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Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC, V8W 1P6
Sent via email: mayorandcouncil@victoria.ca

July 16, 2018

Re: Zoning Bylaw 2018 Review – Minimum Residential Unit Size

Mayor and Council,

LandlordBC has been actively observing the robust public consultative process related to the Zoning Bylaw 2018 review, and we applaud City Staff for their professional engagement efforts. We are of the view that the thoroughness of the consultation process should now give Council the necessary confidence to approve and adopt the bylaw as configured without the distraction of additional issues that have emerged, and which are clearly outside the scope of the Zoning Bylaw 2018 review. LandlordBC is especially concerned about the introduction of a minimum residential dwelling unit size of 33m² for multi-unit residential housing, including purpose-built rental housing, in the downtown core.

LandlordBC feels strongly that requiring a minimum unit size in the downtown will detract from the goal of providing more affordable housing options for residents. This type of requirement will limit the ability of landlords to bring a diverse housing supply, sensitive to market demand.

We have observed that smaller rental units represent excellent student housing and are particularly attractive to young single professionals and technology and service sector workers who are seeking a downtown core location to enjoy the vibrance, amenities and lively social scene at a more affordable price. With these units the City is an extension of their living space. Furthermore, with today's sophisticated design technologies we are seeing flexibility in space with smart storage built-ins, Murphy bed, etc. that allow a smaller the space to function extremely well, particularly for this younger audience. While smaller units are admittedly not for everyone, this diversity of housing is critical and can be found in progressive cities around the world.

We therefore request and thank Council in advance for moving forward with its approval and adoption with further delay of Zoning Bylaw 2018 thus allowing projects awaiting the outcome of this review to proceed immediately. We desperately need new purpose-built rental housing in Victoria and can ill-afford any unnecessary barriers and/or delays. Thank you.

Sincerely,



David Hutniak
CEO
LandlordBC