

Thursday, April 29, 2021

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

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



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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 266 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 266 purpose-built rental units to an under-developed portion of the View Street corridor.

Durable and high-quality cladding materials such as architectural concrete, fiber cement rainscreen panels, low e glazing units and prefinished metals are proposed for the exterior finishes. Landscape treatments and trellis structures are employed to provide areas for resident accessible ground level patios and extensive top floor indoor amenity areas with exterior patio areas 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 a height variance from the OCP guidelines.

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