

Wednesday, August 9, 2017

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



de Hoog & Kierulf architects

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Re: 937 View Street - Proposed Rental Residential Development

Dear Mayor and Members of Council ;

On behalf of our client, Gordon Nelson Inc., we are pleased to submit this application for Development Variance Permit to build 215 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 is 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. The one bedroom suites (165 total) will target household incomes of \$35,000+ and the two bedroom units will target couples with a household income of \$50,000+ by delivering modest and efficiently designed layouts. Affordability will be further enhanced by supporting car share services on site and providing extensive bike storage and support.

The proposed development will bring 215 purpose-built rental units and street-level commercial space to an under-developed portion of the View street corridor. To mitigate severe geotechnical site soil challenges and to expedite the timing the completed project, the building is proposed to be constructed using relatively light-weight modular off-site pre-fabrication methods. 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.

The architectural expression of the building takes advantage of the modular stacking of the pre-fabricated modules by rotating and shifting the units to create variation in the exterior wall and massing, creating openings into the central courtyard space, and providing outdoor amenity space for individual units on alternate levels and common outdoor areas for all residents at the top floor level. Overall these attributes allow this project to provide a strong connection to the outdoors while maximizing the amount of habitable space within the structure.

Durable and low maintenance cladding materials (composite aluminum panels, concrete masonry, refinished metal) are proposed for the exterior finishes and sound-attenuating materials will be utilized in the courtyard space. Landscape treatments and trellis structures are employed to provide areas for resident gardens and to provide an organic counterpoint to the orthogonal structure of the stacked modules.

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.



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Sincerely Yours,

de Hoog & Kierulf architects

A handwritten signature in blue ink, appearing to read 'Charles Kierulf', is written over a light blue horizontal line.

Charles Kierulf architect AIBC MRAIC
Principal

July 19, 2017

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

Dear Mayor and Members of Council,

RE: 937 View Street – Proposal Rental Residential Development

RJC No. VIC.117435.0001

On behalf of our client, Gordon Nelson Incorporated, we are pleased to provide the following information in support of the application for the property located at 937 View Street.

The structural makeup of the proposed rental building at 937 View is atypical. For several reasons, the project team has decided to construct the building using modular units, stacked around a central structural and circulation core. This approach has several structural advantages.

The light weight of the units, as compared to a concrete building, results in lower foundation loads, which is especially beneficial due to the challenging soil conditions on this site.

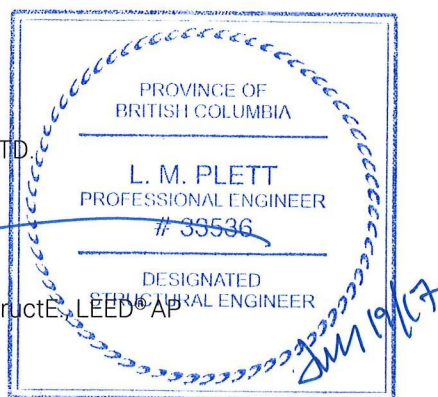
Even more importantly, the light weight reduces seismic demand on the building, permitting a smaller core and reducing overturning and base shear loads by over 50%. This reduction will permit the use of a relatively shallow foundation and transfer level, enabling construction on a site that would otherwise require a deep excavation and/or soil remediation.

We believe the modular construction of 937 View will enable cost-effective construction on an otherwise very challenging site.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Leon Plett, P.Eng., Struct.Eng., MStructE, LEED® AP
Managing Principal



LP/dd