

**HOUSING AGREEMENT (1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street) BYLAW**

**A BYLAW OF THE CITY OF VICTORIA**

The purpose of this Bylaw is to authorize an agreement for rental housing for the lands known as 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers 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 (1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street) BYLAW (2017)".**

**Agreement authorized**

- 2      The Mayor and the City's Corporate Administrator are authorized to execute the Housing Agreement**
- (a)      substantially in the form attached to this Bylaw as Schedule A;
  - (b)      between the City and Johnson Street Residence Ltd., Inc. No. BC0987269 or other registered owners from time to time of the lands described in subsection (c); and
  - (c)      that applies to the lands known as 1144, 1148, 1152 and 1154 Johnson Street and 1406 Chambers Street, Victoria, BC, legally described as:  
009-392-386, Lot 1038, Victoria City  
  
005-450-021, Lot B, District Lot 1037, Victoria City, Plan 8773  
  
000-553-221, That Part of Lot 1036, Victoria City, Lying to the West of Parcel "A" (DD 68545-I) of said Lot and to the South of the Production Westerly of the Northerly Boundary of said Parcel "A"  
  
000-648-710, Parcel "A" (DD 68545-I) of Lot 1036, Victoria City  
  
005-449-987, Lot A, District Lots 1036 and 1037, Victoria City, Plan 8773

READ A FIRST TIME the **27<sup>th</sup>** day of **July** 2017

READ A SECOND TIME the **27<sup>th</sup>** day of **July** 2017

READ A THIRD TIME the **27<sup>th</sup>** day of **July** 2017

ADOPTED on the \_\_\_\_\_ day of \_\_\_\_\_ 2017

CITY CLERK

MAYOR

**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")

OF THE FIRST PART

AND:

JOHNSON STREET RESIDENCE LTD. (INC. NO. BC0987269)  
#4-3188 Oak Street  
Victoria, B.C.  
V8X 1R1  
(the "Owner")

OF THE SECOND  
PART

AND:

COASTAL COMMUNITY CREDIT UNION (INC. NO. REG. FI 114)  
2350 Labieux Road  
Nanaimo, BC  
V9T 3M6.  
(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 and legally described as:  
  
1144 Johnson Street, Victoria, BC

PID: 009-392-386  
Lot 1038, Victoria City

1148 Johnson Street, Victoria, BC  
PID: 005-450-021  
Lot B, District Lot 1037, Victoria City, Plan 8773

1152 Johnson Street, Victoria, BC  
PID: 000-553-221  
That Part of Lot 1036, Victoria City, Lying to the West of Parcel "A" (DD 68545-I) of Said Lot and to the South of the Production Westerly of the Northerly Boundary of Said Parcel "A"

1154 Johnson Street, Victoria, BC  
PID: 000-648-710  
Parcel "A" (DD 68545-I) of Lot 1036, Victoria City

1406 Chambers Street, Victoria, BC  
PID: 005-449-987  
Lot A, District Lots 1036 and 1037, Victoria City, Plan 8773

(collectively the "Lands")

- C. The Owner has applied to the City for an amendment to the City's Zoning Regulation Bylaw No. 80-159 in relation to the Lands, and for a development permit to permit the Development on the Lands.
- D. 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);
- E. 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 parties agree each with the other as follows:

**1.0 Definitions**

**1.1 In this Agreement:**

"Development" means the proposed multi-unit residential complex to be developed on the Lands to include 48 Dwelling Units.

"Dwelling Unit" means a self-contained residential dwelling unit within the building 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 Units" means collectively all of such residential dwelling units located on the Lands.

"**Immediate family**" includes a person's husband, wife, child, mother, father, brother, sister, mother-in-law, father-in-law, grandparent, brother-in-law, sister-in-law, niece and nephew.

"**Non-owner**" means a person who occupies a Dwelling Unit for residential purposes, other than the Owner of that Dwelling Unit, and other than a member of the Owner's Immediate family.

"**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.

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

"**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.

