

Affordable BC Housing Society
4911 Canada Way
Burnaby, B.C. V5G 3W3

March 2, 2026

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mayor and Council,

The Affordable BC Housing Society, a non-profit wholly owned by and affiliated with the BC General Employees Union (BCGEU), is excited to propose our project at 1101 Yates Street that includes rental housing, BCGEU office and meeting spaces as well as a daycare and retail CRU. The BCGEU is one of the largest and most diverse unions in British Columbia with over 95,000 members in workplaces such as health care, community social services, education, highways maintenance, casinos, credit unions, municipalities, regional districts and many more. A priority for the BCGEU's members has and continues to be the working class's access to affordable housing. Creating ABCHS, a non-profit developer, is one way for the BCGEU to meaningfully address the housing crisis and advance the community priorities of the BCGEU's members.

Given the BCGEU's long history and presence in Victoria, ABCHS is pleased to propose our second project located in the City of Victoria. We look forward to contributing 175 secured rental homes to this much needed market, including 20% of suites at below-market rental rates (CMHC Median Market Rates) and 20% fully accessible homes. The project also includes a licensed daycare for approximately 12 infants and toddlers as well as 25 three-to five-year-old children. Finally, the BCGEU will be proud for some of our team to work out of the best-in-class and sustainably designed office and meeting space proposed as part of this mixed use development. Our priorities in advancing this project extend beyond narrow economic considerations and also account for acute community needs and prioritize alignment with numerous critical areas of strategic priority for the City of Victoria.

We appreciate the engagement and feedback throughout our process to date from the City of Victoria staff and look forward to continuing to collaborate closely with you to bring this important project to fruition.

Sincerely,



Jessica Krushkowski

Affordable BC Housing Society
4911 Canada Way
Burnaby, B.C. V5G 3W3

Executive Director
Affordable BC Housing Society
Phone: 604-830-5921
Email: Jessica.Krushkowski@abchs.ca