



September 12, 2024

Town of View Royal
45 View Royal Avenue,
Victoria BC
V9B 1A6

Attention: His Worship Mayor Tobias & Members of Council

Subject: Rezoning and Development Permit Application
14 & 14A Helmcken Road and 6 Camden Avenue

This is the third rendition for the lands on the corner of Helmcken and Camden. We have taken positives and challenges from previous concepts, as well as information and research on current and future housing demands, to create the attached proposal known as “Towns on Camden”.

The creation of these urban townhouses are designed to meet demands of residents who need more space than a typical condominium but cannot or do not find a single-family residence attainable or within lifestyle goals.

Find below design considerations incorporated into the project;

- The townhouse units facing Helmcken Road continue to engage the street by providing individual ground entrances and private outdoor spaces. Picket fences will delineate entrances and private areas, surrounded by native landscaping.
- The setback along Helmcken Road has been increased from 2 m in previous renditions to 5 m, providing less impact on existing trees along the Helmcken frontage, and increasing opportunity to retain trees that are currently shown as TBD (to be determined) in the arborist report.
- A landscape designer was specifically selected that specializes in landscape design with native vegetation. We are pleased that the landscaping will include 100% native ground cover and shrubs, and 65% native tree species.
- In addition to the private outdoor spaces, the Towns on Camden will also provide two amenity areas, an area for urban agriculture that includes individual raised beds and dwarf fruit trees, and an area to sit and relax in a natural setting that also provides features for dogs. The amenity areas will be 100% permeable surfaces.

- The existing driveway access onto Helmcken Road has been removed and all resident access will come from one shared access on Camden Avenue.
- The shared driveway access and all private patio and walkway areas will be concrete pavers to allow natural stormwater recharge.
- The project includes 12 homes, each offering two to three bedrooms, including an occupant defined “Flex-Space”. The flex-space can be used as a bedroom, children’s play space, media room, home office, home gym, or as a traditional recreation room.
- The Towns on Camden do not include any fossil fuel-based appliances or mechanical systems, with heating and cooling by high efficiency electric heat pumps.
- Exterior design is intended to express youth and vibrance, a move away from the typical grey pallet that is in use in many multi-family projects today. Exterior finishing materials have been selected to provide a high-quality appearance and reduce future maintenance requirements to help reduce long term ownership costs.
- The buildings will be constructed to Step 3 of the BC Building Code, including EnerGuide testing and rating for each individual townhouse unit.

The project location provides an abundance of services and transportation options, and the project design will accommodate various demographics that helps to support and promote a diverse community.

Thank you in advance for your consideration and we look forward to presenting the “Towns on Camden”.

Regards,



Wayne Hopkins
for **HFT Ventures Ltd.**
A Merdyn Group Company