**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.

**2.0 Reservation of Rental Units**

- 2.1** The Owner covenants and agrees that, at a minimum, ten (10) Dwelling Units, being Units 101, 102, 104, 109, 110, 202, 203, 207, 208, and 209 as shown on the plan attached to this Agreement as Schedule "A" shall only be used as rental housing in perpetuity, and shall only be occupied by a Non-owner under the terms of a Tenancy Agreement between the Owner and the Non-owner who occupies the Dwelling Unit.

**3.0 No Restrictions on Rentals**

- 3.1** 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.
- 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 unless the strata bylaws in no way restrict rental of any of the Dwelling Units to a Non-owner under the terms of a Tenancy Agreement.

- 3.3 For certainty, if the Lands or the Development on the Lands are subdivided under the *Strata Property Act*, the Dwelling Units within the Development that are not reserved as rental units under section 2.1, may be occupied by the Owners of the strata lots.

#### **4.0 Reporting**

- 4.1 The Owner covenants and agrees to provide to the City, upon written request from the City's Director of Sustainability Planning and Community Development, a report in writing confirming:

- (a) the number, type and location by suite or strata lot number, of the Owner's 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.

- 4.2 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 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.

- 4.3 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.

#### **5.0 Notice to be Registered in Land Title Office**

- 5.1 Notice of this Agreement ("**Notice**") will be registered in the Land Title Office by the City at the cost of the Owner in accordance with section 483(5) 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.

#### **6.0 Liability**

- 6.1 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.
- 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 against the Lands, which said charges are registered in the Land Title Office at Victoria, British Columbia, under numbers CA3505422 and CA3505423, 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.

## **8.0 General Provisions**

### Notice

- 8.1 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 Sustainability Planning and  
 Community Development  
 Fax: 250-361-0386

to the Owner:

#105-937 Dunford Avenue  
 Victoria, BC V9B 2S4

or upon registration of a strata plan for the Lands, to the Strata Corporation, and to the Owner of any Dwelling Unit that is subject to the restrictions under section 2.1 or 3.1.

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 slow-down, force majeure, or other cause,

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

#### Time

8.2 Time is to be the essence of this Agreement.

#### Binding Effect

8.3 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.

#### Waiver

8.4 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.

#### Headings

8.5 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.

#### Language

8.6 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.

#### Equitable Remedies

8.7 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.

#### Cumulative Remedies

8.8 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.

#### Entire Agreement



- 8.9 This Agreement when executed will set forth the entire agreement and understanding of the parties as at the date it is made.

Further Assurances

- 8.10 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

- 8.11 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.

Law Applicable

- 8.12 This Agreement is to be construed in accordance with and governed by the laws applicable in the Province of British Columbia.

No Derogation from Statutory Authority

- 8.13 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.

Joint and Several

- 8.14 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.

Counterpart

- 8.15 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.

Effective Date

8.16 This Agreement is effective as of the date of the signature of the last party to sign.

IN WITNESS WHEREOF the parties have hereunto set their hands as of the dates inscribed at a place within British Columbia:

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

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

\_\_\_\_\_  
CITY CLERK )

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

JOHNSON STREET RESIDENCES LTD.  
by its authorized signatory: )

\_\_\_\_\_  
Print Name: Bikramjit Kang )

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

COASTAL COMMUNITY CREDIT UNION )  
by its authorized signatory(ies): )

\_\_\_\_\_  
Print Name: Derek Lewis )

\_\_\_\_\_  
Print Name: Adam Frazier )

Date signed: July 19, 2017 )

Effective Date

8.16 This Agreement is effective as of the date of the signature of the last party to sign.

**IN WITNESS WHEREOF** the parties have hereunto set their hands as of the dates inscribed at a place within British Columbia:

