

April 30, 2021

City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor and Council,

On behalf of our consultant team and partners, it is our pleasure to submit for your consideration our market rental project for 937 View Street. Since 2017, we have worked within the site's existing zoning to develop the site with affordable rental homes. Rather poetically, we plan to replace a decades-old 45-spot contaminated surface car parking lot with 266 affordable market rental homes with zero car parking spots in a residentially zoned region of the downtown core.

Key features of the project include: 266 rental units, 290 long-term bike storage units and related amenities including power for e-bikes, tenant amenity areas which include ground floor co-working and rooftop social spaces, unit designs focused on maximizing every cubic centimetre through the creative use of pocket doors and built-in cabinetry, while providing excellent indoor air quality and meeting the most stringent seismic standards. In addition, all units have large windows and Juliette balconies or terraces to connect the homes to the exterior. We are offering a mix of unit types from studios to two-bedrooms, including three with at grade private entries. Located steps from the business and entertainment districts of downtown Victoria, and with *Walk and Bike Score* ratings of 100-point (*Biker's Paradise*) and 99-point (*Walker's Paradise*), our project offers affordable rental homes with access to all downtown amenities.

Having grown up in the Cowichan Valley in a 1,200 sqft home, I learned early in life that one can be happy and health in relatively modest housing. I also attended the University of Victoria, where I lived on campus in a 100 sqft single room occupant style housing. My wife and I then spent four years living and working in New York City and San Francisco where we shared ~400 sqft apartments in these cities and gained first-hand experience of the best of what urban living can offer. These were some of our most enjoyable years; the city and the surrounding walkable areas were our backyards.

Furthermore, efficiently sized units are excellent for the environment through fewer materials, lower energy consumption and ultimately results in more affordable rental homes. Providing affordable, efficiently sized units in an urban center with car free access to all that a city has to offer is central to the experience we want to bring to our project.

More recently, my wife and I have owned and operated several rental buildings, all focused on providing fantastic service, high quality, modestly priced and sized accommodation in exceptional urban locations with little or no parking. We also own a hotel in Tofino called Pacific Sands, where we provide many modestly sized apartment-style hotel rooms on the beach.

937 View Street represents a distillation of all these experiences and beliefs. Our units are very efficient, and therefore affordable, in a growing, highly walkable, and amenities-rich urban location. We believe 937 View Street represents the future of market rental housing for urban areas.

Sincerely,

A handwritten signature in black ink that reads 'Chris Nelson'.

Chris Nelson, President, Nelson Investments Inc.

cc: Merhdad Ghods, Pivotic Properties  
Chris Owen, Interior Plumbing & Heating, Ltd