

June 4th, 2019

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

**RE: 1301 Hillside Avenue,
Resubmission – Development Permit Rezoning and OCP Amendment Application**

Dear Mayor and Council,

On behalf of NVision Properties, I am pleased to resubmit for your consideration our revised development proposal for 1301 Hillside Avenue.

Over the past few months we have been working with City Staff to make design and technical adjustments to our application that have resulted in an improved proposal. We have also been approved through the ADP approval process and have listened to their recommendations – so that we now have a project that will fit into the neighborhood from both a functional and aesthetical point of view.

At the same time, we have been listening to the public discourse regarding affordable housing and have taken an active role in the industry discussions around Council's desire to see more affordable housing units constructed in Victoria. In this regard, we have revised our proposal so that it now includes 13 affordable home ownership opportunities.

The revised proposal is to create 49 new homes, of which 26% or 13 units, will be priced below market, creating opportunities for more households to enter the housing market. We are in on-going discussions with BC Housing to develop an affordable home ownership program (similar to the Chard project on Yates Street), to create an opportunity for potential home purchasers to qualify their income and purchase a unit at below market rates.

In addition, we have responded to planning staff concerns with the following changes:

- The FSR has been reviewed and reduced. Although we were not able to get down to 2.2:1 – we have been able to reduce our FSR from 2.46 down to 2.38:1. Hopefully, that will take us away from the large urban village.
- We have addressed comments that we have heard from the Advisory Design Panel namely:
 - We have simplified the northwest building corner and entry area with a simplified floor plan, reduced number of balconies and the use of consistent building materials.
 - Parking and service vehicles have been addressed. While we have not been able to add parking, we have added a drop off zone for service vehicles, by deleting one of the exterior stairs to the second level patio homes.



- We continue to have discussions regarding car share opportunities for this project.
- A shadow Study is attached to the new set of drawings. A0.03
- A traffic study has been done by Watt Consulting Group and will be forwarded to you shortly.
- As mentioned we are in discussions with BC Housing in regards to providing 13 units of affordable housing in this project. The mix of the 13 units is proposed at – 11 Studio Units, 1 – 1 Bedroom unit and 1 twobedroom unit.
- We have met with the Transportation Planner and complied with his requirements for future bike lanes, transit lanes and sidewalk width. Accordingly, a 2.0m wide sidewalk now starts at the edge of the building, and the planting strip has been eliminated.
- All required Class 2 bicycle stalls have now been relocated to be outside of the SRW.
- Rain gardens have been located in the boulevards – in the area between the curb and front of sidewalk.
- A Sewage Attenuation Report has been completed and submitted to the City
- An arborists report has been completed by McKenzie Talbot – and is attached to this submission.

Overall, we feel the timing of this proposal is right and that it supports Councils vision and mandate that was received in the last municipal election. With the attached development permit, rezoning and OCP amendment application NVision Properties offers the City of Victoria a unique solution to a challenging and important development site along the Hillside Corridor. Contained in this package are the details for what we believe will become a landmark building on a currently vacant site at the corner of Hillside Avenue and Cook Street.

We are very excited to submit this application for your consideration and sincerely hope you will find merit in our proposal. We hope Council can share in our vision of this site and recognize that a site with unique constraints requires a unique solution. We believe passionately that this proposal represents the best possible outcome for the site and that our proposal will be successful in creating affordable and attainable housing for current and future residents of Victoria.

Sincerely

Michael Bacon
Development Manager
NVision Properties

