

NO. 19-101

HOUSING AGREEMENT (208-242 WILSON STREET) BYLAW
A BYLAW OF THE CITY OF VICTORIA

The purpose of this Bylaw is to authorize an agreement to ensure that future strata bylaws cannot prohibit the rental of units (with the exception of three below-market units) for the lands known as 208/210 Wilson Street, 220 Wilson Street, 230 Wilson Street and 240/242 Wilson Street, Victoria, BC.

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:

Title

- 1 This Bylaw may be cited as the "HOUSING AGREEMENT (208-242 WILSON STREET) BYLAW (2019)".**

Agreement authorized

- 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 1123461 B.C. Ltd., Inc. No. BC1123461 or other registered owners from time to time of the lands described in subsection (c); and
 - (c) that applies to the lands known as 208/210 Wilson Street, 220 Wilson Street, 230 Wilson Street and 240/242 Wilson Street, Victoria, BC, legally described as:

PID: 003-141-497
Lot 1, Section 31, Esquimalt District, Plan 23713

PID: 008-923-311
Lot 74, Block L, Section 31, Esquimalt District, Plan 549

PID: 002-025-183
Lot 75, Block L, Section 31, Esquimalt District, Plan 549

PID: 017-393-302
Strata Lot 1, Section 31, Esquimalt District, Strata Plan VIS2123

PID: 017-393-311
Strata Lot 2, Section 31, Esquimalt District, Strata Plan VIS2123;

Common Property Strata Plan VIS2123

READ A FIRST TIME the	10th	day of	October	2019
READ A SECOND TIME the	10th	day of	October	2019
READ A THIRD TIME the	10th	day of	October	2019
ADOPTED on the		day of		2019

CITY CLERK

MAYOR

Schedule A

HOUSING AGREEMENT(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**")

AND:

1123461 B.C. LTD. (Inc. No. BC1123461)
 1196 Tall Tree Lane
 North Vancouver, BC V7R 1W4

and

OWNERS, STRATA PLAN VIS2123
 1196 Tall Tree Lane
 North Vancouver, BC V7R 1W4

(collectively, the "**Owner**")

AND:

BANK OF MONTREAL
 595 Burrard Street
 Vancouver, BC V7X 1L7

(the "**Existing Chargeholder**")**WHEREAS**

- A. Capitalized terms used herein will have the respective meanings ascribed to them in section 1.1 of this Agreement, unless the context otherwise clearly requires or they are elsewhere defined herein.
- B. 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*.
- C. The Owner is the registered owner in fee simple of lands in the City of Victoria, British Columbia, with civic addresses 240, 230, 220, 210 and 208 Wilson Street, Victoria, BC and legally described as:

PID 002 025 183	Lot 75, Block L, Section 31, Esquimalt District, Plan 549
PID 008 923 311	Lot 74, Block L, Section 31, Esquimalt District, Plan 549

PID 003 141 497	Lot 1, Section 31, Esquimalt District, Plan 23713
PID 017 393 302	Strata Lot 1, Section 31, Esquimalt District, Strata Plan VIS2123
PID 017 393 311	Strata Lot 2, Section 31, Esquimalt District, Strata Plan VIS2123
No PID	Common Property Strata Plan VIS2123

(collectively, the "Lands").

- D. The Owner has applied to the City to rezone the Lands to develop 34 townhome units on the Lands.
- E. The Dwelling Units are intended to be stratified and therefore will be subject to the *Strata Property Act* (British Columbia) and the bylaws of the strata corporation, but the intent of this housing agreement is to ensure the perpetual availability of rental units (in addition to owner-occupied units).
- F. 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 establish the terms and conditions regarding the occupancy of the residential units identified in this housing agreement.

NOW THIS AGREEMENT WITNESSES that pursuant to section 483 of the *Local Government Act*, and in consideration of 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:

"**Below Market Units**" means the three (3) two-bedroom Dwelling Units within the Development that will be secured as 85% below-market ownership housing through a section 219 covenant and housing agreement between the Owner and the Capital Regional District, which document will be registered against the Lands prior to any rezoning approval for the Development.

