted,



Miko Betanzo  
Senior Planner – Urban Design  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager



Date: Dec 24, 2018

### List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated August 30, 2018
- Attachment D: Revised Applicant letter to Mayor and Council dated December 17, 2018
- Attachment E: Community Association Land Use Committee letter dated March 2, 2018
- Attachment F: Correspondence (Letters received from residents).
- Attachment G: Previous COTW report from September 20, 2018
- Attachment H: Tenant Assistance Plan December 20, 2018
- Attachment I: CRD Letter confirming administration of below-market units dated December 19, 2018