

**HOUSING AGREEMENT (960-962 YATES 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 960-962 Yates Street, Victoria, BC.

Under its statutory powers, including section 905 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 (960-962 YATES STREET) BYLAW".**

**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 Yates Street Project Ltd. and Yates Street Project Limited Partnership or other registered owners from time to time of the lands described in subsection (c); and
  - (c)      that applies to the lands known as 1521-1531 Elford Street, Victoria, BC, legally described as:  
            PID #001-474-995  
            Lot 813, Victoria City  
  
            PID #001-475-061  
            Lot 814, Victoria City.

READ A FIRST TIME the	<b>11<sup>th</sup></b>	day of	<b>June,</b>	2015.
READ A SECOND TIME the	<b>11<sup>th</sup></b>	day of	<b>June,</b>	2015.
READ A THIRD TIME the	<b>11<sup>th</sup></b>	day of	<b>June,</b>	2015.
ADOPTED on the		day of		2015.

CORPORATE ADMINISTRATOR

MAYOR

**HOUSING AGREEMENT**  
**(Pursuant to Section 905 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:

**YATES STREET PROJECT LTD.**  
c/o 7 – 1175 Douglas Street  
Victoria, B.C.  
V8W 2E1

and

**YATES STREET PROJECT LIMITED PARTNERSHIP**  
c/o 7 – 1175 Douglas Street  
Victoria, B.C.  
V8W 2E1

(collectively, the "**Owners**")

OF THE SECOND  
PART

**WHEREAS**

- A. Under section 905 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 905(2) of the *Local Government Act*; Yates Street Project Ltd. is the registered owner in fee simple of lands in the City of Victoria, British

Columbia, with a civic address of 960 – 962 Yates Street, Victoria, B.C., and legally described as:

Lot 813, Victoria City  
PID No. 001-474-995

and

Lot 814, Victoria City  
PID No. 001-475-061

(the "Lands").

- B. Yates Street Project Ltd. is the registered owner and bare trustee of the Land pursuant to a Bare Trust Declaration dated February 10, 2015 whereby the Owner holds the Lands in trust for Yates Street Project Limited Partnership, who is the developer of the Lands.
- C. The Owners have 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 of an eighteen story multi-use building consisting of approximately 88 residential units and 2 commercial units on the ground floor (the "Development").
- D. The proposed 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 Owners wish to enter into this Agreement, as a Housing Agreement pursuant to section 905 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 905 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 18 story multi-use residential and commercial development on the Lands to include 88 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 5.1.

**"Tenancy Agreement"** has the same meaning as under the *Residential Tenancy 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 Owners 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 No Restrictions on Rentals

- 2.1 The Owners covenant and agree that the Owners 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 Owners of a Dwelling Unit from renting that Dwelling Unit for residential purposes to a Non-owner.
- 2.2 Without limiting the generality of section 2.1, the Owners covenant and agree that they 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 the Dwelling Units to Non-owners.
- 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 Owners covenant and agree 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 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 Owners covenant and agree:

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

3.3 The Owners acknowledge 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 ("**Notice**") will be registered in the Land Title Office by the City at the cost of the Owners in accordance with section 905(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.

### **5.0 Liability**

5.1 The Owners agree to indemnify and save 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 Owners to comply with the terms and conditions of this Agreement.

5.2 The Owners hereby release and forever discharge 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 Owners now have 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.

- 5.3 The Owners' liability and obligations under this Agreement shall be restricted to such time as the Owners have an interest in the Lands.

## 6.0 General Provisions

### Notice

- 6.1 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 Owners:

c/o 7 – 1175 Douglas Street  
 Victoria, B.C.  
 V8W 2E1

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.

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

6.2 Time is to be the essence of this Agreement.

#### Binding Effect

6.3 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.

#### Waiver

6.4 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

6.5 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

6.6 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

6.7 The Owners acknowledge and agree 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

6.8 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

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



#### Further Assurances

- 6.10 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

- 6.11 This Agreement may be amended from time to time, by consent of the Owners and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owners.

#### Law Applicable

- 6.12 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

- 6.13 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 Owners from complying with any enactment, including the City's bylaws, or any obligation of the Owners under any other agreement with the City.

#### Joint and Several

- 6.14 The Owners, 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 Owners to be observed and performed.

#### Counterpart

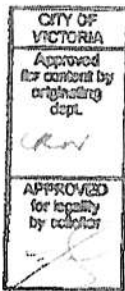
- 6.15 This Agreement may be executed in counterparts, each of which will have the same effect as if all parties had signed the same document. Each counterpart shall be deemed to be an original. All counterparts shall be construed together and shall constitute one and the same Agreement.



Effective Date

6.16 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 as of the day and year first above written.



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

On the 27<sup>th</sup> day of May, 2015

MAYOR LISA HELPS  
#1 Centennial Square  
Victoria BC V8W 1P8

Mayor Lisa Helps

Robert G. Woodland  
 Corporate Administrator

Robert G. Woodland  
 Corporate Administrator  
 City of Victoria  
 #1 Centennial Square  
 Victoria BC V8W 1P8

YATES STREET PROJECT LTD

by its authorized signatories:

On the 2<sup>nd</sup> day of April, 2015

by its authorized signatories:

Print Name: NEJESTOV, BOJAN

Print Name:

**YATES STREET PROJECT LIMITED  
PARTNERSHIP**

by its authorized signatories:

On the 2nd day of April, 2015\_\_\_\_\_  
by its authorized  
signatories:\_\_\_\_\_  
Print Name: BISHA NEUGSTADT\_\_\_\_\_  
Print Name: