



## Letter to Mayor and Council

**August 24, 2023**

Mayor Marianne Alto  
Members of City Council  
**City of Victoria**  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor and Council,

**Re: 819-827 Fort Street (Project Name “825 Fort”)**  
**Request for DPV00244 for the Addition of 14-Suites, 1-Floor and Building Cooling**

Please accept this letter on behalf of 825 Fort Holdings Ltd as our response to Council’s stated commitment to find ways to provide housing and aid in its affordability, including working with industry to find creative ways in which to do so.

Following the rezoning and DP approval of 825 Fort Street, the project achieved approval under the CMHC “Rental Construction Financing Initiative (RCFI)” program. RCFI is CMHC’s program for private housing with the deepest levels of affordability, energy use and greenhouse gas emissions and accessibility criteria. Our commitments for 825 Fort achieve the deepest level of affordability available under the program, for the greatest percentage of suites, for the longest term (21-years)(see attached).

Given this, we are proposing to add more homes to this approved project. The variance accommodates 1-storey and 14-rental homes added to the approved 10-story, 105-suite project. The resulting building would be 11-storeys and house 119-studio, 1-bed, 2-bed, and 3-bed homes. These 14-suites represent a 13% increase in the rental housing on this site, which is already being excavated.

Also, with climate change increasing, we are proposing changes to the roof design and height to accommodate a central cooling system for all the building’s homes.

Since the rezoning approval for this building, the new DCAP allows 12-story buildings in this location. The building design has been massaged to accommodate the additional suites without adding FSR or major structural changes to the project which, apart from the additional floor and roof revisions for the cooling system, is the same as the approved form. I have attached images for your information of the building elevation as approved compared to that proposed showing that we haven’t changed the look of the building.

As the site is already being excavated, approval is important in time to accommodate the required foundation changes. If so, and with no imposed additions to cost or process delays, this represents an opportunity for Council to add 14-rental homes in downtown Victoria in a project that is underway in a location that permits the requested height, and in a project where financing agreements with CMHC



legally obligate the project in its energy use and GHG emission reductions, delivery of homes that are accessible, adaptable, and designed with “universal” principles, and in its affordability.

For reference, 825 Fort Street includes the following:

- Retention and restoration of 2-designated heritage facades (819 and 825 Fort)
- Seven 3-Bedroom homes

**CMHC “Rental Construction Financing Initiative” commitments achieved at 825 Fort Street include:**

**1. Affordability in 2-forms:**

- a. Initial lease up must be at no more than 90% of appraised rents for the entire rent roll, and
- b. 20% of the suites plus 10-additional suites will be affordable.

For the currently approved 105 suite building, 31-suites will be affordable. If increase to 119 suites approved, the building will include 34-affordable suites (28.6% of the total).

Affordable suites will be leased for no more than 70% of 30% (21%) of CMHC median household income. (This is the deepest level of affordability under CMHC’s RCFI program).

Affordability item b) will remain for a term of 21-years

**2. Accessibility:**

- 10% of the suites will be accessible
- In addition, 2-suites will be fully adaptable
- In addition, 2-suites will be designed with universal accessibility

**3. Energy efficiency and GHG emissions:**

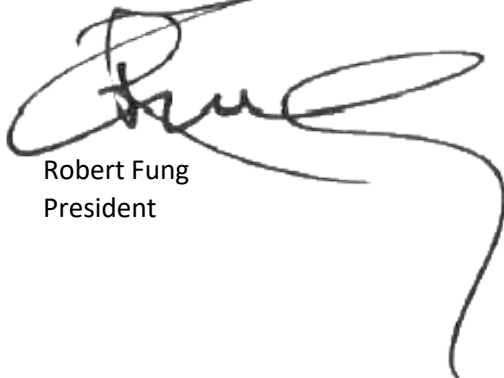
- The building design is over 15% more energy efficient and greenhouse gas emissions are more than 15% less than the 2015 model building code.

