

FIRSTLIGHT
TECHNOLOGIES

Dear Mayor Alto and Victoria councillors,

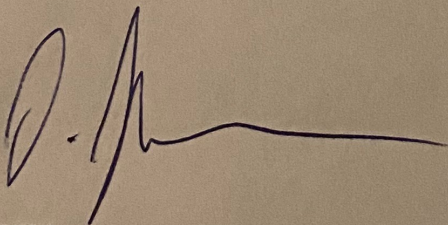
I would like to voice my support for Nelson Investments' development application for 937 View Street in downtown Victoria.

First Light Technologies is a growing, Victoria-based organization, and one of our challenges has been a tight housing supply that limits our hiring opportunities, and poses constraints on our ability to draw workers to the region.

Victoria's downtown core is well suited to high density, quality-built rental housing as proposed by Nelson Investments. Reviewing the developer's plans, I am moved by the attention to detail the development team has invested into the livability of its studio, one, two and three-bedroom suites, and based on the feedback of our employees, the tower's pet-friendly homes will make them even more desirable as long-term rental housing.

Thank you for taking the time to read this letter. The solution to our housing crisis is within our reach, and 937 View Street's 269 purpose-built, pet-friendly homes will make a meaningful difference to Victoria's housing needs today, and for generations to come.

Sincerely,



Justin Taverna
Interim CEO, First Light Technologies

December 6, 2023



BROWN BROS.

December 4th, 2023

Dear Mayor Alto and Victoria Council,

Please Consider this letter as support for a proposal to build 269 purpose-rental homes at 937 View Street.

Brown Bros. is a local rental and strata management company, overseeing more than 9,500 units of housing. Our organization understands firsthand the mounting pressures on our housing market, and in particular, those faced by renters. A primary tenet of overcoming our present-day challenges is quality supply, as fast as the market can build it.

With our building and head office situated on Blanshard Street at View Street one block from 937 View Street, we would like to offer our support for the application both as neighbours, and as stakeholders in Victoria's housing industry.

Nelson Investments' plans for 269 purpose-built rental apartments will make difference to the housing supply in downtown Victoria, and help promote a more vibrant and economically healthy downtown core. The project's unit focus on smaller layouts that are most in-demand in downtown Victoria, alongside a supply of three-bedroom units that will appeal of families, are what the downtown core needs.

We are a strong supporter of downtown Victoria's densification and believe projects like the one proposed for 937 View Street are a good fit for the city centre.

Sincerely,
Brown Bros. Agencies Ltd.

Blane Fowler
Owner and President



A PROUD PAST.
A CONFIDENT FUTURE.
SINCE 1918.

1125 Blanshard Street,
Victoria, BC V8W 2H7

T 250.385.8771
F 250.381.7090

brownbros.com

Re: Support for 937 View Street Rental Housing

Dear Mayor and Council:

I'm writing in support of the rental building proposed for 937 View Street.

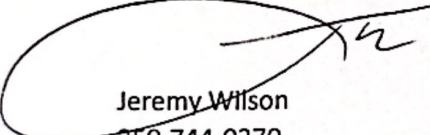
As a Victoria homeowner, and a Captain and Union President with almost 23 years of service at the Victoria Fire Department, I am deeply invested in the well-being of our community.

When it comes to our city's firefighters, there are two issues that I think this building addresses that are of vital importance. First, subgrade fires like those in underground parking present one of the greatest dangers to firefighters. That is just one of the reasons why I am excited about supporting a building like this one that does not include an underground parkade. Second is the housing challenges faced by our younger firefighters. Finding affordable and desirable living spaces has become increasingly difficult, posing a real obstacle to the recruitment and retention of talented young people.

I believe that the innovative approach Nelson Investments has taken to creating a significant number of rental homes in the downtown is part of the solution to our housing issues. I have reviewed the application and am impressed that efficiently sized homes in this building are paired with amenities like a gym, outdoor and indoor gathering spaces for residents and a dog run, all of which will contribute to a high quality of life for residents. This is exactly the type of housing we need to support our hospitality industry, our first responders and the whole community.

Thank you for your consideration.

Sincerely,



Jeremy Wilson
250-744-0270



CLACE HOLDINGS LTD.

