



Council Report

For the Meeting of November 24, 2022

To: Council **Date:** November 3, 2022
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Housing Agreement Bylaw No. 22-091 for 936 Queens Avenue

RECOMMENDATION

That Council give first, second, and third reading to Bylaw No. 22-091 to authorize a Housing Agreement for 936 Queens Avenue to secure the building as rental in perpetuity.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with a Housing Agreement for 936 Queens Avenue to secure the building as rental in perpetuity. This agreement is required for the applicant to achieve a greater number of units, within a house conversion, than would be permitted as a standard permission in the Zoning Bylaw. This is an option offered as an incentive through the recently revised *Schedule G – House Conversion Regulations* of the *Zoning Regulation Bylaw*.

On October 20, 2020, Council updated the *House Conversion Regulations* to incentivize:

- heritage designation (if the building has heritage value)
- securing a building as rental in perpetuity
- securing a building as affordable in perpetuity
- securing a combination of heritage designation with rental or affordability. (This option yields the greatest number of units.)

In this instance, the applicant is willing to enter into a Housing Agreement to secure the building as rental in perpetuity, which allows them to achieve seven units instead of five units.

CONCLUSIONS

The Housing Agreement, which would be registered on the property's title, would ensure the building remains rental in perpetuity and allow the applicant to apply for a Building Permit for a seven-unit house conversion.

Respectfully submitted,

Mike Angrove
Senior Planner – Development Agreements
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager.

List of Attachments

- Housing Agreement Bylaw No. 22-091