



Vancouver
1210 - 1095 West Pender
Vancouver BC V6E 2M6
Phone: [REDACTED]
Fax: [REDACTED]
Toll free in BC: [REDACTED]

Victoria
830B Pembroke Street
Victoria BC V8T 1H9
Phone: [REDACTED]
Fax: [REDACTED]
Toll free in BC: [REDACTED]

September 30, 2020

Mayor Helps and Council
City of Victoria

Sent via email: mayorandcouncil@victoria.ca

Subject: RE: 975 & 983 Pandora Avenue - Rental Proposal – Committee of the Whole

Dear Mayor Helps and Council,

LandlordBC is a non-profit association and the leading voice for owners and managers of rental housing in British Columbia. I am writing to you on behalf of our 3300 members in support of the above-captioned proposal for 67 regular rental units and 223 co-live bedrooms spread over 54 units.

The City of Victoria, under the leadership of your Worship and Council, and with the strong support of your very capable staff, have created an environment that has been conducive to the building of new purpose-built rental. It has been encouraging to see that new purpose-built rental has come on-stream in the community, several of which have been completed by this project's proponent, Townline.

The proposed rental building construction at 975 & 983 Pandora Avenue is a unique opportunity to meet the diverse housing needs of Victoria. This development is intended to provide a mix of 67 regular rental units and 54 co-live units (223 bedrooms in 3, 4, and 5-bedroom units) providing a new housing option that Victoria's urban core is currently lacking.

While the co-live model does not fit the more traditional rental unit mold it does fall under the jurisdiction of the Residential Tenancy Act, giving future renters a solid framework of protections. Each co-live unit will have a shared bathroom and kitchen with each bedroom rented individually under their own tenancy agreement. These co-live units give an easy access point for individuals looking for longer term furnished accommodation with the added benefit of a built-in community focused lifestyle.

It is no secret that despite its vital importance to health of our community the development of secure purpose-built rental housing has been neglected for over three decades. This project brings the much-needed traditional rental housing but also adds co-living to Victoria's housing ecosystem.

I wish to reiterate that LandlordBC strongly supports this project, and we respectfully ask you to approve this application to ensure that this critical rental housing gets built. Thank you.

Sincerely

David Hutniak
CEO, LandlordBC