**903 Yates Street,
Victoria, BC V8V 3M4**

Phone (250) 381-6000 Fax (250) 381-6070

December 4, 2023

To mayor and council,

The Market on Yates is in support of Nelson Investments' plans to build 269 rental homes at 937 View Street, immediately to the south of our store on Yates Street at Quadra Street.

Our organization is in alignment with the project's goal of delivering rental housing at a time when downtown Victoria workers continue to face a lack of housing supply and rising housing costs, while employers grapple with the effects of a low vacancy rate on worker attraction and retention.

As a business that has a lengthy and deep connection to downtown Victoria, an additional 269 homes at The Market on Yates doorstep will represent a large boost in our customer base, and to the overall vibrance of Victoria's city centre.

With respect to the height of the tower, the future redevelopment of Harris Green Village will see towers at taller heights than 937 View's proposed height, meaning this proposal will be a good fit in relation to the future of Harris Green's built environment.

Thank you

Darryl Hein, President

The Market on Yates



Birudo Projects Ltd.
#200 – 1682 W 7th Ave, Vancouver, BC
604 739 4699
info@birudoprojects.com
birudoprojects.com

December 8, 2023

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: Nelson Investments' proposal for 937 View Street, Victoria BC

Dear Mayor Alto and Victoria councilors,

Birudo Projects is a BC-based construction management and design-build firm. On behalf of the company, I am writing in support of the application going before council for the project 937 View Street ("**View**").

View represents an incredible opportunity for Victoria to address major challenges that cities, and provinces, across Canada are currently facing.

At the forefront is the economic benefit and support that rental projects bring to a city and community. View with 269 (pet-friendly) proposed rental homes, will house approximately 300 residences, at a cost, in my approximation of \$100 million dollars. This project will house young professionals, workforce and students, just to name a few. It will also help contribute to high paying jobs and provide support for hundreds of BC businesses, service providers, institutions and consulting agencies during the construction process and well after. All these things are needed to sustain and help grow vibrant communities and drive economic benefit for employers, government entities and various organizations whose workers face challenges in securing attainable, well-built rental housing.

The positive impact that this project will have on the rental inventory in Victoria, which is scarcely low, is much needed. At a time when interest rates are high, inflation is high, borrowing cost are high, cost of goods, especially those in the construction industry which have increased 65%, Nelson Investments, a highly regarded firm with a reputation for quality projects, has committed to moving this project forward for the community during these challenging times when most of the development industry are pulling back, or on the sidelines taking a wait and see approach.

View is a well thought out project that will have nothing less than a positive impact, providing economic benefit and much needed rental-only units in Victoria at this critical time. I thank you for your time in considering this letter of support and hope that Mayor and Council will vote in favor of 937 View Street.

[REDACTED]

Dan Laflamme, Principle

[REDACTED]



101-1814 Vancouver Street
Victoria, BC V8T 5E3
778-265-0327
harbourcats.com @harbourcats

November 27, 2023

Mayor Alto, and Victoria City Council,

It is my pleasure to write to you as leader of an active, community-focused business in the city's stadium area in the north part of the City of Victoria, regarding the proposal for 937 View Street.

With the needs in our community for more housing, and in particular directed housing that can help in a tangible way with providing the workforce needed to resolve issues that have been ongoing and getting worse, we are in favor of the significant enhancements that will be of great benefit to the City and area. This proposal addresses a key need we all recognize in this city, the need for more housing for workers, and provides it in an area that will help revive the economy following not just the challenges of the pandemic, but also the urgent need to inject new focus and energy into an area stressed further by growing homelessness, the drug scene, and mental health issues that are a product of the drug problem.

It is apparent to all that 'building up' in strategic areas of our city is needed to help address these needs, using the footprints that can be made available, and this proposal certainly addresses that in an area with ample services and access to public transportation. The proponent has committed to a large investment that will not get any cheaper by waiting for approval, and those working on this have done their homework in knowing what this community, and indeed this particular space, need to provide what is required moving forward in Victoria. This addresses just some of those needs – we all know we need much more housing than this, but this is a strong start along with other proposals in that direct area, and also stretching over to VicWest. The area around 937 View is walking distance to all amenities and to entertainment options of all kinds, including HarbourCats and Golden Tide baseball, which attracts nearly 100,000 spectators annually to Royal Athletic Park.