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

## MAYOR Lisa Helps

CITY CLERK

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

**JOHNSON STREET RESIDENCES LTD.**  
by its authorized signatory:

Print Name: Bikramjit Kang

Date signed: July 19, 2017

**COASTAL COMMUNITY CREDIT UNION**  
by its authorized signatory(ies):

---

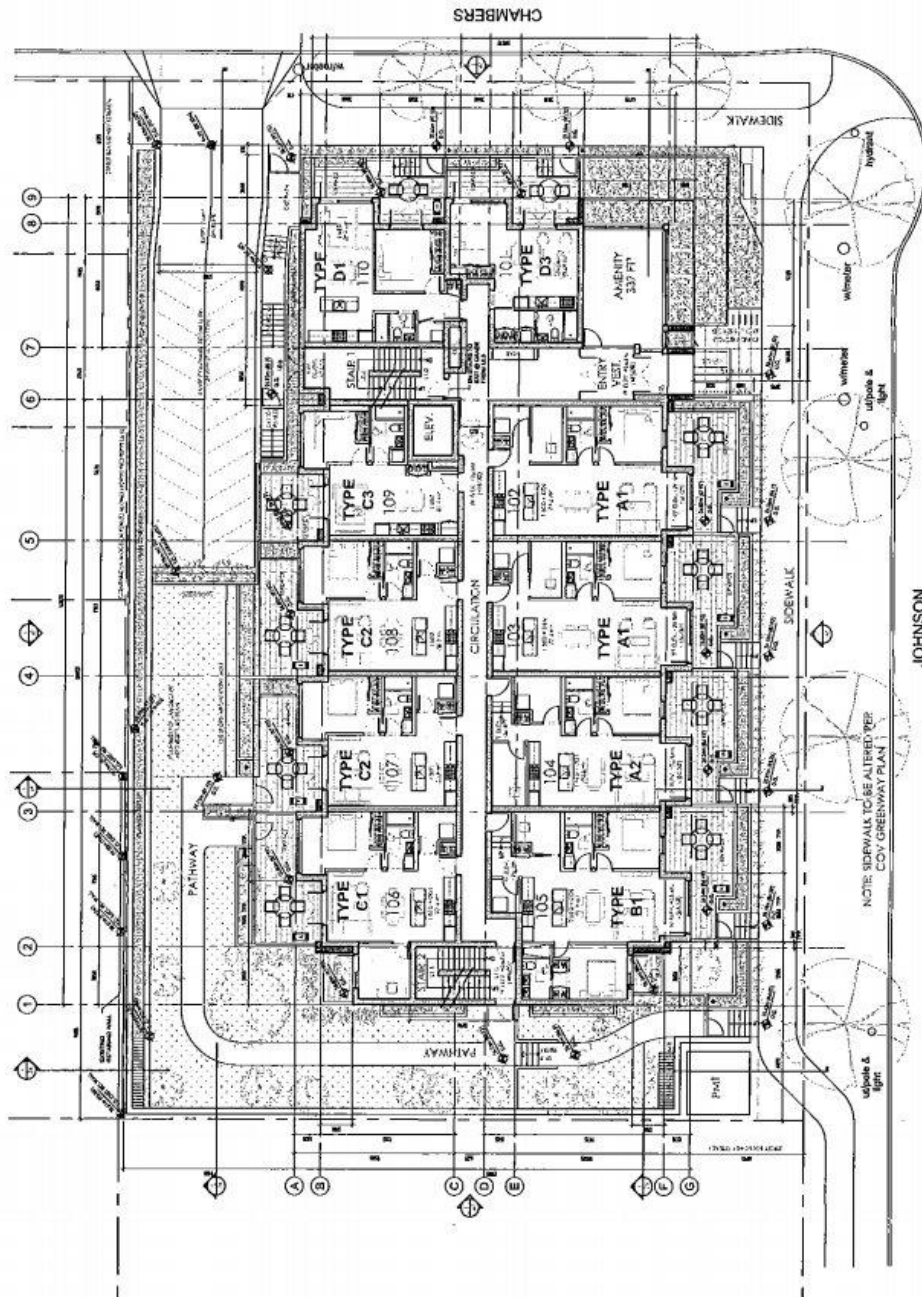
Print Name: \_\_\_\_\_

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

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

**SCHEDULE A**

**PLAN DESIGNATING UNITS TO BE RENTAL ONLY  
(FOLLOWING 4 PAGES)**



JOHNSON

NOTE: SIDEWALK TO BE ALTERED PER  
COV GREENWAY PLAN

CHAMBERS

koka

Architect  
Koka Studio LLC  
1000 15th Street, NW  
Washington, DC 20004  
Tel: 202.462.1000  
www.kokastudio.com