"**Business Day**" means Monday to Friday, other than any such day which is a statutory holiday in Victoria, British Columbia.

"**Development**" means the proposed residential building on the Lands, which is to include thirty-four (34) Dwelling Units.

"**Dwelling Units**" means any or all, as the context may require, of the thirty-four (34) self-contained residential dwelling units within the Development that will be located on the Lands, and includes any dwelling unit that is developed on the Lands in future, whether as part of the Development or otherwise; and

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

"**Immediate Family**" includes a person's spouse, child, grandchild, parent, grandparent, sibling, niece and nephew, and includes the Immediate Family of the person's spouse.

"**Non-owner**" means a person other than a Related Person or the Owner.

"**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 7.3.

"**Related Person**" includes, where the registered or beneficial owner of the Lands or Dwelling Unit, as applicable, is:

- (a) a corporation or society:
 - (i) an officer, director, shareholder, or member of such corporation or society, or of another entity which is a shareholder or member of such corporation or society; or
 - (ii) an Immediate Family of a person to whom paragraph (i) applies, or
- (b) an individual, an Immediate Family of the registered or beneficial owner.

"**Strata Corporation**" means, for the portions of the Lands or any building on the Lands that is subdivided under the *Strata Property Act*, a strata corporation as defined in that Act, including the Owner while in control of the strata corporation and subsequently the individual strata lot owners collectively acting as the strata corporation.

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

2.0 No Restrictions on Rentals

- 2.1 The Owner covenants and agrees that with the exception of the Below Market Units, 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 prevent or restrict the Owner of a Dwelling Unit from renting that Dwelling Unit to a Non-owner under the terms of a Tenancy Agreement.
- 2.2 Without limiting the generality of section 2.1, 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 unless the strata bylaws in no way restrict rental of any Dwelling Unit, with the exception of the Below Market Units, to a Non-owner under the terms of a Tenancy Agreement.
- 2.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development may be occupied by the Owners of the strata lots.

3.0 Reporting

- 3.1 The Owner covenants and agrees to provide to the City's Director of Sustainable Planning and Development, within thirty (30) days of the Director's written request, a report in writing confirming:
 - (a) the number, type and location by suite or strata lot number, of Dwelling Units that are being rented to Non-owners; and

- (b) any changes or proposed changes to the Strata Corporation's bylaws that may affect the terms of this Agreement.

3.2 The Owner covenants and agrees:

- (a) to exercise its voting rights in the Strata Corporation against the passage of any bylaws that would restrict the availability for rental of any Dwelling Unit, with the exception of the Below Market Units, under the terms of a Tenancy Agreement unless this Agreement is amended; and
- (b) to notify the City of any proposed amendments to its strata bylaws.

3.3 The Owner acknowledges that it is within the City's sole discretion to consent or not to consent to modifications to this Agreement and that such consent may be withheld for any reason.

4.0 Notice to be Registered in Land Title Office

- 4.1 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.

5.0 Liability

- 5.1 The Owner agrees to indemnify and saves 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, or otherwise that would not have arisen "but for" this Agreement.
- 5.2 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, or otherwise that would not have arisen "but for" this Agreement.

6.0 Priority Agreement

The Existing Chargeholder, as the registered holder of the following charges registered in the Victoria Land Title Office:

- (a) Mortgage no. CA7165535;
- (b) Assignment of rents no. CA7165536;
- (c) Mortgage no. CA7165447;

- (d) Mortgage no. CA7621497; and
- (e) Assignment of rents no. CA7621498

against the Lands in favour of the Bank of Montreal, 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*, this Agreement shall be an encumbrance upon the Lands in priority to the said charges in the same manner and to the same effect as if Notice had been filed prior to the said charges.