Adding these much-needed units to our downtown, in an exciting and responsible manner, is a tremendous step forward to turning the corner on our housing challenges.

Thank you for the opportunity to submit our point of “view” on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jim Swanson".

Jim Swanson
Managing Partner
Victoria HarbourCats Baseball Club



Dear mayor and council,

I am writing a letter of support for Nelson Investments' 937 View Street proposal as the Provincial Chair of the British Columbia Restaurant and Food Services Association (BCRFA).

Based on my review of the proposal, we support the project for its supply of much-needed entry-level rental housing to Victoria's urban core, housing that will help attract and retain workers of Victoria's food services and tourism industries.

The BCRFA's membership cites access to housing as a key issue among its workers. 937 View Street, delivering nearly 270 purpose-built rental residences designed to what we believe to be a high standard of livability with layouts that will make them attainable to many downtown workers, is a meaningful investment in downtown Victoria's future, and will greatly assist the BCRFA's membership with its employee retention efforts.

Sincerely,

Peter DeBruyn
Provincial Chair, BCRFA



Peter De Bruyn
Chair: BCRFA Victoria



We are pleased to hear about another project in the Harris Green that features the pet friendly environment that is included in your proposal.

With the amount of growth and the acceptance of pets it will continue to make the Harris Green an integral part of the revitalization of the downtown core. We hope to see this project success and will be happy when we have the chance to welcome all of the new residents.

Your friends at Bosleys On Yates

Ryan Wilson and Jordan Roberts



Zeds Beds
941 Fort Street, Victoria BC.
250-894-9337
www.zedsbeds.ca

To whom it may concern,

Nelson Investments' proposal to build 269 homes at 937 View Street is strongly supported by the team at Zeds Beds, which recently chose downtown Victoria for its second South Island storefront.

We believe in the future of the downtown core, namely for its projected growth as a housing hub with taller and denser buildings, and for its forward-thinking land use and urban planning.

As a small, local business selling made-in-BC products, an additional 269 residences just a block from our Fort Street location will help us and our fellow retailers continue to thrive, and we look forward to welcoming several hundred new residents to our neighborhood when this building completes.

A handwritten signature in black ink, appearing to read "Adam Averill". The signature is stylized and cursive.

Adam Averill
Owner Operator of Zeds Beds.

Good morning mayor and council,

As a 25+ year resident of Victoria's city centre, I believe investments like the proposed 23-storey tower planned for 937 View Street are what the downtown core needs, as we build our way out of the many issues hastened by COVID, and an under-supply of housing. With this in mind, I urge council to approve this project, which if I understand the timeline correctly, has been at the City working towards approvals for well over half a decade.

937 View Street, based on materials I have seen regarding this project, will add a large collection of rental apartments in a wide range of unit types, designed for livability and efficiency by leading Victoria-based interior design firm, Bidgood. The architectural statement from Victoria-based de Hoog Kierulf Architects will fit within the context of View Towers next to the project, and the already approved Harris Green Village development across the street from the project.

Downtown Victoria needs this density, it needs this investment, and I fully support this proposal.

It is my hope council will quickly approve this proposal and bring on this much needed housing stock.

Many thanks,

Lance C. Morgan
930 North Park Street
Victoria BC
V8T1C6

Hello Victoria council,

My name is Trevor Blenkin, and I manage the View Street location of Liquor Express, immediately across the street from Nelson Investments' 937 View Street development.

On behalf of Liquor Express, I wish to express my support for the 937 View Street proposal. As a downtown Victoria retailer, Liquor Express is heavily dependent on the local population, and more residential density will help ensure the viability of our business for the years to come. The 900-block of View Street is going to see significant redevelopment in the future, and we look forward to growing with this neighbourhood as it helps downtown Victoria enter its new phase of livability and vitality.

Once again, I support Victoria council in approving this proposal at Committee of the Whole.

Regards,

Trevor Blenkin

December 8, 2023

Mayor and Council
City of Victoria

Sent via email: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Subject: 937 View Street Rental Housing Project – Dec 12/23 Committee of the Whole

Dear Mayor and Council,

LandlordBC is a non-profit association and the leading voice for owners and managers of rental housing in British Columbia. I am writing on behalf of our 3300 members in support of the above-captioned proposal for a secure purpose-built rental housing project providing the community with 269 new rental homes maintained as rental housing into perpetuity.

Anyone even casually following the continuing rental housing crisis in BC will be aware that as a housing typology, secure purpose-built rental housing has been neglected for well over three decades and, to this date, remains extremely challenging to build due to a dramatic rise in the cost of financing (interest rates), land, and construction costs. While we need to build housing across the tenure continuum, from a policy and economic perspective, it is critical that we focus our collective efforts primarily on the construction of an over-abundance of purpose-built rental housing, like the project before you proposed for 937 View Street. While this Council has taken many positive steps to help address the housing deficit in the City of Victoria, the reality is that more needs to be done. This project is an incredible opportunity for you to continue to demonstrate your vision and leadership for the community and renters.

As the LandlordBC team took stock of this project, we were left impressed with the proponent's commitment to delivering what can appropriately be described as a legacy project for the City of Victoria and the renter community. This project strikingly demonstrates what we and other stakeholders have long argued is a significant barrier to the creation of purpose-built rental housing. I refer to historically flawed parking minimum requirements that continue to exist in so many municipalities.

In that context, 937 View Street's legacy will be that by approving this project you will have converted a 45-stall surface car parking lot into 269 homes with **no parking**. This is indeed an amazing accomplishment that will have implications beyond the homes created. I of course refer to the significant environmental and health implications by removing 269+ cars from the streets of Victoria while providing residents with storage for in the order of 339

bicycles so that they can take advantage of the incredible cycling infrastructure in the City of Victoria.

There are many other attributes of this project that excite us and should excite you too. We note the unit mix provides 219 one-bedroom units and 16 three-bedroom units (only 12% of the units are studio suites). The proponent has focused significant attention to ensuring that these homes incorporate leading edge design and layout to maximize their footprint. This includes extensive built-in cabinetry and in-board bedrooms, to improve the livability, comfort, and functionality of these homes.

Amenities for the residents are also a top priority, and the proponent has incorporated a long list of amenity spaces that total over 5,500 sqft including:

- Power for e-bikes and a bike maintenance station
- A large sun-lit outdoor talk walk area (yes, this is a pet-friendly building)
- A resident community garden
- A 6th floor side-yard patio, a large rooftop patio and two generously sized interior gathering/exercise amenity spaces
- A street level public café/lounge

Victoria is a highly desirable place to live, work and raise a family. Purchasing a home in Victoria remains challenging for families with renting continuing to be the more affordable option. The problem is we simply do not have enough new secure purpose-built rental housing to provide options for both current and future renters. Renters want the health and safety that comes with these new buildings, and they also want the amenities. This project delivers on both those fronts, and so much more.

In closing, I wish to reiterate that LandlordBC and its members strongly support this project, and we respectfully ask you to approve this application to ensure that this critical rental housing gets built for the community. Thank you.

Sincerely,



David Hutniak
CEO
LandlordBC



200-45 Erie Street
Victoria, BC, Canada, V8V 1P8
T: 250-580-2628
www.openoceanrobotics.com

December 8th, 2023

Re: Support for 937 View Street

Dear Mayor and Council:

I'm writing in support of the development proposal for 937 View Street. We need more rental housing in Victoria, and this project will deliver a significant number of homes. It's particularly important that this building is downtown, where it will provide opportunities for people to live close to their employment and enjoy all the benefits of living in a walkable and bikeable city.

Housing availability is a significant challenge to building a workforce, which we are experiencing firsthand at Open Ocean Robotics. Having the ability to recruit and retain people for our team is vital to the growth of our business and it is increasingly difficult to overcome the housing barriers potential employees face when it comes to supply and cost of housing.

This is an innovative project that offers future residents a high level of livability and amenities. Please consider a swift approval for this development proposal.

If you have questions about our support for this project, please feel free to contact me at julie@openoceanrobotics.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Julie Angus", written in a cursive style.

Julie Angus

CEO & Co-Founder,

Open Ocean Robotics

Subject: Support for 937 View Street Housing

Dear Mayor and Council:

I am writing to express my full support for the proposed rental building at 937 View Street. I have reviewed this application and understand it will provide 270 new units of purpose-built rental housing, which we desperately need to support our local business community and its employees.

The prospect of a new, centrally located rental housing is very exciting and would make a significant positive impact on the housing situation in the region. As a business owner and employer with a growing team in Greater Victoria, I am acutely aware of the challenge that the lack of rental housing is having on our local economy and our workforce.

This proposal is an ideal location for increased density and will revitalize the area by converting a surface parking lot into a much-needed rental community. This will also enhance Victoria's downtown with new residents that will frequent the stores and services that have faced numerous challenges over recent years.

I urge the Council to support and approve this application. It is an investment in the well-being of our community and a step towards alleviating the challenges of the housing crisis facing Greater Victoria.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Adams", with a long horizontal flourish extending to the right.

Scott Adams

Adams Storage Group



Re: Endorsement for 937 View Street Rental Housing Proposal

Dear Mayor and Council:

The team at Tractor Victoria fully supports the proposed rental housing development at 937 View Street. The housing challenges in our city are making it incredible difficult for local businesses to hire and retain staff and it's a huge stress on the people that work hard in the hospitality industry in our city.

The success of the hospitality industry is closely linked to the accessibility of affordable and centrally located housing for our team members. Staff that have secure and reasonably affordable housing enjoy an overall higher quality of life and have a much better work-life balance.

Having 270 new purpose-built rental in downtown will provide housing security and contribute to fostering the growth and community in our downtown. It will also have significant benefits for the downtown business community who currently struggle to find staff and to help them ensure they have housing.

Many current members of our team share apartments and basement suites and would love the prospect of secure modern, downtown rentals where they could walk to work (at the corner of Government & Humboldt). I hope you'll approve this development as part of your work toward solving the housing crisis in our city!

Warmest,

A blue ink handwritten signature, appearing to be "Steven Clarke", written over a white background.

Steven Clarke & the Tractor Victoria Team
Tractor Everyday Healthy Foods Ltd.
sclarke@tractorfoods.com



Tractor
EVERYDAY
HEALTHY FOODS

Tractor Foods Victoria @ 805 Government St., Victoria BC V8W 1W8

Dear Mayor and Council,

As a long-time resident and homeowner in Harris Green, I am writing in support of the proposal for 937 View Street to establish 269 new rental homes in the heart of the growing and central Harris Green neighbourhood.

I am pleased to support this application for a few key reasons:

- This proposal will provide much needed rental housing for not only the workforce in and around the downtown core but also for those who work in surrounding areas; these homes that are highly connected to bike lanes on multiple adjacent thoroughfares, as well as being close to the most robust transit corridor in our city. Housing availability and skyrocketing costs are the greatest barriers to our local businesses attracting much-needed talent; this is nothing new to our city and is only getting worse as everyday costs like housing and groceries increase. This housing is complimented by thoughtful amenities including community gardens, a dog walk and indoor amenity and exercise areas. Designed in conjunction with credible local interior firm, Bidgood, who have an excellent reputation for pushing boundaries for livability in multi-family, I am confident homes will be well-thought out and appropriately meet or exceed the needs of residents.
- These rentals can be protected by a housing agreement and covenant, which the developer has said they would agree to, which would ensure these homes stay within the rental supply for years to come.
- This proposal includes zero vehicle parking spaces, which I believe is the most responsible way to develop sites like this that are in such a highly central location and neighbourhood from a climate action perspective. Establishing new housing in connected neighbourhoods like this one helps encourage a shift in consumer habits away from vehicle use, while supporting the establishment of more cost-effective housing forms that are less expensive to build than those with robust underground concrete structures. As a resident of the area who personally made the shift to living car-free (outside of intermittent MODO use) more than seven years ago, I can attest to the many benefits this lifestyle provides; not only to the neighbourhood and the planet, but also the personal wellbeing of those who can enjoy a car-free life – simply put, being able to live in a walkable neighbourhood, close to work, groceries and more, truly is the new luxury - and I wish that more people in our city would be able to experience it.

I hope that council will support moving this proposal for the reasons mentioned above.

Thanks for your consideration of this application in advance.

Sincerely,

Brandon

Brandon Williams
407-860 View Street



Birudo Projects Ltd.
#200 – 1682 W 7th Ave, Vancouver, BC
604 739 4699
info@birudoprojects.com
birudoprojects.com

December 8, 2023

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: Nelson Investments' proposal for 937 View Street, Victoria BC

Dear Mayor Alto and Victoria councilors,

Birudo Projects is a BC-based construction management and design-build firm. On behalf of the company, I am writing in support of the application going before council for the project 937 View Street ("**View**").

View represents an incredible opportunity for Victoria to address major challenges that cities, and provinces, across Canada are currently facing.

At the forefront is the economic benefit and support that rental projects bring to a city and community. View with 269 (pet-friendly) proposed rental homes, will house approximately 300 residences, at a cost, in my approximation of \$100 million dollars. This project will house young professionals, workforce and students, just to name a few. It will also help contribute to high paying jobs and provide support for hundreds of BC businesses, service providers, institutions and consulting agencies during the construction process and well after. All these things are needed to sustain and help grow vibrant communities and drive economic benefit for employers, government entities and various organizations whose workers face challenges in securing attainable, well-built rental housing.

The positive impact that this project will have on the rental inventory in Victoria, which is scarcely low, is much needed. At a time when interest rates are high, inflation is high, borrowing cost are high, cost of goods, especially those in the construction industry which have increased 65%, Nelson Investments, a highly regarded firm with a reputation for quality projects, has committed to moving this project forward for the community during these challenging times when most of the development industry are pulling back, or on the sidelines taking a wait and see approach.

View is a well thought out project that will have nothing less than a positive impact, providing economic benefit and much needed rental-only units in Victoria at this critical time. I thank you for your time in considering this letter of support and hope that Mayor and Council will vote in favor of 937 View Street.

Sincerely,

Dan Laflamme, Principle
dan@birudoprojects.com

Dear Mayor and Council,

I am writing to express my support for the development project being proposed for 937 View Street.

I think approving this development application is in the best interest of the neighbourhood. It will transform an existing contaminated surface parking lot into a rental housing complex that will house more people who will in turn support our downtown. This is an ideal location to add density and housing. The Harris Green is growing into a vibrant neighbourhood that's very walkable and close to all the amenities of the city.

One of the primary reasons for my endorsement is the pressing need for additional rental housing options. This development is targeted to the lower end of the rental market with smaller suites and no parking. Though the homes are smaller, they are very thoughtfully designed and the building amenities include many communal spaces that will encourage community. These include a dog run, gym, rooftop gardens and seating areas to name a few.

Please consider approving this development.

Best Regards,

Alli Munro

803 - 1029 View Street

Victoria, BC

Dear Marianne and Members of Council:

I am writing to express my enthusiastic endorsement for Nelson Investments' development application for 937 View Street.

As a growing global tech company based in Victoria, Certn's local operation is challenged by the housing situation we are facing in this city. It not only limits our recruitment efforts, but also imposes impediments on our ability to attract top-tier talent to the region. Our offices are located within a few blocks of this development site and our team would benefit greatly from having this type of housing close by. The only way to solve the housing crisis is through density and the development of high quality, purpose built rentals.

The heart of Victoria's downtown area presents an ideal location for this proposed high-density, rental housing building and I encourage you to support its approval. I am impressed by the attention to detail that the development team has incorporated into this design to be able to offer these homes in a way that drives affordability, while including a variety of suite sizes, and a suite of amenities to provide the building residents with a high-quality living environment.

Sincerely,



Andrew McLeod

CEO, Certn

e: andrew@certn.co

O: +1 (844) 987-0690

w: certn.co

Dear Mayor and Council,

I am writing to voice my support for Nelson Investments' 937 View Street development proposal.

As a restaurant owner in Harris Green, I recognize the importance of a nearly 270-unit infusion of workforce rental housing to our downtown core, and its impacts on housing supply.

The developer's vision will be a welcome addition to the area, help build a more vibrant community, and benefit the core's restaurant and retail operators.

Moxie's Victoria

Franchisee

Lindsey Wilson