We are hopeful that this project will assist the city in achieving its goals of increasing delivery of housing supply, while also providing affordability, accessibility, and energy efficiency.

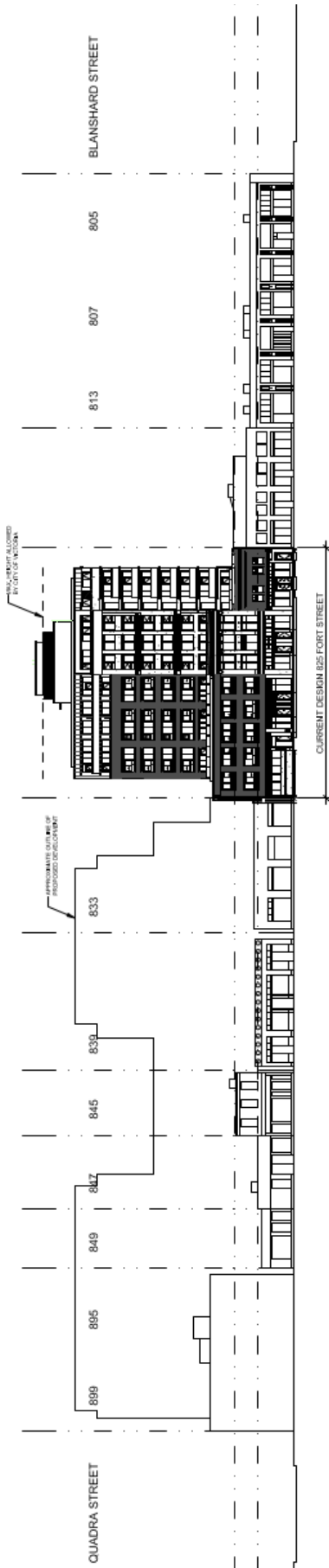
Thank you for your consideration.

Yours truly,

**825 FORT HOLDINGS LTD**

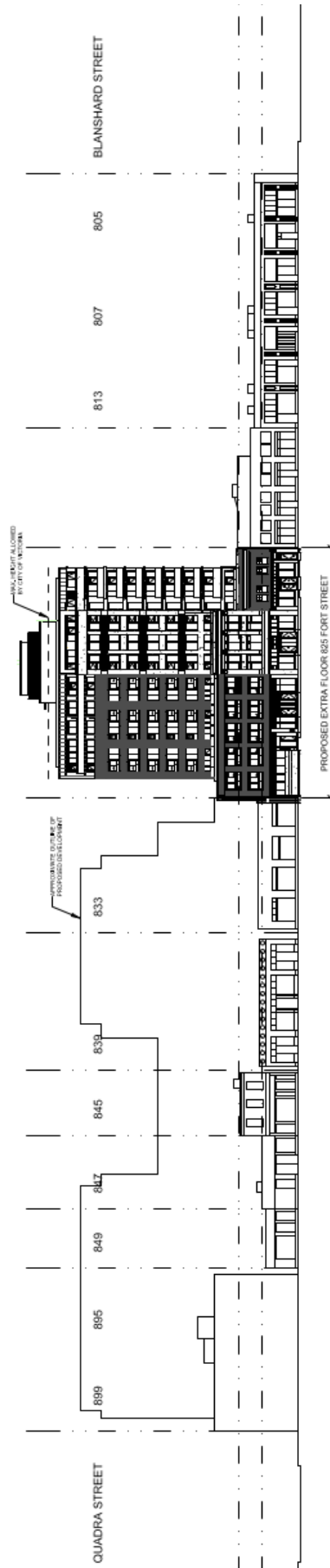


Robert Fung  
President



1 NORTH ELEVATION - FORT ST 800 BLOCK - CURRENT DESIGN

A300 SCALE: 1/32" = 1'-0"



2 NORTH ELEVATION - FORT ST 800 BLOCK - PROPOSED EXTRA FLOOR

A300 SCALE: 1/32" = 1'-0"