nVISION PROPERTIES

June 4th, 2020

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC

RE: 1010 Fort Street, Rezoning and Development Permit Application

Dear Mayor and Council,

On behalf of NVision Properties, I am pleased to submit for your consideration a proposal for a purpose-built rental apartment located in the Downtown / Harris Green neighbourhood. This proposal aims to alleviate the rental market pressure in Victoria by providing 55 rental apartment units including 10 below market affordable rental units provided to satisfy a commitment from a previously approved development at 1201 Fort St[1]

At the heart of our proposal lies a 12 storey, 55 unit rental apartment building consistent with the height and density expectations of the DCAP. The project has an excellent unit mix with more than 25% of the units being 2 bed or greater, supporting single individuals, couples and families who wish to live downtown.

The ground floor houses a 777 sq. ft. commercial space intended to activate the pedestrian realm and support the vibrancy of the Upper Fort neighbourhood. The design of the four-storey podium is intended to relate to the historic character and scale of the Fort Street Corridor and has been reduced in height to be consistent with DCAP guidelines. The use of brick, the small commercial unit and the inset entry door is consistent with the historic pattern of development on Fort. In addition, the base of the building is designed to screen the upper levels playing an important role in fostering a human-scaled environment at the street level.

The location of our proposal on Fort Street provides a unique opportunity for NVision to supply housing that targets the service workers in our downtown core, as well as the growing number of tech sector employees in Victoria. It's reported that the tech industry is Victoria's number one growth sector, bringing in thousands of young workers on an annual basis. These employees are young and active and desire an urban lifestyle, characterized by the ability to live work and play in close proximity.

To ensure our building was speaking to our intended market, we conducted an online survey of tech workers in Victoria, gaining insight into their lifestyle and amenity preferences. With a strong understanding of the market and the potential users of our site, combined with intelligent product design that delivers on the needs of these users, we feel confident that we've designed a successful project that is consistent with the height and density envisioned in the Downtown Core Area Plan. As a

[1] *The 10 below market rental units should not be considered a CAC for the 1010 Fort proposal. These units were committed as part of the rezoning of 1201 Fort and we wish to deliver them in this project, rather than the alternative which would be to make a payment into the City's Affordable Housing Fund.*

purpose built rental building, we are also consistent with Council's desire to see more rental housing in the City.

Our location along Victoria's latest protected cycling corridor is a major asset to our project and as such we are leveraging its construction to the fullest possible extent to support our low parking project. While we had previously proposed a no parking building, feedback from Council at the October 4th 2018 Committee of the Whole meeting suggested we should integrate some. The current application now proposes to provide 7 parking stalls for resident use.

Given our location on the Fort Street Frequent Transit Route and our walkability to key employment and shopping areas, we felt it was prudent to design for Victoria's less automobile oriented future. We are leveraging this key location within the downtown core and the City's investment into cycling infrastructure, by proposing a low parking building who's future residents will be able to live a more active and sustainable lifestyle, thanks to the alternative modes of transportation available. Ample bicycle parking within the building (90 bike parking stall = 1.6 bicycle parking stalls per unit), car-sharing services in the neighbourhood, an amenity rich location and time restricted on-street parking ensure that our proposal will not create parking challenges for Fort Street businesses.

With regard to the sustainability features of our proposal, it is paramount to note that The City of Victoria has adopted the BC Step Code and that all buildings approved after January 1st 2020 will be required to meet the new code requirements. Step Two is required for high rise buildings and will result in a 20% greater energy efficient than current code requirements.

In addition to implementing the step code, the building features other sustainability measures such, as:

- Low flow fixtures that help to reduce water consumption
- Energy Star rated appliances to reduce electricity consumption
- LED lighting in all common areas and units
- Individually metered water and hydro to encourage sustainable habits by tenants
- overhangs for shading to reduce solar gain
- efficient use of durable and long-lasting building products
- contemporary heating and cooling systems, and a
- high-performance envelope and glazing design

We sincerely hope you will find merit in our proposal and that you too will recognize the great potential in this location. We believe passionately that this proposal represents the best possible outcome for the site and that it will create appropriate and accessible housing in our downtown core. Our offices are mere steps from this location, and as vested members of this community, we stand behind our proposal. We hope that you will feel as passionate as we do and I look forward to presenting the details of this project to you.

Lastly it is important for us to note that after two years of years of working with Staff and Council on this application, we are no longer prepared to make additional changes to the program or design of this building - with one small exception. Staff have asked if we would consider removing the 7 parking stalls, associated drive aisle and instead provide Modo memberships to each unit. We would be prepared to return to a no parking building should Council decide this is the direction they would like

us to take, in exchange for advancing to a public hearing. However, if we are unsuccessful in advancing to a public hearing, our intention is remove the current application and proceed with a development permit application for a four storey market condominium, with no variances, that would utilize the entitlements available under the current zoning for the property.

We appreciate your consideration,

Adam Cooper MCIP, RPP

Director of Development
NVision Properties