

**C. BYLAWS**

**C.3 1900-1912 Richmond Road Rezoning Application No. 00651**

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Young

That the following bylaw be given **first and second readings**:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1191) No. 19-060

**CARRIED UNANIMOUSLY**

**Moved By** Councillor Alto

**Seconded By** Councillor Thornton-Joe

That the following bylaw be given **first, second, and third readings**:

1. Housing Agreement (1900, 1908, & 1912 Richmond Road) Bylaw (2019) No. 19-083

**CARRIED UNANIMOUSLY**



**Council Report**  
**For the Meeting of July 18, 2019**

**To:** Council

**Date:** July 10, 2019

**From:** C. Coates, City Clerk

**Subject:** 1900-1912 Richmond Road: Rezoning Application No. 00651

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**RECOMMENDATION**

That the following bylaw be given first and second readings:

1. Zoning Regulation Bylaw, Amendment Bylaw (No. 1191) No. 19-060

And that the following bylaw be given first, second, and third readings:

1. Housing Agreement (1900, 1908, & 1912 Richmond Road) Bylaw (2019) No. 19-083

**BACKGROUND**

Attached for Council's initial consideration is a copy of the proposed Bylaws No. 19-060 and No. 19-083.

In accordance with Council's motion on June 27, 2019, included below, the necessary conditions have been met and the application can advance to a Public Hearing.

1900 Richmond Road: Rezoning Application No. 00651 Update

That first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following legal documents are prepared and executed:

- a. Statutory Right-of-Way of 1.82m off Fort Street
- b. Statutory Right-of-Way of 1.39m off Birch Street
- c. Statutory Right-of-Way of 4.53m off Richmond Road
- d. Statutory Right-of-Way of 1.44m off Ashgrove Street
- e. Housing Agreement to secure the building as rental in perpetuity and to secure the amenity spaces as noted on plans date stamped March 14, 2019.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Coates".

Chris Coates  
City Clerk

**Report accepted and recommended by the City Manager:**

A handwritten signature in black ink, appearing to read "Jocelyn Jenkyns".  
**Date:** July 11, 2019

**List of Attachments:**

- Bylaw No. 19-060
- Bylaw No. 19-083

NO. 19-060

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the C1-R Zone, Richmond Limited Commercial 2 District, and to rezone land known as 1900, 1908 & 1912 Richmond Road from the R3-2 Zone, Multiple Dwelling District, and the C-1 Zone, Limited Commercial District, to the C1-R Zone, Richmond Limited Commercial 2 District.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the "ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1191)".
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule "B" under the caption PART 4 – GENERAL COMMERCIAL ZONES by adding the following words:

"4.95 C1-R Zone, Richmond Limited Commercial 2 District"

- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 4.95 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 1900, 1908 & 1912 Richmond Road, legally described as PID: 000-142-506, Lot A, Section 76, Victoria District, Plan 20969; PID: 009-196-137, Lot 49, Section 76, Victoria District, Plan 257; PID: 009-196-145, Lot 50, Section 76, Victoria District, Plan 257; and PID: 009-196-153, Lot 51, Section 76, Victoria District, Plan 257, and shown hatched on the attached map, is removed from the R3-2 Zone, Multiple Dwelling District and the C-1 Zone, Limited Commercial District and placed in the C1-R Zone, Richmond Limited Commercial 2 District.

READ A FIRST TIME the	day of	2019
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READ A SECOND TIME the	day of	2019
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Public hearing held on the	day of	2019
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READ A THIRD TIME the	day of	2019
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ADOPTED on the	day of	2019
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CITY CLERK

MAYOR

**PART 4.95 – C1-R ZONE, RICHMOND LIMITED COMMERCIAL 2 DISTRICT****4.95.1 Definitions**

In this Part, Assisted Living Facility means premises in which housing, meal services, housekeeping services, laundry services, social and recreational opportunities, a 24 hour emergency response system, and one or two prescribed services as defined in the Community Care and Assisted Living Act are provided by or through the operator to 3 or more adults who are not related by blood or marriage to the operator of the premises.

