MJM Architect Inc.

May 25th., 2026

Planning & Development
City of Victoria
1 Centennial Square,
Victoria, B.C.
V8W 1P6

Re: "The Chelsea" Delegated Development Variance Permit Application, 856 View Street, Letter of Rationale & Project Summary

Dear Sirs/Mesdames,

This letter of rationale is being submitted in support of the accompanying drawings dated May 25th, 2026 for the renovation of the 12th., floor penthouse at Chelsea Buidling at 865 View Street, converting vacant space to 4, one bedroom suites.

The Project Brief:

The building at 865 View Street was constructed in the late '70's and has remained virtually untouched since its inception. It consists of a "Basement Level" with parking for 39 vehicles and a room which accommodates 30 bicycles. The "Upper Level" (first storey @ grade/sidewalk level) has 40 parking stalls and one, 6 space short term bicycle rack. The 2nd to 11th floors are typical and contain 12 studio apartments (45m2 or less) and 2, one bedroom units (53.5m2).
The 12th floor, or Penthouse, contains spaces that were originally considered "recreation" but, due to neglect and vandalism over the years, was restricted from use by tenants and left vacant. For the last several decades it has been used for the storage of random building supplies.
This project involves the conversion of that vacant space on the 12th floor (penthouse level) into 4, one bedroom units which, apart from converting empty unused space into an additional income source, introduces some much need additional rental housing into Victoria, in a desirable central location.

The Variance Rationale:

As noted above, the building has existed since the late '70's and has had a longstanding parking deficiency. In addition, there has only been one room in which bicycles have been situated. The additional 4 suites we are proposing will increase the total number of suites from 140 to 144 which would result in a total parking demand of 111 spaces, based on the current off-street parking bylaw (Part 5). However, if one calculates the parking requirement on the incremental demand of 4 additional units, the increased demand would only be 3 spaces.
(4 units at an average of 53.95m2, x .8 = 3.2 (3 spaces), plus visitor parking (4 x .1 = .4 (no visitor spaces required)).

Regarding bicycle parking, the same logic should apply for bike parking demand. To compensate for the vehicle parking demand shortfall, the Owner's have agreed to convert an underutilized Storage Room on the Basement Level to an additional Bicycle Storage Room. This space will be complemented by an additional space for larger bikes, taking one of the existing parking stalls. We acknowlege this will exacerbate the vehicle parking shortfall but will be offering TDM measures to be secured for the 4 additional parking spaces as per the following: transit pass contributions for the new units; additional bicycle parking for the new units; car-share memberships for the new units.

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With the implementation of the forgoing TDM measures being assured, we respectfully request the variance for the 3 parking space variance be granted.

Thank you for your valued time and efforts in the review of this Delegated Development Variance Permit application for 865 View Street. If additional details are required, or there are any questions that arise, we will most certainly be available to respond immediately.

Sincerely,



Architect AIBC, MRAIC, LEED ® A.P.

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