

DATE OF MEETING August 31, 2020

AUTHORED BY CALEB HORN, PLANNER, CURRENT PLANNING

SUBJECT HOUSING AGREEMENT NO. HA3 – 20 BARSBY AVENUE

OVERVIEW

Purpose of Report

To present Council with a Housing Agreement to prevent any future restrictions on the rental of individual dwelling units at 20 Barsby Avenue.

Recommendation

That:

1. "Housing Agreement Bylaw 2020 No. 7314" (To authorize a housing agreement to prevent any future restrictions on the rental of individual units at 20 Barsby Avenue) pass first reading;
2. "Housing Agreement Bylaw 2020 No. 7314" pass second reading;
3. "Housing Agreement Bylaw 2020 No. 7314" pass third reading; and
4. Council direct Staff to register a covenant to reinforce the terms of the Housing Agreement.

BACKGROUND

On 2018-JUL-09, Council approved Development Permit No. DP1073 to permit a six-storey, 90-unit multi-family residential building at 20 Barsby Avenue. A building permit (BP124815) was subsequently issued on 2019-APR-15 and the building is currently under construction. The approved DP1073 secured additional density by proposing to achieve 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 secured by the development permit is the registration of a housing agreement prior to building occupancy, to ensure no restriction on the rental of residential dwelling units will occur.

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, Category 7-E, requires a housing agreement to prevent any future restrictions on the rental of individual dwelling units.

Other amenities to be provided include:

- On-site public art;
- Dedicated tenant garden space;
- Designated car-share program parking; and
- Sustainable development features include a green roof.

The attached “Housing Agreement Bylaw 2020 No. 7314” would authorize the City of Nanaimo to enter into a housing agreement with the property owner. The agreement will ensure any future strata corporation for the development will not place restrictions to prevent the rental of individual dwelling units. Securing no restrictions on the rental of individual dwelling units will provide opportunity for an increase in the supply of rental housing.

SUMMARY POINTS

- On 2018-JUL-09, Council approved Development Permit No. DP1073 to permit a six-storey, 90-unit multi-family residential building at 20 Barsby Avenue.
- In order for DP1073 to achieve additional density provided through Tier 2 of ‘Schedule D’ in the Zoning Bylaw, Category 7-E requires a housing agreement.
- “Housing Agreement Bylaw 2020 No. 7314” would authorize the City of Nanaimo to enter into a housing agreement with the property owner and prevent any future restrictions on the rental of individual dwelling units at 20 Barsby Avenue.

ATTACHMENTS

“Housing Agreement Bylaw 2020 No. 7314”

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services