



## **Council Report**

### **For the Meeting of January 14, 2021**

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**To:** Council **Date:** December 31, 2020

**From:** Karen Hoes, Director, Sustainable Planning and Community Development

**Subject:** **Update Report on Rezoning Application No. 00705 for 1224 Richardson Street**

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### **RECOMMENDATION**

That Council give first and second reading of the Zoning Regulation Bylaw Amendment No. 21-013 (Amendment No. 1244), and give first, second and third readings of Housing Agreement (1224 Richardson Street) Bylaw No. 21-014.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with an update regarding the Rezoning Application for the property located at 1224 Richardson Street. The proposal is to create a new site-specific zone that permits an increase in density and allows for three buildings with ground-oriented multiple dwellings.

### **PUBLIC HEARING CONDITIONS**

#### **Legal Agreements**

In accordance with Council's motion of July 9, 2020 (see attached minutes), the following conditions have been fulfilled:

- a Housing Agreement to ensure a future strata cannot restrict the rental of dwelling units, with the exception of four dwelling units secured as below market home ownership units which are intended to be owner occupied
- a Section 219 Covenant securing the following Transportation Demand Management measures has been registered on title:
  - one car share vehicle
  - one car share parking spot
  - one care share membership per dwelling unit
  - one hundred dollars in car share usage credits per membership
  - two oversized bicycle parking stalls
  - one bicycle repair station;
- A statutory right-of-way of 1.43m along the adjacent laneway has been registered on title.

## **Administrative Process for Below-Market Housing**

In accordance with the Council motion, the applicant revised the proposal to ensure an administrative process is in place to manage the below-market housing units associated with this proposal. Previously, the applicant had been offering to secure the initial sale price through a covenant on title and another covenant that would penalize an owner for selling their unit within three years of purchase. However, in the absence of third-party oversight to administer the program and no buyer qualifications in place, it was unclear as to what extent the application would provide a contribution to affordable housing in Victoria.

Instead, the applicant has chosen to work with the Capital Regional District (CRD) to secure four units (one two-bedroom and three one-bedroom) at a minimum of ten percent below market value in perpetuity. This arrangement has been secured through legal agreements on title (see attached).

The CRD would manage the appraisal and sale of the below-market units in perpetuity. Qualified buyers would have to have lived in the Capital Region for at least a year, be a first-time home buyer, and have a maximum qualifying income of approximately \$85,000 for the one-bedroom units and \$95,000 for the two-bedroom unit. While the income thresholds are too high to meet the City's definition of Affordable Home Ownership, the approach of partnering with a government agency to secure and administer the below-market housing is generally consistent with the City's Housing Strategy and would add to the diversity of housing options in the neighbourhood, which is also encouraged in the Official Community Plan.

The remaining twenty units would be sold at market value. As mentioned, a housing agreement has been provided to ensure a future strata cannot restrict rental of the market units.

## **CONCLUSIONS**

The recommendation provided for Council's consideration contains the appropriate language to advance these applications to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,

Alec Johnston  
Senior Planner  
Development Services Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager.

## **List of Attachments**

- Attachment A: July 2, 2020 Committee of the Whole meeting staff report
- Attachment B: July 2, 2020 Committee of the Whole meeting minutes
- Attachment C: July 9, 2020 Council motion
- Attachment D: Capital Regional District Housing Agreement.