

DATE OF MEETING | August 26, 2019 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING |

SUBJECT | HOUSING AGREEMENT – 337 ROBSON STREET |

OVERVIEW

Purpose of Report

To present Council with a Housing Agreement to secure rental housing for a 31-unit multiple-family residential development at 337 Robson Street. |

Recommendation

That:

1. "Housing Agreement Bylaw 2019 No. 7291" (To authorize a housing agreement for a 31-unit multiple-family rental housing building at 337 Robson Street) pass first reading;
2. "Housing Agreement Bylaw 2019 No. 7291" pass second reading;
3. "Housing Agreement Bylaw 2019 No. 7291" pass third reading; and
4. Council direct Staff to register a covenant to reinforce the terms of the housing agreement. |

BACKGROUND

On 2019-APR-29, Development Permit DP1127 was approved by Council to construct a five-storey, multiple-family rental development with 31 studio units and underground parking. The applicant, 337 Robson Property Inc., is seeking additional floor area by achieving Tier 2 of the Schedule 'D' Amenity Requirements for Additional Density in "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"). One of the amenity requirements includes registering a housing agreement that ensures that at least 50% of all residential units shall not be stratified or independently sold for at least ten years after the building receives final occupancy. |

DISCUSSION

Section 482 of the *Local Government Act* allows local governments the opportunity to obtain various amenities in exchange for additional density through zoning. Schedule D of the Zoning Bylaw uses this section of the act by awarding density where a development provides amenities with a social, cultural, or environmental benefit. Each amenity is assigned a point value. Additional density is available in two tiers. The proposed development is seeking an additional 0.45 floor area ratio (FAR) available by achieving Tier 2. In order to achieve Tier 2, the proposed development must achieve 60 or more of a possible 125 points. One of the amenities proposed requires a housing agreement to secure at least 50% of the units remain as market rentals for at least ten years.

Other amenities proposed include:

- street and landscape trees on the second level of the building;
- a green roof;
- maintaining at least 50% of the site as a pervious surface (including the green roof, 84% of the site includes a permeable surface);
- underground parking;
- a car share vehicle with a parking space;
- an electric vehicle charging station for all 11 parking stalls provided onsite;
- two designated and covered motorcycle/scooter parking spaces;
- a waste management plan;
- a letter from a mechanical engineer confirming the building exceeds ASHRAE 90.1 2010 Energy Standards by 5% or more;
- plumbing features that use 35% less water than the British Columbia Building Code standard;
- a water-efficient irrigation system;
- accessible units; and,
- a rooftop garden.

The attached “Housing Agreement Bylaw 2019 No. 7291”, would authorize the City of Nanaimo to enter into a housing agreement with the property owner. The housing agreement is intended to maintain at least 50% of the dwelling units within the rental pool for a minimum of ten years by restricting the stratification or sale of 50% of all residential units for at least ten years from the date of building occupancy. A *Land Title Act*, Section 219 covenant is also proposed to reinforce the terms of the housing agreement. Securing the rental units will assist the City to increase the supply of rental housing, which is identified as the first objective of the City’s Affordable Housing Strategy.

SUMMARY POINTS

- A development permit (DP1127) was approved by Council in order to permit a five-storey, 31-studio rental unit development.
- The applicant is seeking additional floor area by achieving Tier 2 of the Schedule ‘D’ in the Zoning Bylaw, in part by securing the rental housing.
- “Housing Agreement Bylaw 2019 No. 7291” authorizes the City of Nanaimo to enter into a housing agreement with 337 Robson Property Inc., with respect to the proposed 31-unit, multiple-family development at 337 Robson Street.
- The housing agreement secures market rental housing by restricting the stratification or sale of 50% of all residential units for at least ten years from the date of building occupancy.

ATTACHMENTS

“Housing Agreement Bylaw 2019 No. 7291” |

Submitted by:

Lainya Rowett
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Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services|