

2017-08-18

File: 1713

Mayor & Council
City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

Reference: **DVP Application-Alterations to 1126 Rockland Avenue**

Dear Mayor & Council,


In support of our application, we offer the following:

- The owners, G&O Holdings (1973) Ltd. and the property managers, E Y Properties, have owned and managed several residential rental properties throughout Greater Victoria for several generations. All told, their rental unit portfolio exceeds 600 apartments.
- The subject property, built in the early 1960's, has an underutilized Locker Room which this application seeks to convert to 5 new rental units. It also has a vastly oversized Laundry Room, part of which can be converted to a further additional rental unit. This expands the building capacity from 35 to 41 rental units.
- All renovations proposed are internal with the exception of noted windows for new units.
- Other existing service spaces will be converted to secure bicycle storage.
- The existing surface parking area supports 30 stalls, although only about half have historically been taken up by the residents. A variance is sought in line with the impending new parking ratios under consideration by the City.

As to the unit size of two of the new studio apartments at slightly smaller than the bylaw minimum; they are in line with new comparable rental and condominium projects elsewhere in Greater Victoria. For example, our recent rental project at Tillicum Centre, had studios at 30m² and were very quickly taken up by the market.

We sincerely hope you will grant our request in the interest of addressing the rental market shortfall throughout the region.

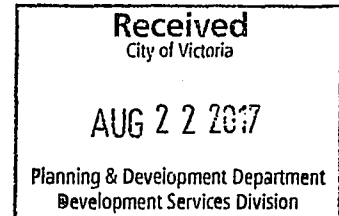
Yours truly,



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