



THE CORPORATION OF THE CITY OF COURTENAY

## STAFF REPORT

**To:** Council

**File No.:** 3360-20-2011

**From:** Chief Administrative Officer

**Date:** October 4, 2021

**Subject:** Updated Proposal - Zoning Amendment Bylaw No. 3017 – 801 Ryan Road

### PURPOSE:

The purpose of this report is to provide Council with an overview of an updated proposal for a Zoning Amendment to rezone the property legally described as Lot 1, Section 14, Comox District, Plan 27905 Except Parts in Plans 38112 and VIP53727 from C-1A to CD-32 to facilitate the development of a 247 unit rental apartment development.

### CAO RECOMMENDATIONS:

That based on the October 4<sup>th</sup>, 2021 staff report “Updated Proposal - Zoning Amendment Bylaw No. 3017 – 801 Ryan Road” and the September 7<sup>th</sup>, 2021 staff report “Zoning Amendment Bylaw No. 3017 – 801 Ryan Road” Council approve OPTION 1 and complete the following steps:

1. That Council give First and Second Readings of Zoning Amendment Bylaw No. 3017, 2021;
2. That Council direct staff to schedule and advertise a statutory Public Hearing with respect to the above referenced bylaw; and,
3. That Final Reading of the bylaw be withheld pending the registration of Section 219 covenant and Housing Agreement.

Respectfully submitted,

Geoff Garbutt, M.Pl., MCIP, RPP  
Chief Administrative Officer

### BACKGROUND:

A detailed staff report was prepared for the September 7<sup>th</sup>, 2021 meeting regarding this proposal. At that meeting Council chose to defer consideration of the bylaw with a request for more information about proposed amenity contributions and the amount of open space.

The applicant has since submitted a letter (Schedule No. 1) outlining their proposed affordable housing amenity contribution as well as an updated site plan showing additional open space.

### DISCUSSION:

#### *Affordable Housing Amenity Contribution*

The applicant proposes dedicating 10% of the proposed units (25 units) as affordable rental units. Rental rates will be calculated based on 30% of the gross household income levels published in BC Housing’s annual Housing Income Limits (HILs) publication. The HILs rates are intended to reflect the minimum income required to afford appropriate accommodation in the private market. Under this formula rental rates for a

1 bedroom would be capped at \$987.50 and \$1,225 for a 2 bedroom based on the 2021 HILs. In comparison the advertised market rates at 1025 Ryan Road (adjacent apartment building under construction) are \$1,350 for a 1 bedroom and \$1,650 for a 2 bedroom. The units will be secured through a housing agreement which will last for ten years after which the units will revert to private market rental rates. It will be the responsibility of the property owner under the housing agreement to ensure the units remain at the proposed rents. The agreement will be drafted by the City’s solicitor and include the requirement for the owner to provide reports to the City to ensure compliance. Reports will be required on an annual basis or as tenants change in the affordable units. Failure to provide these reports will include a “rent” (penalty) charge under the agreement for non-compliance.

*Green Space*

The applicant has also revised the site plan, reducing the amount of surface parking and increasing the amount of green space. The central green space has been enlarged and includes a dog run area as well as an outdoor seating area. The green space in the panhandle area at the rear of the subject property has been enhanced with the addition of a playground and community garden area. Should Council proceed with the rezoning amendments these facilities will be secured, as a condition of rezoning, through covenant. The proposed zoning bylaw has been updated to reflect the reduction of parking stalls resulting from the additional open space.

**OPTIONS:**

**OPTION 1: (Recommended)**

That based on the October 4<sup>th</sup>, 2021 staff report “Updated Proposal - Zoning Amendment Bylaw No. 3017 – 801 Ryan Road” and the September 7<sup>th</sup>, 2021 staff report “Zoning Amendment Bylaw No. 3017 – 801 Ryan Road” Council approve OPTION 1 and complete the following steps:

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Prepared by:

Reviewed by:

Concurrence by:



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Matthew Fitzgerald, RPP, MCIP  
Manager of Development Planning



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Ian Buck, RPP, MCIP  
Director of Development Services



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Geoff Garbutt, M.Pl., MCIP, RPP  
Chief Administrative Officer

**Attachments:**

Schedule No. 1: Applicant’s Letter Outlining Updates to the Proposal

Schedule No. 2: Updated Site Plan

Schedule No. 3: Draft Zoning Amendment Bylaw No. 3017

## Schedule No. 1: Applicant's Letter Outlining Updates to the Proposal



September 15, 2021

City of Courtenay  
Development Services  
830 Cliff Avenue  
Courtenay, BC  
V9N 2J7

### RE: 801 RYAN ROAD; PROPOSED REZONE FROM C-1A TO CD ZONE

This letter is in response to the request from City Council at the September 7, 2021 council meeting that we review our Affordable Housing contribution and consider designating units to a below market rental pool in lieu of the proposed cash contribution of \$123,500.

After reviewing the project and discussing with City staff, Broadstreet Properties would like to propose designating 10% of the units to be reserved for a below market rental pool. This proposal would see 25 units set aside as affordable housing for a period of 10 years and would be enforced through a Housing Agreement with the City of Courtenay. Furthermore, we propose to use BC Housing's "Housing Income Limits (HIL's)" as qualifying maximum household income, and for determining rental rates. Rental rates would be capped at 30% of household income, which is the rate at which housing is determined to be affordable.

We also heard from Council that they would like to see more meaningful green space on the project and asked if we could reduce the total number of parking stalls. Based on our own internal parking management statistics and the accessibility to transit and services, we anticipate parking demand to be in the range of 1.1 to 1.2 parking stalls per unit. Our revised proposal has a total parking stall count of 300 stalls, or 1.2 stalls per unit, down 13 stalls from the previous submission. Using this formula and strategically revising the parking lot, we are now able to provide additional green space within the paved portion of the site.

The off leash dog run was relocated to the now larger green space next to the east entrance and is much more accessible by tenants in all three buildings. Relocating the dog run has the added benefit of providing additional area at the south end of the site to be used for rain gardens and stormwater management. Several landscape islands within the parking lot were enlarged by removing parking stalls; this will facilitate more substantial landscape plantings and remove asphalt area. As a final revision based on the feedback from Council, the 'panhandle' amenity area has been improved to include a playground along with the community garden.

Thank you for the opportunity to submit this revised application and highlight the changes to our Affordable Housing contribution and site plan. We feel Glenhart Views will be a positive addition to the area and provide much needed rental housing to a broad cross section of the community. Should you have any further questions, please do not hesitate to contact me at your earliest convenience.

A handwritten signature in cursive script that reads 'Rachel Ricard'.

Rachel Ricard  
Development Manager