**4.95.2 Permitted Uses in this Zone**

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R-2 Zone, Two Family Dwelling District, subject to the regulations set out in Part 2.1 of the Zoning Regulation Bylaw
- b. Assisted Living Facility
- c. Medical Laboratory
- d. Medical Offices
- e. Restaurant
- f. Retail

**4.95.3 Lot Area**

- |                               |                    |
|-------------------------------|--------------------|
| a. <u>Lot area</u> (minimum)  | 4697m <sup>2</sup> |
| b. <u>Lot width</u> (minimum) | 72m                |

**4.95.4 Community Amenities**

- a. As a condition of additional density pursuant to Part 4.95.5, a monetary contribution of \$1,000,000 must be provided to the Victoria Housing Reserve Fund prior to issuance of a Development Permit.
- b. Until the amenity contribution identified in Part 4.95.4 a. is paid in full, it shall be adjusted annually on January 1 commencing the second calendar year following the year Bylaw #19-060 is adopted and each year thereafter, by adding to the base contribution amount in Part 4.95.4 a. an amount calculated by multiplying that base contribution as of the previous January 1 by the annual percentage increase in the CPI for the most recently published 12 month period.
- c. For the purposes of this Part 4.95.4 "CPI" means the all-items Consumer Price Index for Victoria published by Statistics Canada or its successor in function.



**PART 4.95 – C1-R ZONE, RICHMOND LIMITED COMMERCIAL 2 DISTRICT****4.95.5 Floor Area, Floor Space Ratio**

- |   |                         |
|---|-------------------------|
| a. <u>Total floor area</u> (maximum)  | 10,771.30m <sup>2</sup> |
| b. <u>Floor space ratio</u> where the amenity has not been provided pursuant to Part 4.95.4 (maximum)   | 1.4:1                   |
| c. <u>Floor space ratio</u> where the amenity has been provided pursuant to Part 4.95.4 (maximum)   | 2.29:1                  |
| d. A minimum of 170m <sup>2</sup> on the ground floor must be dedicated to one or more of the following uses: medical laboratory, medical office or pharmacy. |                         |

**4.95.6 Height, Storeys**

- |   |        |
|---|--------|
| a. Principal <u>building height</u> where the amenity has not been provided pursuant to Part 4.95.4 (maximum) | 12m    |
| b. Principal <u>building height</u> where the amenity has been provided pursuant to Part 4.95.4 (maximum)     | 20.64m |
| c. <u>Storeys</u> (maximum)   | 5      |

**4.95.7 Setbacks, Projections**

- |  |       |
|--|-------|
| a. <u>Street Boundary</u> – Birch Street (minimum)                     | 1.10m |
| b. <u>Rear yard setback</u> – Ashgrove Street (minimum)                | 2.55m |
| c. <u>Side yard setback</u> - from interior <u>lot lines</u> (minimum) | 2.24m |
| d. <u>Side yard setback</u> – Fort Street (minimum)                    | 2.00m |

**4.95.8 Site Coverage, Open Site Space**

- |                                     |        |
|-------------------------------------|--------|
| a. <u>Site Coverage</u> (maximum)   | 51%    |
| b. <u>Open site space</u> (minimum) | 30.45% |

PART 4.95 – C1-R ZONE, RICHMOND LIMITED COMMERCIAL 2 DISTRICT

**4.95.9 Vehicle and Bicycle Parking**

- |                                     |  |
|-------------------------------------|--|
| a. <u>Vehicle parking</u> (minimum) | Subject to the regulations in Schedule "C" except as otherwise specified by the regulations in this Part |
| b. <u>Medical Offices</u>           | 1 space per 50m <sup>2</sup> floor area  |
| c. <u>Medical Laboratory</u>        | 1 space per 50m <sup>2</sup> floor area  |
| d. <u>Restaurant</u>                | 1 space per 50m <sup>2</sup> floor area  |
| e. Bicycle parking (minimum)        | Subject to the regulations in Schedule "C"   |



Under its statutory powers, including section 483 of the *Local Government Act*, the Council of The Corporation of the City of Victoria in an open meeting enacts the following provisions:

1 This Bylaw may be cited as the "HOUSING AGREEMENT (1900, 1908 & 1912  
RICHMOND ROAD) BYLAW (2019)".

2 The Mayor and the City Clerk are authorized to execute the Housing Agreement

(a) substantially in the form attached to this Bylaw as Schedule A;

(b) between the City and Amica Oak Bay Inc., or other registered owners from time to time of the lands described in subsection (c); and

(c) that applies to the lands known as 1900, 1908 & 1912 Richmond Road, Victoria, BC, legally described as:

PID: 000-142-506, Lot A, Section 76, Victoria District, Plan 20969  
PID: 009-196-137, Lot 49, Section 76, Victoria District, Plan 257  
PID: 009-196-145, Lot 50, Section 76, Victoria District, Plan 257  
PID: 009-196-153, Lot 51, Section 76, Victoria District, Plan 257.

ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_ 2019

MAYOR



**HOUSING AGREEMENT**  
 (Requiring all units to be rented)  
 (Pursuant to Section 483 of the *Local Government Act*)

BETWEEN:

**THE CORPORATION OF THE CITY OF VICTORIA**  
 #1 Centennial Square  
 Victoria, B.C. V8W 1P6  
 (the "City")

OF THE FIRST PART

AND:

**AMICA OAK BAY INC.** Inc. No. BC1193710,  
 a company incorporated under the laws of British Columbia,  
 having an office at Suite 3200 - 20 Queen Street, Toronto, ON M5H 3R3  
 (the "Owner")

OF THE SECOND PART

AND:

**BANK OF MONTREAL,**  
 a Canadian Chartered Bank having a postal address at  
 18<sup>th</sup> Floor, 1<sup>st</sup> Canadian Place, Toronto, ON M5X 1A1  
 (the "Existing Chargeholder")

OF THE THIRD PART

**WHEREAS:**

- A. Under section 483 of the *Local Government Act* the City may, by bylaw, enter into a Housing Agreement with an owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions referred to in section 483(2) of the *Local Government Act*.
- B. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with a civic address of 1900 Richmond Road, Victoria, B.C. and legally described as:

PID: 000-142-506  
 Lot A Section 76 Victoria District Plan 20969

PID: 009-196-137  
 Lot 49 Section 76 Victoria District Plan 257

PID: 009-196-145  
 Lot 50 Section 76 Victoria District Plan 257

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PID: 009-196-153

Lot 51 Section 76 Victoria District Plan 257

(collectively, the "**Lands**");

- C. The Owner has applied to the City to rezone the Lands to permit 137 residential housing units within the Development in accordance with this Agreement.
- D. The City and the Owner wish to enter into this Agreement, as a Housing Agreement pursuant to section 483 of the *Local Government Act*, to secure the agreement of the Owner that all Dwelling Units within the Development on the Lands will be used and held only as rental housing.

**NOW THIS AGREEMENT WITNESSES** that pursuant to section 483 of the *Local Government Act*, and in consideration of \$10.00 and the premises and covenants contained in this agreement (the "**Agreement**"), the parties agree each with the other as follows:

## 1.0 DEFINITIONS

### 1.1 In this Agreement:

"**Development**" means the new 137 unit building consisting of residential housing and related facilities on the Lands;

"**Dwelling Units**" means any or all, as the context may require, of the 137 self-contained residential dwelling units within the Development and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise;

"**Dwelling Unit**" means any of such residential dwelling units located on the Lands;

"**Owner**" includes a person who acquires an interest in the Lands or any part of the Lands and is thereby bound by this Agreement, as referred to in section 8.3; and

"**Tenancy Agreement**" means a tenancy agreement pursuant to the *Residential Tenancy Act* that is regulated by that Act.

### 1.2 In this Agreement:

- (a) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment; and
- (b) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.