1000

project location: New York



notes:  
1. SEE SHEET 1001 FOR  
GENERAL NOTES

2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE  
LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF  
BUILDINGS (DOB) REGULATIONS AND THE LATEST EDITIONS  
OF THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL  
CONSERVATION (DEC) REGULATIONS.  
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE  
LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF  
HUMAN SERVICES (DOHS) REGULATIONS.  
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE  
LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF  
SOCIETY SERVICES (DOSS) REGULATIONS.  
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE  
LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF  
TERRACE SERVICES (DOTS) REGULATIONS.  
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE  
LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF  
TERRACE SERVICES (DOTS) REGULATIONS.

project:  
johnson + chambers

architect:  
KOKA STUDIO

date:  
10/10/11

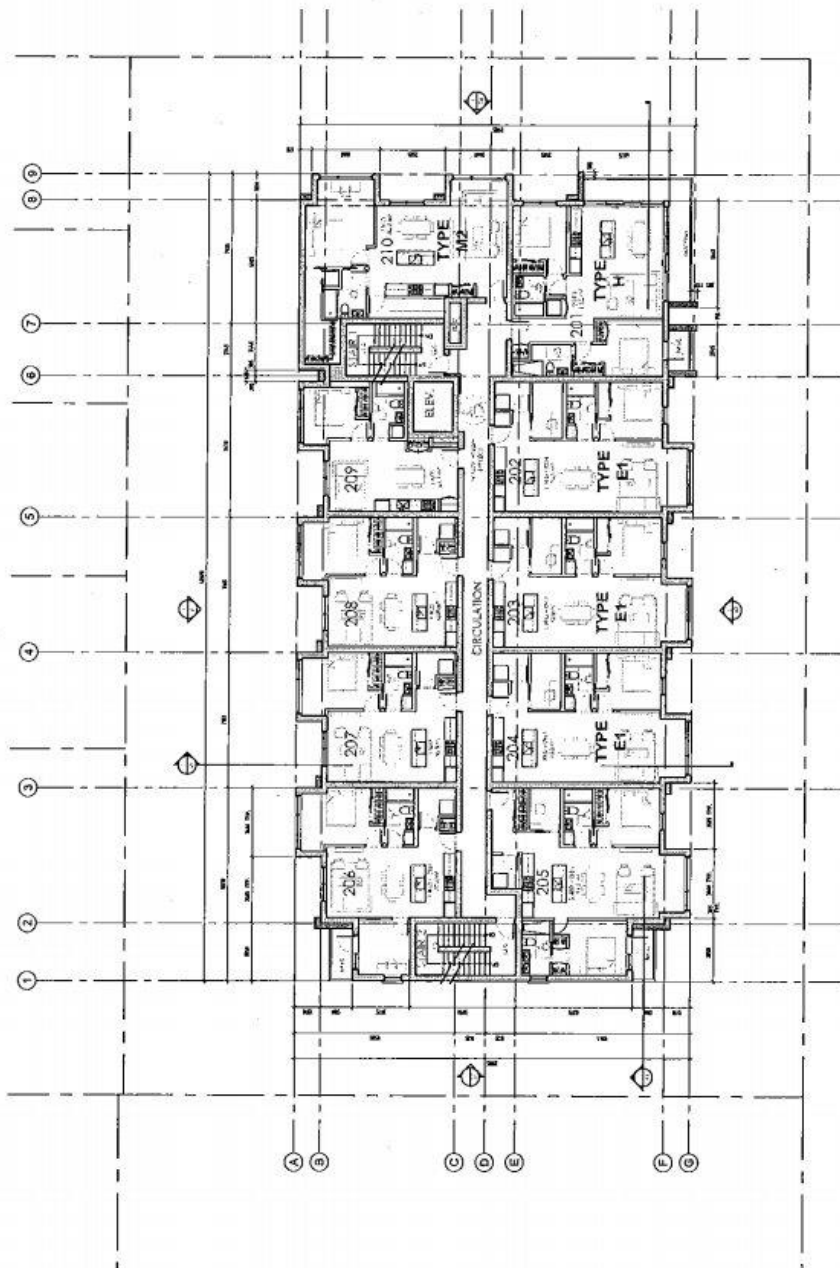
sheet:  
A.014

notes:  
1. SEE SHEET 1001 FOR  
GENERAL NOTES  
2. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE  
LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF  
BUILDINGS (DOB) REGULATIONS AND THE LATEST EDITIONS  
OF THE NEW YORK CITY DEPARTMENT OF ENVIRONMENTAL  
CONSERVATION (DEC) REGULATIONS.  
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE  
LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF  
HUMAN SERVICES (DOHS) REGULATIONS.  
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE  
LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF  
SOCIETY SERVICES (DOSS) REGULATIONS.  
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE  
LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF  
TERRACE SERVICES (DOTS) REGULATIONS.  
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE  
LATEST EDITIONS OF THE NEW YORK CITY DEPARTMENT OF  
TERRACE SERVICES (DOTS) REGULATIONS.

sheet:  
A.014

sheet:  
A.014

sheet:  
A.014



sheet:  
A.014

sheet:  
A.014

sheet:  
A.014



**koka**

1001 11th Avenue, Suite 100  
 San Francisco, CA 94103  
 Tel: 415.774.1001  
 Fax: 415.774.1002  
 Email: info@koka.com

Architect: **Johnson + Chambers**  
 Project: **San Jose City Hall**  
 Location: **San Jose, CA**  
 Date: **2001**

Scale: **1/8" = 1'-0"**  
 Drawing: **Level 4**

Notes:

