



The Corporation of the City of Courtenay

Staff Report

To: Council

File No.: 3360-20-2306/RZ000079

From: Director of Development Services

Date: December 11, 2024

Subject: Housing Agreement Bylaw No. 3152, 2024, Adoption – 120 11th Street

PURPOSE:

For Council to consider adoption of Housing Agreement Bylaw No. 3152, 2024 – 120 11th street to authorize the Director of Development Services to enter into a Housing Agreement pursuant to Section 482 of the *Local Government Act* for the properties assigned the civic addresses of 120 and 125th 11th Street and 1128 Beckensell Avenue and an unaddressed City owned parcel, which is more particularly described herein.

1. LOT A, SECTION 69, COMOX DISTRICT, PLAN 32204
2. THAT PART OF LOT 10, SECTION 69, COMOX DISTRICT, PLAN 3030, TAKEN FOR ROAD PURPOSES AND CONTAINING 0.27 OF AN ACRE MORE OR LESS, SHOWN IN RED ON PLAN 284BL
3. LOT 1, SECTION 69, COMOX DISTRICT, PLAN 6674
4. LOT 2, SECTION 69, COMOX DISTRICT, PLAN 6674

BACKGROUND:

Council gave Third Reading to Housing Agreement Bylaw No. 3152, 2024 on August 28, 2024, and passed the following resolutions:

THAT Council give first, second and third readings of Housing Agreement Bylaw No. 3152, 2024 – 120 11th Street on the properties legally described as (1) LOT A, SECTION 69, COMOX DISTRICT, PLAN 32204; (2) THAT PART OF LOT 10, SECTION 69, COMOX DISTRICT, PLAN 3030, TAKEN FOR ROAD PURPOSES AND CONTAINING 0.27 OF AN ACRE MORE OR LESS, SHOWN IN RED ON PLAN 284BL ("Unaddressed Municipal Property"); (3) LOT 1, SECTION 69, COMOX DISTRICT, PLAN 6674; and (4) LOT 2, SECTION 69, COMOX DISTRICT, PLAN 6674 ; and

THAT the owner execute the Housing Agreement prior to adoption.

DISCUSSION:

The owner has executed the Housing Agreement (**Attachment 1, Schedule 1**). Staff is seeking Council direct the Director of Development Services to execute the Housing Agreement. Once executed this agreement will be registered on title of the property.

FINANCIAL IMPLICATIONS:

Proceeding with the approval of this Housing Agreement bylaw application has no financial implications to the City's Financial Plan 2024 – 2029.

ADMINISTRATIVE IMPLICATIONS:

Processing Housing Agreement bylaws is a statutory component of the corporate work plan and a core duty of the Development Services Department. Work to date has primarily been carried out by Development Services staff.

OPTIONS:

1. THAT Council adopt *Housing Agreement Bylaw No. 3152, 2024* (120 11th Street).
2. THAT Council provide alternative direction to staff through resolution.
3. THAT Council not proceed.

ATTACHMENTS:

1. Housing Agreement Bylaw No. 3152, 2024
2. August 28, 2024 Staff Report at Third Reading

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