

July 21, 2017

Her Worship Mayor Lisa Helps and Councillors
Corporation of the City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6

Introduction

The application before you is a unique proposal for 75 Workforce Housing rental units in the downtown area. We are proposing a new concept for Victoria - “work-live” units where tenants pay one monthly rent and have access to:

- Completely furnished, self contained professionally designed micro units with full bathroom, kitchen area, bed/sitting area, storage.
- Over 3000 sqft of amenities on the main floor – Full kitchen / entertainment area; TVs, games, quiet sitting areas; communal sitting areas; outdoor patio space with BBQ and more.
- Electric car and electric bike rental IN the building available to tenants – no need for car ownership!
- Full time operations staff to support the building and tenants.
- Coffee shop accessible to the public to promote community living.

The impetus for this plan comes from the City’s need to provide ‘affordable’ living. This building combines housing, amenities and transportation needs and more than supports this demand. I look forward to presenting more details as the application is reviewed.

Community Consultation

Burnside Gorge Community Association

We have met three times with the executive and twice with the Community at large. Concerns raised at the initial meeting in January 2017 were addressed at an updated presentation July 17, 2017. Letters from the Chair have been submitted to the City.

Green Building Features

The project has been designed with a combination of active and passive energy principles:

- Provision of an electric car rental fleet on the lower floor for tenants, complete with electric charging stations.
- Provision of an electric bicycle rental fleet on the lower floor for tenants complete with electric charging stations.
- Building is oriented to take advantage of the south facing site to allow better penetration of natural daylight into the main level and inner courtyard.

- Construction will use a high-performance wood frame system.
- Storm water mitigation.
- Permeable paving on Coffee Bar patio.
- Heat Recovery Ventilation systems.
- Designed to the 2014 energy code.
- Constructed to Built Green standards

Summary

This is a wonderful opportunity to create new an innovative, community affordable living in the City. I look forward to sharing a detailed presentation.

Sincerely,

Kim Colpman
Large and Co.