1. All dimensions are in feet and inches.

2. All dimensions are to the center of the wall unless otherwise noted.

3. All dimensions are to the center of the column unless otherwise noted.

4. All dimensions are to the center of the door unless otherwise noted.

5. All dimensions are to the center of the window unless otherwise noted.

6. All dimensions are to the center of the stair unless otherwise noted.

7. All dimensions are to the center of the elevator unless otherwise noted.

8. All dimensions are to the center of the ramp unless otherwise noted.

9. All dimensions are to the center of the balcony unless otherwise noted.

10. All dimensions are to the center of the terrace unless otherwise noted.

11. All dimensions are to the center of the parking space unless otherwise noted.

12. All dimensions are to the center of the loading dock unless otherwise noted.

13. All dimensions are to the center of the storage area unless otherwise noted.

14. All dimensions are to the center of the equipment room unless otherwise noted.

15. All dimensions are to the center of the janitor's closet unless otherwise noted.

16. All dimensions are to the center of the rest room unless otherwise noted.

17. All dimensions are to the center of the shower unless otherwise noted.

18. All dimensions are to the center of the locker room unless otherwise noted.

19. All dimensions are to the center of the changing room unless otherwise noted.

20. All dimensions are to the center of the sauna unless otherwise noted.

21. All dimensions are to the center of the hot tub unless otherwise noted.

22. All dimensions are to the center of the pool unless otherwise noted.

23. All dimensions are to the center of the deck unless otherwise noted.

24. All dimensions are to the center of the patio unless otherwise noted.

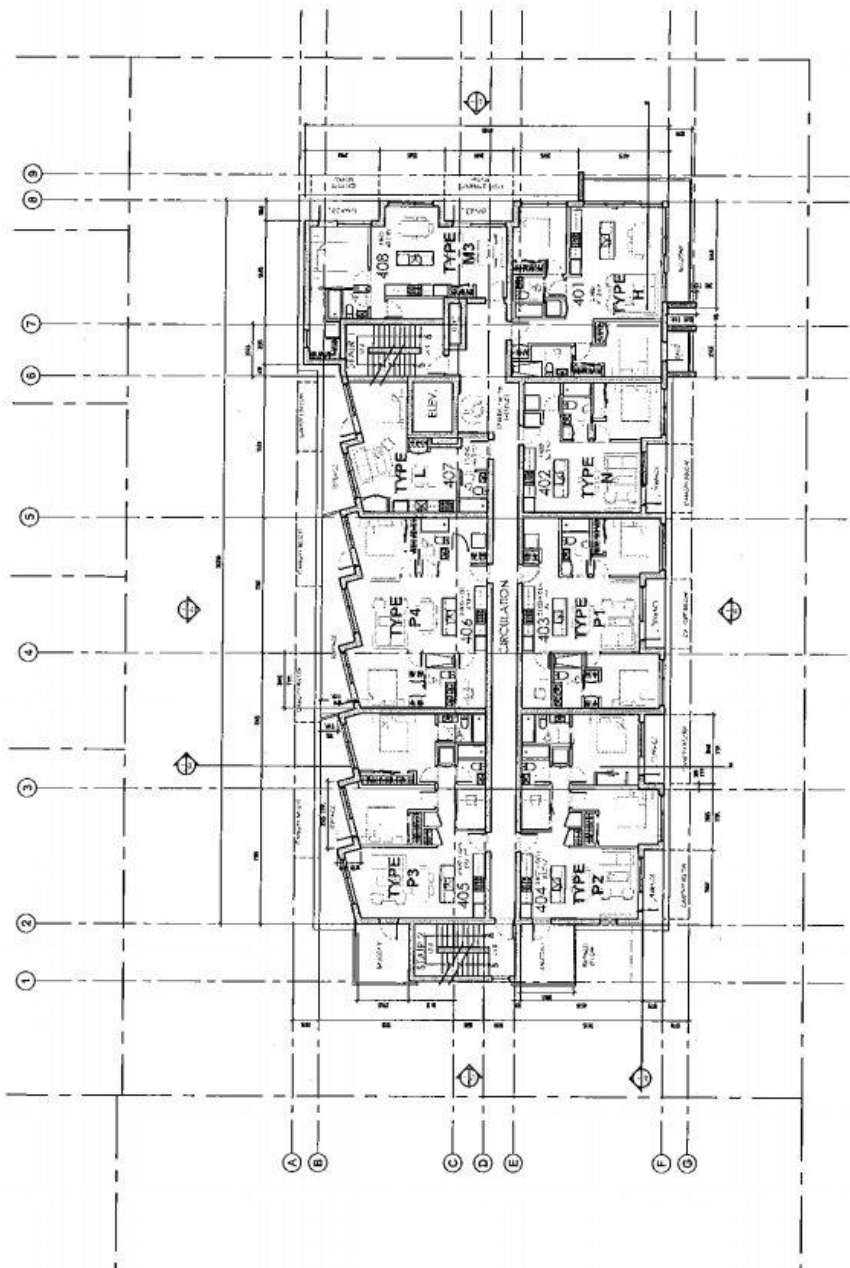
25. All dimensions are to the center of the garden unless otherwise noted.

