

DATE OF MEETING | May 15, 2023

AUTHORED BY | SADIE ROBINSON, PLANNER, CURRENT PLANNING

SUBJECT | HOUSING AGREEMENT – 2345 KENWORTH ROAD



Proposal:

To authorize a housing agreement to secure affordable housing units at 2345 Kenworth Road



Zoning:

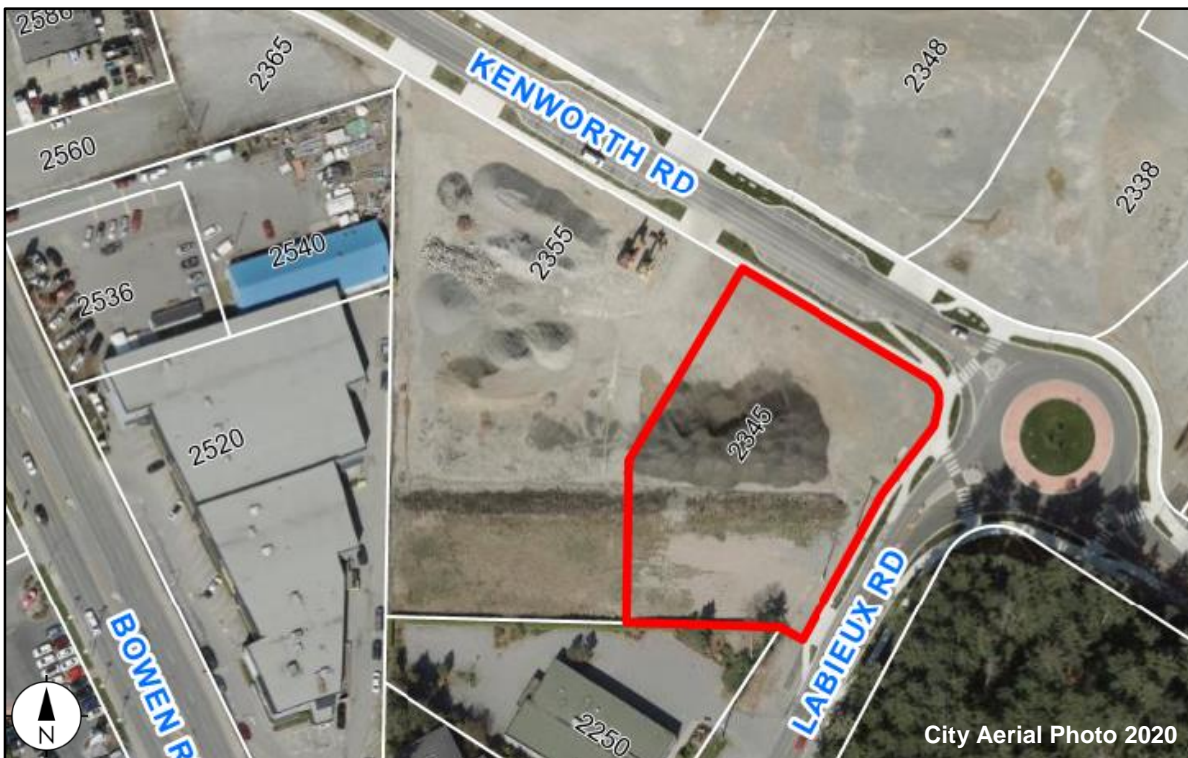
COR3 – Community Corridor

City Plan Land Use Designation:

Mixed-Use Corridor

Lot Area:

0.44ha



City Aerial Photo 2020

OVERVIEW

Purpose of Report

To obtain Council approval for a housing agreement for a 40-unit personal care facility at 2345 Kenworth Road in order to permit a 50% reduction in the development cost charges.

Recommendation

That:

1. "Housing Agreement Bylaw 2023 No. 7363" (to secure unit affordability) pass first reading;
2. "Housing Agreement Bylaw 2023 No. 7363" pass second reading;
3. "Housing Agreement Bylaw 2023 No. 7363" pass third reading; and,
4. Council direct Staff to register a covenant on the title of the land to reinforce the terms of the housing agreement.

BACKGROUND

The Provincial Rental Housing Corporation (BC Housing) is proposing to enter into a housing agreement with the City to secure affordable housing units, and secure a 50% reduction in development cost charges (DCCs). BC Housing develops, manages and administers a wide range of subsidized housing options across the province. The proposed development is a four-storey personal care facility with 40 residential units (including 30 Dwelling Units and 10 Sleeping Units), and accessory support offices. A development permit (DP1237) received approval on 2022-MAY-02, and a building permit has been issued for the proposed development.

The "City of Nanaimo Development Cost Charge Bylaw 2017 No. 7252" (Bylaw 7252) sets out the conditions under which a development is eligible for a 50% reduction in DCCs, including entering into a housing agreement with the City of Nanaimo.

Subject Property and Site Context

The subject property is a vacant corner parcel at the intersection of Kenworth Road and Labieux Road. Car dealership businesses have been approved to the west and north across Kenworth Road. St. John Ambulance is located to the south, and Beban Park is located to the southeast.

DISCUSSION

BC Housing is an "eligible owner", as per Bylaw 7252, and the proposed development is an "eligible development" as defined in the bylaw. The Housing Agreement will ensure that 30% of Dwelling Units (this represents nine units) will be occupied by low-income individuals and that rent for these units shall not exceed 30% of the tenant's annual income.

Meeting the above criteria is required for eligibility for a development cost charge reduction in accordance with the Bylaw 7252. The attached "Housing Agreement Bylaw 2023 No. 7363" would authorize the City of Nanaimo to enter into a housing agreement with the property owner to ensure the above-mentioned commitment. The agreement will be secured on title with a Section 219 covenant which would run with the land in perpetuity; therefore, the conditions set out in Bylaw 7252 for reduction of DCCs will be met.

SUMMARY POINTS

- BC Housing is proposing to enter into a housing agreement with the City to secure affordable housing units, and a 50% reduction in Development Cost Charges for a proposed personal care facility development at 2345 Kenworth Road.
- A development permit (DP1237) received approval on 2022-MAY-02, and a building permit has been approved for the proposed development.
- The proposed Housing Agreement meets the eligibility criteria in accordance with the DCC Bylaw, for reductions.

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services /
Deputy CAO