

Attn: Mayor and Council
Via: Mr. Tyson Baker, Senior Development Planner
District of Sechelt
2nd Floor, 5797 Cowrie Street
Sechelt, BC V0N 3A0

September 19, 2024

Dear Mayor Henderson and members of Council,

Re: Housing Deliverables for Development Permit Application 3060-2024-10 (5981 Shoal Way)

On behalf of 1301233 B.C. Ltd. (the "Owner"), CityState is pleased to present a Development Permit application for 5981 Shoal Way (the "Site"). Between July 2022 and February 2024, you (and the previous Council) considered and approved OCP and Zoning Amendments based on a development plan that included 117 housing units. The purpose of this letter is to highlight the housing contributions for the first 28 units of this development.

WORKFORCE HOUSING

We've heard consistently from Council, the broader community, and essential service providers that there is a need for smaller, more attainable, and affordable units to serve local professionals, such as healthcare workers, first responders, teachers, and community support staff. The proposed design delivers units that are an average size of 1,018 ft² with two bedrooms and two full bathrooms. This puts them well within the mortgage qualifying range of families, as identified in the latest Housing Needs Report by Urban Matters. These units will also qualify for the First Time Home Buyers' Program, making them eligible for a Property Transfer Tax exemption. Finally, these buyers can use up to \$60,000 of RRSP funds per person tax-free towards their down payment.

As committed at Rezoning, the Owner will offer two units to a non-profit housing operator at a subsidized rate of \$80,000 below market value. All remaining units will then be made available exclusively to essential workers through a priority pre-sale opportunity. The Owner is in discussion with several essential worker institutions to facilitate this targeted pre-sale offer.

EXPEDITED HOUSING DELIVERY

Council has done a tremendous job of supporting housing development since your inauguration. Unfortunately, due to market conditions, scarcity of financing, and other factors which are out of developers' control, many projects have struggled to actually reach the construction stage. The latest Housing Needs Report states that Sechelt needs 726 new housing units completed by 2026. This project is the Owner's foremost priority. The proposed 28 townhouse units are ready to start as early as Spring 2025 (dependant on District approvals) and would take about 14 months to complete. They would be ready for occupancy by Summer 2026. Advancing this development in a timely manner will also allow the Owner to begin planning and design for the remaining 89 units as approved for the site.

We appreciate your consideration of our application. Any correspondence related to this application can be directed to myself on behalf of CityState Consulting Group.

Sincerely,



Aidan Shirley
Development Manager, CityState Consulting Group