26. All dimensions are to the center of the lawn unless otherwise noted.

27. All dimensions are to the center of the driveway unless otherwise noted.

28. All dimensions are to the center of the parking lot unless otherwise noted.

29. All dimensions are to the center of the road unless otherwise noted.



Architect: **Johnson + Chambers**  
 Project: **San Jose City Hall**  
 Location: **San Jose, CA**  
 Date: **2001**

Scale: **1/8" = 1'-0"**  
 Drawing: **Level 4**

Notes:

1. All dimensions are in feet and inches.

2. All dimensions are to the center of the wall unless otherwise noted.

3. All dimensions are to the center of the column unless otherwise noted.

4. All dimensions are to the center of the door unless otherwise noted.

5. All dimensions are to the center of the window unless otherwise noted.

6. All dimensions are to the center of the stair unless otherwise noted.

7. All dimensions are to the center of the elevator unless otherwise noted.

8. All dimensions are to the center of the ramp unless otherwise noted.

9. All dimensions are to the center of the balcony unless otherwise noted.

Architect: **Johnson + Chambers**  
 Project: **San Jose City Hall**  
 Location: **San Jose, CA**  
 Date: **2001**

Scale: **1/8" = 1'-0"**  
 Drawing: **Level 4**

Notes:

1. All dimensions are in feet and inches.

2. All dimensions are to the center of the wall unless otherwise noted.

3. All dimensions are to the center of the column unless otherwise noted.

4. All dimensions are to the center of the door unless otherwise noted.

5. All dimensions are to the center of the window unless otherwise noted.

6. All dimensions are to the center of the stair unless otherwise noted.

7. All dimensions are to the center of the elevator unless otherwise noted.

8. All dimensions are to the center of the ramp unless otherwise noted.

9. All dimensions are to the center of the balcony unless otherwise noted.