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**2.0 DWELLING UNITS TO BE USED AND OCCUPIED ONLY AS RENTAL UNITS**

- 2.1** The Owner covenants and agrees that the Dwelling Units shall only be used as rental housing in perpetuity, and for that purpose shall only be occupied by a tenant(s) under the terms of a Tenancy Agreement (if and to the extent that the *Residential Tenancy Act* applies to such tenancy) between the Owner and the tenant(s) who occupies the Dwelling Unit.

**3.0 NO RESTRICTIONS ON RENTALS**

- 3.1** The Owner covenants and agrees that the Owner shall not take any steps, or enter into any agreements, or impose any rules or regulations whatsoever, the effect of which would be to prohibit the Owner of a Dwelling Unit from renting that Dwelling Unit.
- 3.2** Without limiting the generality of section 3.1, the Owner covenants and agrees that it will not make application to deposit a strata plan for or in respect of the Lands or a building on the Lands without the consent of the City.

**4.0 REPORTING**

- 4.1** The Owner covenants and agrees to provide to the Director, within thirty (30) days of the Director's written request, a report in writing confirming that:

- (a) all Dwelling Units are being rented or are vacant;
- (b) all other requirements of this Agreement are being complied with by the Owner and the Development,

together with such other information as may be requested by the Director from time to time.

- 4.2** The Owner hereby authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement, subject to the rights of tenants of the Dwelling Units.
- 4.3** The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications of this Agreement and that such consent may be withheld for any reason.

**5.0 NOTICE TO BE REGISTERED IN LAND TITLE OFFICE**

- 5.1** Notice of this Agreement (the "Notice") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483 of the *Local Government Act*, and this Agreement is binding on the parties to this Agreement as well as all persons who acquire an interest in the Lands after registration of the Notice.

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**6.0 LIABILITY**

- 6.1 The Owner agrees to indemnify and save harmless the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from all claims, demands, actions, damages, costs and liabilities, which all or any of them shall or may be liable for or suffer or incur or be put to by reason of or arising out of failure of the Owner to comply with the terms and conditions of this Agreement.
- 6.2 The Owner hereby releases and forever discharges the City and each of its elected and appointed officials, employees and agents and their respective administrators, successors and permitted assigns, of and from any and all claims, demands, actions, damages, economic loss, costs and liabilities which the Owner now has or hereafter may have with respect to or by reason of or arising out of the fact that the Lands are encumbered by and affected by this Agreement.

**7.0 PRIORITY AGREEMENT**

- 7.1 The Existing Chargeholder, as the registered holder of a charge by way of Mortgage and Assignment of Rents registered against title to the Lands in the Land Title Office at Victoria, British Columbia, under numbers CA7337010 and CA7337011, respectively (the "Existing Charges"), for and in consideration of the sum of One Dollar (\$1.00) paid by the City (the receipt whereof is hereby acknowledged), agrees with the City that upon filing of a Notice with the Land Title Office that the Lands are subject to this Agreement, pursuant to Section 483(5) of the *Local Government Act*, and this Agreement shall be an encumbrance upon the Lands in priority to the Existing Charges in the same manner and to the same effect as if Notice had been filed prior to the Existing Charges.

**8.0 GENERAL PROVISIONS**

- 8.1 **NOTICE.** If sent as follows, notice under this Agreement is considered to be received
- (a) seventy-two (72) hours after the time of its mailing (by registered mail) or faxing, and
  - (b) on the date of delivery if hand-delivered,

to the City:

City of Victoria  
 #1 Centennial Square  
 Victoria, BC V8W 1P6

Attention: Director of Sustainable Planning and Community Development  
 Fax: 250-361-0386



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to the Owner:

Amica Oak Bay Inc.  
Suite 3200 - 20 Queen Street  
Toronto ON M5H 3R3

Attention: Kate Milliken Binns  
Fax: 604-608-9345

If a party identifies alternate contact information in writing to another party, notice is to be given to that alternate address.

If normal mail service or facsimile service is interrupted by strike, work slowdown, force majeure, or other cause,

- (b) notice sent by the impaired service is considered to be received on the date of delivery, and
- (c) the sending party must use its best efforts to ensure prompt receipt of a notice by using other uninterrupted services, or by hand-delivering the notice.

