

From: Gail
Sent: July 28, 2022 5:38 PM
To: Chelsea Medd <cmedd@victoria.ca>
Subject: REZ00766 1693-1699 Fort St. Development

Dear Ms Medd:

This is a follow up letter from the South Jubilee Land Use Committee regarding our letter of June 13 and the Aryze Development Permit application REZ00766, 1693-1699 Fort St.

Subsequent to our sending of the June 13 letter the LUC met with Aryze Developments to discuss our concerns. We do appreciate the time and thoughtfulness given to our concerns by Aryze. We do, however, still have a few issues that we feel should be considered.

There is still a net loss due to demolition of 4 affordable, 2 bdrm units with this proposal. But we do understand that the cost of new builds limits what a development company is able to accomplish without major support from municipal, provincial, and federal levels.

We would suggest that there are a few things that could be done to forward the goal of affordable rental housing and creating a nurturing neighbourhood for people of lower income to continue living in our neighbourhood.

- 1) Increase the time the 4 units designated as lower income units from 10 years to 20 years. This would allow the residents time to raise their kids if they have them through their full school journey.
- 2) Allow the tenants living in the existing row houses the right-of-first-refusal for comparable units in the new development at the rent they were paying at the time they were evicted plus a reasonable percentage increase. We would like to see +10% (as has been proposed in Vancouver's new development guidelines).
- 3) There is also the question of how to maintain the availability of lower rent units for people of lower income without having to evict existing tenants from the low rent units, their homes, if/when their incomes rise. We don't know if there is an existing mechanism for dealing with this issue but the following is our attempt at a solution.

We would like to see the City and Developer(s) consider including a provision for low rent units that when the existing tenants income rises so that 30% of their income equals the average rent of the other units in the building then that unit's rent becomes that average. If this occurs then an alternative unit becomes the 'low rent' unit when one becomes available for the length of the term (20 years).

Sincerely,

Gail Anthony
Co-chair South Jubilee Land Use Committee