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August 13, 2019

Mayor and Council,
1, Centennial Square
Victoria, BC

Your Worship and Council

Re: Update on Committee of the Whole Report for the meeting June 08, 2017
Specifically rezoning application No.0046 for 913-929 Burdett Avenue and 914-924 McClure Street and Heritage Alteration Permit Application No.00214 for 913-929 Burdett Avenue and 914-924 McClure Street. (Fairfield)

We have made a number of further substantial changes to our proposed housing agreement to reflect Councils adopted Amendments to the housing agreement presented at the June 08 COTW.

"a That Council instruct staff to prepare a Housing Agreement Bylaw to secure a minimum of 50% of the total units as market rental for a minimum of 20 years, plus a minimum of 26 units be used as assisted living for a minimum of 20 years, and that future strata bylaws cannot prohibit strata owners from renting residential strata units, and repeal the formerly adopted Housing Agreement from a past development proposal.

b. That a portion of units in the building be secured at below market rental."

Inclusionary Zoning

We feel that our application includes inclusionary rezoning as part of the Mount St Angela rezoning.

The proponent has acquired property at 1046/1048 North Park to build a purpose designed building to house for 34 affordable units for people who suffer from mental illness currently housed in Mount St Angela. This would be the first purpose built brand new building the VIHA program has seen and it is an important piece to the on going legacy of Mount St Angela

North Park

The Rezoning Application No. 00632 along Development Permit with Variances Application No. 00071 was approved by council at the public hearing on November 22, 2018.

The project is for 34 single room occupancy units purposed built for VIHA . This number represents 25% of the Mount St. Angela total unit count of 132 .

A housing agreement would not be registered as the intended use and wording in the zoning bylaw would ensure compliance similar to a housing agreement. VIHA can only sign a 10 year lease as per their policy/mandate. The developer intends to offer VIHA or similar non profit provider similar renewal lease options in perpetuity.

The units would rent under the definition of affordable rent, affordable units, and low income threshold - based on VIHA's housing mandate.

Mount St Angela

With respect to this proposed development the developer intends to build a 132 unit strata.

The Developer will consent to the registration of a housing agreement.

The housing agreement would:

- a. Limit occupancy to seniors and their caregivers.
- b. Include 26 dedicated assisted living units, subject to a 20 year term.
- c. 50% of the units will be subject to a 20 year rental obligation and otherwise no rental restrictions will be permitted.
- d. 5 units would be dedicated for affordable rent.

This represents 5% of the remaining units and brings the total number of below market units for both projects to 39 or 30% of the total unit count.

The dedicated units are as follows:

- 1 studio unit located on Level 3 on the submitted plan (attached)
- 1 bedroom unit located on Level 4 on the submitted plan
- 1 bedroom + den unit located on Level 1 on the submitted plan
- 1 bedroom + den unit located on Level 4 on the submitted plan
- 2 bedroom unit located on Level 4 on the submitted plan

The above units would follow affordable rental units found in Schedule A of the City of Victoria's Inclusionary Housing Expectations 2019.

A revised land lift analysis reflecting the associated heritage revitalization costs & revised housing model based on the terms of reference was submitted to city staff by Rollo & Associates Land Economists in April 2019

We look forward to meeting with Council to answer any questions regarding our revised housing agreement.

Yours truly,



Larry Cecco, MRAIC, AIA Int.

on behalf of MI Ventures