



UVIC Urban Development Club

1 July 2014

Councillor Shellie Gudgeon and the City
of Victoria Planning and Land Use Committee,

RE: Support for the Development Permit Application with Variances #000343 at
860 Queens Avenue

Dear Councillor Gudgeon and committee members,

The University of Victoria Urban Development Club is a unique interdisciplinary body on campus that brings together like-minded students from across departments and disciplines to discuss and learn about the real estate development industry. Since our inception in September 2013 we have had a returning membership of over 100+ students. Activities have included hosting a range of industry professionals, organizing multiple commercial and residential development tours, attending open houses and industry events, and volunteering with development related associations.

On January 21, 2014 we had a personalized tour of the Bernhardt Passive Home located on 1535 Oak Crest Drive by company president, Mark Bernhardt. He took us through the development teaching us about the technology and design, the step by step process of construction, and what differentiates passive house design to other types of construction. All members were elated by the opportunity and were able to take the new knowledge we learned back into the classroom.

We could not be more excited about the proposal for a second passive house standard development on 860 Queens Avenue. We recognize that there are variances that need to be accepted including parking, setbacks, maximum site coverage among others. We urge you to support these variances as it is located near the arterial road of Quadra, is an attractive design that adds to the streetscape, will increase the much needed supply of rental, and be built to the passive house standard. This is a development we wholeheartedly stand behind and hope you will as well. We must do what we can to support local, quality, and forward-thinking developers like Mark and Rob Bernhardt.

Regards,

Oliver Tennant
President