7.0 General Provisions

7.1 **Notice.** If sent as follows, notice under this Agreement is considered to be received:

- (a) upon confirmation of delivery by Canada Post if sent by registered mail,
- (b) on the next Business Day if sent by facsimile or email with no notice of failure to deliver being received back by the sender, and
- (c) on the date of delivery if hand-delivered, and

in the case of the City, addressed to:

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

Attention: Director of Sustainable Planning and
Community Development
Fax: 250-361-0386
Email: Planning-CommunityPlanning@victoria.ca

and in the case of the Owner, addressed to:

1123461 B.C. Ltd.
1196 Tall Tree Lane,
North Vancouver, BC V7R 1W4 and to its solicitors at:

Infinity Law
200 – 931 Fort Street, Victoria, BC V8V 3K3

Attention: Nav Parhar
Fax: 250 385 6008
Email: nparhar@infinity-law.com

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

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

- (d) notice sent by the impaired service is considered to be received on the date of delivery, and
- (e) 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.

- 7.2 **Time.** Time is of the essence of this Agreement.
- 7.3 **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.
- 7.4 **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.
- 7.5 **HEADINGS.** The division of this Agreement into articles and sections and the insertion of headings are for the convenience of reference only and will not affect the construction or interpretation of this Agreement.
- 7.6 **LANGUAGE.** Words importing the singular number only will include the plural and vice versa, words importing the masculine gender will include the feminine and neuter genders and vice versa, and words importing persons will include individuals, partnerships, associations, trusts, unincorporated organizations and corporations and vice versa.
- 7.7 **LEGISLATION.** Reference to any enactment includes any regulations, orders or directives made under the authority of that enactment, and is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided.
- 7.8 **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.
- 7.9 **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.
- 7.10 **ENTIRE AGREEMENT.** This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.
- 7.11 **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.

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.

7.12 **LAW APPLICABLE.** This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

7.13 **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) relieve 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.

7.14 **SEVERABILITY.** If any section, term or provision of this Agreement is found to be partially or wholly illegal or unenforceable, then such sections or parts will be considered to be separate and severable from this Agreement and the remaining sections or parts of this Agreement, as the case may be, will be unaffected thereby and will remain and be enforceable to the fullest extent permitted by law as though the illegal or unenforceable parts or sections had never been included in this Agreement.

7.15 **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.

7.16 **COUNTERPARTS.** This Agreement may be executed in counterparts and delivered by 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.

7.17 **EFFECTIVE DATE.** This Agreement is effective as of the date of the signature of the last party to sign.

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 _____)

_____)
 CITY CLERK _____)

Date signed: _____)

1123461 B.C. LTD.)
 by its authorized signatory(ies):)

_____)
 Print Name: Jamie Hubick)

_____)
 Print Name: _____)

Date signed: Sept 10, 2019)

BANK OF MONTREAL)
 by its authorized signatory(ies):)

_____)
 Print Name: _____)

_____)
 Print Name: _____)

Date signed: _____)

7. EFFECTIVE DATE. This Agreement is effective as of the date of the signature of the last party to sign.

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 _____

CITY CLERK _____

Date signed: _____

1123461 B.C. LTD.

by its authorized signatory(ies):

Print Name: _____

Print Name: _____

Date signed: _____

BANK OF MONTREAL

by its authorized signatory(ies):

Print Name: *Eric Liu, Private Banking Lending specialist*

Print Name: **Lan Wong**

Print Name: **Senior Manager Lending**

Date signed: *Aug 28, 2019*



Gloria Lum-Daantos
A Commissioner for taking Affidavit
for British Columbia

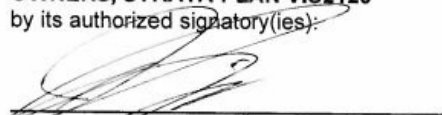
9th Floor, 595 Burrard Street
Vancouver, B.C. V7X 1L7

As to all signatures

Expires: *April 30, 2020*

OWNERS, STRATA PLAN VIS2123

by its authorized signatory(ies):

Print Name: JANICE HUBICK

Print Name: _____

Date signed: Sept 10 / 19