**8.2 TIME.** Time is of the essence of this Agreement.

**8.3 BINDING EFFECT.** This Agreement will enure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, successors, and permitted assignees. In accordance with section 483(6) of the *Local Government Act*, this Agreement and all obligations hereunder is binding on all who acquire an interest in the Lands, and the Owner only during the Owner's ownership of any interest in the Lands, and with respect only to that portion of the Lands of which the Owner has an interest.

**8.4 WAIVER.** The waiver by a party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this Agreement is not to be construed as a waiver of any future or continuing failure, whether similar or dissimilar.

**8.5 HEADINGS.** The headings in this Agreement are inserted for convenience and reference only and in no way define, limit or enlarge the scope or meaning of this Agreement or any provision of it.

**8.6 LANGUAGE.** Wherever the singular, masculine and neuter are used throughout this Agreement, the same is to be construed as meaning the plural or the feminine or the body corporate or politic as the context so requires.

**8.7 EQUITABLE REMEDIES.** The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement

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- 8.8 CUMULATIVE REMEDIES.** No remedy under this Agreement is to be deemed exclusive but will, where possible, be cumulative with all other remedies at law or in equity.
- 8.9 ENTIRE AGREEMENT.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 8.10 FURTHER ASSURANCES.** Each of the parties will do, execute, and deliver, or cause to be done, executed, and delivered all such further acts, documents and things as may be reasonably required from time to time to give effect to this Agreement.
- 8.11 AMENDMENT.** This Agreement may be amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.
- 8.12 LAW APPLICABLE.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.
- 8.13 NO DEROGATION FROM STATUTORY AUTHORITY.** Nothing in this Agreement shall:
- (a) limit, impair, fetter or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive bylaw enacted by the City, or permit, licence or approval, granted, made or issued thereunder, or pursuant to statute, by the City shall estop, limit or impair the City from relying upon and enforcing this Agreement; or
  - (b) relieves the Owner from complying with any enactment, including the City's bylaws, or any obligation of the Owner under any other agreement with the City.
- 8.14 JOINT AND SEVERAL.** The Owner, if more than one, are jointly and severally obligated to perform and observe each and every of the covenants, warranties and agreements herein contained by the Owner to be observed and performed.
- 8.15 COUNTERPARTS.** This Agreement may be executed in counterparts and delivered by facsimile or emailed PDF file, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.
- 8.16 EFFECTIVE DATE.** This Agreement is effective as of the date of the signature of the last party to sign.

THE CORPORATION OF THE CITY OF )  
VICTORIA by its authorized signatories: )

CITY CLERK Chris Coates

Date signed: \_\_\_\_\_

Print Name: Douglas MacLachlan

Print Name: \_\_\_\_\_

Date signed: July 3, 2015

Print Name: \_\_\_\_\_

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Print Name: \_\_\_\_\_

Date signed: \_\_\_\_\_

308833.00012/93249558.6

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IN WITNESS WHEREOF the parties hereto have set their hands and seals as of the day and year last below written.

THE CORPORATION OF THE CITY OF )  
VICTORIA by its authorized signatories: )

\_\_\_\_\_  
MAYOR Lisa Helps )

\_\_\_\_\_  
CITY CLERK Chris Coates )

Date signed: \_\_\_\_\_ )

AMICA OAK BAY INC. )  
by its authorized signatories: )

\_\_\_\_\_  
Print Name: \_\_\_\_\_ )

\_\_\_\_\_  
Print Name: \_\_\_\_\_ )

Date signed: \_\_\_\_\_ )

BANK OF MONTREAL )  
by its authorized signatories: )

\_\_\_\_\_  
Print Name: \_\_\_\_\_ )

Abhishek Menon  
Associate

\_\_\_\_\_  
Print Name: \_\_\_\_\_ )

Geoffrey Keating  
Director

Date signed: \_\_\_\_\_ )

2<sup>nd</sup> July 2019

Thomas J. Hunter  
SENIORS' CANADA LLP

Execution by Bank of Montreal only for the purpose set out in Section 7.1.