

From: [David Hutniak](#)
To: [Clerk's Office](#)
Subject: Rezoning Application 1485 Fir Street
Date: June 25, 2021 9:45:45 AM
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[1485 Fir Street White Rock Public Hearing.pdf](#)

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Dear Mayor and Council,

As the leading province-wide voice for owners and managers of rental housing in British Columbia, LandlordBC is committed to the provision of safe, secure and sustainable rental housing in communities throughout the province. I am writing you today on behalf of our 3,300 members to express our strong support for the above-captioned rezoning application that will result in 80 secure purpose-built rental homes into perpetuity for families living in the City of White Rock. This project represents an important opportunity for the community, and we encourage you to approve the application.

David Hutniak
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June 25, 2021

Mayor and Council
City of White Rock

Subject: Rezoning Application 1485 Fir Street

Dear Mayor & Council,

As the leading province-wide voice for owners and managers of rental housing in British Columbia, LandlordBC is committed to the provision of safe, secure and sustainable rental housing in communities throughout the province. I am writing you today on behalf of our 3,300 members to express our strong support for the above-captioned rezoning application that will result in 80 secure purpose-built rental homes into perpetuity for families living in the City of White Rock. This project represents an important opportunity for the community, and we encourage you to approve the application.

On June 17th 2021 the Canada and British Columbia Expert Panel on Housing Supply and Affordability released their report entitled ***Opening doors: unlocking housing supply for affordability***, which offers recommendations for all orders of government to increase the supply and affordability of housing in British Columbia. The report highlights the significant opportunities to expand and accelerate the delivery of a diverse range of homes, suitable to the needs of current and future British Columbians. I encourage you and your staff to read the report as I believe it can serve to inform you as you consider the housing challenges and opportunities in your community including this application before you at this time. The link for the report can be found here: (https://engage.gov.bc.ca/app/uploads/sites/588/2021/06/Opening-Doors_BC-Expert-Panel_Final-Report_Jun16.pdf)

Your community has many unique attributes that make it a highly desirable place to live. It is imperative that you consider the needs of renters in this context. The reality is that a robust supply of rental housing, especially secure purpose-built rental housing, is critical to overall community health and well-being and is an important contributor to dynamic local economies.

The demand for secure purpose-built rental is not going to diminish, in fact it is going to steadily increase. Consequently, there should be a sense of urgency to address this demand from workers, families, and retirees. It is infeasible and unproductive to discourage newcomers seeking opportunity, families looking for more space, or retirees planning to settle here because of a dearth of secure rental housing. As community leaders you need to ensure that you are making room for all.

During the course of our review of this project when considering to offer our support of the application, we were impressed with the scope of what is on offer:

- 80-unit, 100% secure purpose-built rental building (secured into perpetuity);

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- Consistent with the provisions of the OCP for the area referred to as “Transitional” providing a transition from higher density to lower density developments;
- Significant increase in energy performance;
- Significantly increased seismic safety;
- Replacing an aging (~60 year-old) building at or near the end of its functional life with a modern building with all associated amenities AND many more units of housing supply;
- Increased livability, including multi-bedroom units for the community with livable square footage, in-suite laundry and dishwashers, storage lockers for every unit;
- 108 secured underground parking spaces;
- 24 electric vehicle charging stations;
- Bike storage for every unit;
- Increased density on a transit corridor;
- Accessibility features including elevators and appropriate ramps;
- Affordable units at below market rent, secured through a housing agreement with the City;
- \$10,000 to \$44,000 compensation for each existing tenant (tied to tenure), including compensation for all moving expenses;
- 21 to 30 percent discount below market rental rates for returning tenants on a first right of refusal basis;
- While a market rental project the proponent wishes to ensure a diverse group of residents can make their home in this project and thus they are offering a number of units at CMHC rate for families and individuals. (\$1091 for one bedroom and \$1422 for two bedrooms).

If this does not constitute “checking all the boxes”, it is hard to fathom what does!

There will no doubt be members of the community who will oppose to this project. I would however argue that they are not truly representative of the broader community but rather a vocal minority with their own self-interests in mind. I would therefore respectfully ask that you to consider this application in the context of the best interests of the broader community.

In closing, we wish to again remind you that a robust supply of rental housing is critical to overall community health and well-being and is an important contributor to dynamic local economies. On behalf of LandlordBC I urge you all to say yes to this rezoning application.

Sincerely,



David Hutniak
 Chief Executive Officer
 LandlordBC

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