

Wednesday, August 12, 2020

Mayor and Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

**Re: DPV 00051 - 937 View Street
Proposed Rental Residential Development**



dHKarchitects

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Dear Mayor Helps and Members of Council;

On behalf of our client, Nelson Investments Inc., we are pleased to submit this revised application for Development Variance Permit to build 267 rental units at 937 View Street.

The property is zoned R-48 Harris Green, is part of the Residential Mixed-Use District in the Downtown Core Area Plan and located in Development Permit Area 7B (Heritage Corridor - Fort Street). The site is currently being used for surface parking for automobiles.

Our client identified this site for efficiently sized, modern market rental housing due to its proximity to the downtown core. The units will target tenants looking to live and work downtown. The location is within walking distance to jobs supporting the downtown core businesses and service industries while also providing access to the many amenities of downtown Victoria. All suites will target household incomes of \$35,000+ by delivering modest and efficiently designed layouts. All suites will include custom designed built-in storage and furniture modules to maximize the useable area of the suites. Affordability will be further enhanced by supporting EV charging connections for bicycles, and the provision of extensive bike storage and support services on the main at grade level.

The proposed development will bring 267 purpose-built rental units and ground-oriented units to an under-developed portion of the View street corridor. To mitigate severe geotechnical site soil challenges and to expedite the timing of the completed project, the building is proposed to be constructed using light-weight modular and pre-fabricated steel components. This will bring the units to market in approximately half the normal construction period while meeting the seismic and other structural requirements of a modern mid-rise building on a challenging geotechnical site.

Durable and low maintenance cladding materials (composite aluminum panels, fiber cement panels and prefinished metals) are proposed for the exterior finishes. Landscape treatments and trellis structures are employed to provide areas for resident gardens and an extensive top floor indoor amenity area with exterior patio area is included for the use of all residents.

To achieve the proposed number of rental units on a site constrained by both geotechnical challenges and existing legal easements the applicant would request three variances from the OCP guidelines. Those being height, massing and floor plate area limitations.

We believe this development will provide a significant community benefit bringing affordable purpose-built market rental suites and improvements to the street life

and activity of an under-developed area of the Downtown Core. We look forward to presenting this in more detail as the project moves forward.

Sincerely Yours,

Charles Kierulf architect AIBC MRAIC
Principal



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