

DATE OF MEETING | November 4, 2019 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | HOUSING AGREEMENT NO. HA1 – 1400 WINGROVE STREET |

OVERVIEW

Purpose of Report

To present Council with a Housing Agreement to secure rental housing for a mixed-use development at 1400 Wingrove Street. |

Recommendation

That:

1. "Housing Agreement Bylaw 2019 No. 7306" (To authorize a housing agreement for rental housing at 1400 Wingrove Street) pass first reading;
2. "Housing Agreement Bylaw 2019 No. 7306" pass second reading;
3. "Housing Agreement Bylaw 2019 No. 7306" pass third reading; and
4. Council direct Staff to register a covenant to reinforce the terms of the housing agreement.

BACKGROUND

On 2018-MAY-08, Development Permit No. DP1064 was approved by Council to allow the development of a three-storey mixed-use building with 12 residential units and 4 commercial units. The applicant, Ian Niamath, is seeking additional floor area by achieving Tier 2 of the 'Schedule D' Amenity Requirements for Additional Density in the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"). One of the amenity requirements is to register a housing agreement that ensures at least 50% of all residential units will not be independently sold for at least ten years after the building receives occupancy.

DISCUSSION

Section 482 of the *Local Government Act* (LGA) 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 LGA by awarding density where a development provides amenities with a social, cultural, or environmental benefit. Each amenity is assigned a point value, and additional density is available in two tiers. The proposed development is seeking an additional 0.25 Floor Area Ratio by achieving Tier 2. In order to achieve Tier 2, the proposed development must receive 60 or more points from a possible 125 points. One of the amenities proposed requires a housing agreement to secure at least 50% of the units for market rentals for at least ten years. Other amenities to be provided include:

- Restoring at least 50% of the site to permeable surfaces;
- Providing electric scooter parking;

- Reusing wood materials from the existing building;
- Constructing the building to the ASHRAE 90.1 2010 Energy Standard;
- Providing a green wall to cover at least 10% of the development's wall area;
- Using non-potable water for the irrigation system; and
- Installing a public art feature on the site.

The attached "Housing Agreement Bylaw 2019 No. 7306" 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 sale of 50% of all residential units for 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 in increasing the supply of rental housing, which is identified as the first objective in the City's Affordable Housing Strategy.

SUMMARY POINTS

- A development permit, DP1064, was previously approved by Council in order to permit a three-storey mixed-use building with 12 residential units and 4 commercial units at 1400 Wingrove Street.
- The applicant is seeking additional floor area by achieving Tier 2 of 'Schedule D' in the Zoning Bylaw, in part by securing the rental housing.
- "Housing Agreement Bylaw 2019 No. 7306" authorizes the City of Nanaimo to enter into a housing agreement with the subject property owner with respect to the proposed mixed-use development at 1400 Wingrove Street.
- The housing agreement will secure rental housing by restricting the sale of 50% of all residential units for at least ten years from the date of building occupancy.

ATTACHMENTS

"Housing Agreement Bylaw 2019 No. 7306" |

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm, Director, Development
Approvals on behalf of Dale Lindsay,
General Manager, Development Services