

Monday, March 21, 2022

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 offer modest and efficiently designed layouts and include custom designed built-in storage and furniture modules to maximize the useable area of the suites.

Tenant amenities include multiple amenity rooms, EV charging connections for bicycles, the provision of extensive bike storage, mail room, and rental office on the main at grade level. Amenity rooms and amenity washrooms at both the ground level and roof levels are fully accessible for tenant guests. All amenity rooms also have access to covered outdoor spaces, including a BBQ area at the roof deck.

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 planter structures are employed to provide areas for resident accessible ground level patios and extensive top floor exterior patio areas 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.

The proposed development will bring 266 purpose-built rental units and provide a significant community benefit bringing purpose-built market rental suites and improvements to the street life and activity of an under-developed area of the Downtown Core.

Sincerely Yours,

Charles Kierulf architect AIBC MRAIC
Principal