



1160 – 4th Street
Courtenay, BC V9N 1H8
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May 2, 2022

City of Courtenay – City Council

Re: Rezoning Application for 1590 Piercy Avenue (Nine Peaks project)

Dear Council,

Perspective Design Build Ltd. commends Council for their interest in promoting affordable housing within our community and your understanding of the urgency of the matter.

We also share this interest and have created our plans for Nine Peaks with this in mind. By taking property that once only had a small, single-family home on it and in its place adding a multi-family complex with 9 livable units, we are giving people the opportunity to enter homeownership at a more affordable price point than for a single-family home. Our target market is working singles and families or retirees with a median income. The future potential of renting these units out opens the door for those that do not qualify for homeownership.

The units will be offered for sale at a fair sale price. However, we understand the severe need for affordable housing. We realize that this is an ongoing issue with no quick resolution. To that end, Perspective Design Build Ltd. would like to offer the City of Courtenay two options to show our commitment to affordable housing.

Option 1 – A One Time contribution of \$40,000.00 to the Affordable Housing Fund.

This option would allow the funds to be directed where most needed by the Fund. Be it in support of emergency or supportive housing services, the development of new affordable housing projects or used as leverage in negotiations for additional non-market affordable housing units.

Option 2 – A Discount of \$40,000.00 on one of our strata units.

This option could be further discussed and may or may not include covenants whereby potential homeowners would be subject to qualification. Things like income qualification and covenants on title restricting resale price can be sorted out to ensure that this opportunity is held in perpetuity to any future owners of the discounted strata unit.

We look forward to hearing from City Council.

Yours Truly,

A handwritten signature in black ink, appearing to read "George Slomp".

George Slomp and Peter Bain
Owners of Perspective Design Build Ltd.

A handwritten signature in black ink, appearing to read "Peter Bain".