



The Corporation of the City of Courtenay

Staff Report

To: Council

File No.: 3360-20-2301/ RZ000074

From: Director of Development Services

Date: January 10 2024

Subject: Housing Agreement Bylaw No. 3117 (1560 Grieve Avenue)

PURPOSE:

To consider giving first, second and third reading to Housing Agreement Bylaw No. 3117 (**Attachment 1**) to authorize the City to enter into a Housing Agreement pursuant to Section 483 of the *Local Government Act* for the property located at 1560 Grieve Avenue legally described as **Lot 14, Section 41, Comox District, Plan 9456**.

BACKGROUND:

At Council's Regular meeting of December 6th 2023 Council passed the following resolution:

THAT Council give First, Second and Third readings of "Zoning Amendment Bylaw No. 3094" (1560 Grieve Avenue); and

THAT prior to Council consideration of the adoption of "Zoning Amendment Bylaw No. 3094", the owner execute the Housing Agreement to form "Housing Agreement Bylaw No. 3117" for Council's consideration.

The owner has executed the Housing Agreement which requires that rent for 15 of the 16 proposed 1-bedroom units be 30% below the Courtenay Census Subdivision market rate, in perpetuity, as determined by Canadian Mortgage and Housing Corporation from time to time.

Zoning Amendment Bylaw No. 3094 re-zones Lot 14, Section 41, Comox District, Plan 9456, from R-2 to a new Comprehensive Development Thirty-Eight Zone (CD-38) to permit a 16-unit multi-residential development for adults with diverse abilities. The December 6th Council Report with Bylaw No. 3094 and other attachments comprises **Attachment 2**.

DISCUSSION:

The proposed rezoning allows a net increase of 14 residential units over the 2 units permitted with existing R-2 zoning. The OCP's Community Amenity Contribution (CAC) Policy targets an affordable housing contribution applicable to rental multi-residential units of \$4,000 per unit; however, housing developments that achieve affordable housing such as through price-restricted units operated by a non-profit organization are exempt. CAC Policy 5 targets 15% of units being 30% below market for rental apartments. The proponent has agreed to 30% below market, for all units except the support worker unit, this exceeds the policy target.

POLICY ANALYSIS:

The subject Housing Agreement and associated development meet the housing objectives and goals in the following bylaws:

- Comox Valley Regional Growth Strategy Bylaw No. 120, 2010
- Official Community Plan Bylaw No. 3070, 2022

FINANCIAL IMPLICATIONS:

No financial implications are associated with this bylaw adoption as it is the applicant's responsibility to reimburse the City for all legal costs reasonably incurred by the City for preparation, execution and registration of this Agreement and Section 219 Covenant.

STRATEGIC PRIORITIES REFERENCE:

This initiative addresses the following strategic priorities:

- Affordable Housing - Explore approaches to develop affordable housing: Clarify municipal role in housing affordability

OPTIONS:

1. THAT Council give first, second and third Reading to Housing Agreement Bylaw No. 3117 (1560 Grieve Avenue)
2. THAT Council provide alternative direction to staff through resolution.
3. THAT Council not proceed.

ATTACHMENTS:

1. Housing Agreement Bylaw No. 3117 (1560 Grieve Avenue)
2. December 6th 2023 Council Report with Attachments

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