

Mayor and Council Town of View Royal 45 View Royal Ave Victoria, BC V9B 1A6

Re: Development Permit Application for Fourplex at 4 Helmcken Road

Dear Mayor and Council,

Thank you for considering our proposal for a fourplex development at 4 Helmcken Road, located in the Hospital Neighbourhood (North View Royal). Our proposal aligns with the Mixed Residential Development Permit guidelines and is designed to address the growing housing needs while complementing the character of the existing neighborhood.

Conformance to the Official Community Plan and Municipal Policies Our fourplex development is consistent with the objectives set forth in the Official Community Plan (OCP) and relevant municipal policies. It aims to increase housing density in a thoughtful manner, supporting the OCP's goals for sustainable development, providing affordable housing options, and encouraging diversity in the community.

Economic, Environmental, and Social Benefits This proposal offers numerous economic, environmental, and social benefits. Economically, the fourplex will increase the tax base, contribute to local employment during construction, and provide four new family-friendly rental units. Environmentally, we have included several green features, such as permeable pavers for the parking area, downcast solar fixtures, and Dark Skies-friendly lighting to reduce light pollution. We have also designed the landscape with native species and intend to retain mature trees where possible. Socially, the bottom units will suit seniors who need one-floor living but cannot afford a rancher, while all units will be affordable to nurses working at the nearby hospital, supporting our local essential workers.

Our project also contributes to long-term sustainability goals by encouraging infill development and enhancing the pedestrian streetscape, thus reducing reliance on cars. The inclusion of secured bicycle parking encourages alternative, eco-friendly modes of transportation, thereby supporting the reduction of greenhouse gas emissions.

Public Need and Suitability of Location The demand for family-friendly and affordable housing in View Royal is evident, particularly for seniors and essential workers. This fourplex will help address the gap in available affordable rental units near the hospital, making it a highly suitable location. Its proximity to amenities, including transit and healthcare facilities, ensures that it meets a community need that is currently underserved.

Public Infrastructure Adequacy The area is well-served by existing public infrastructure, including water, sewer, roads, and sidewalks. The current services are sufficient to meet the increased demand from our proposed development. Where needed, additional measures, such as permeable surfaces for stormwater management, have been integrated into the site design.

Impact on the Surrounding Area and Mitigation Measures The proposed development will enhance the surrounding area by maintaining the traditional residential character while offering a modern, high-quality build. The building height, massing, and orientation are designed to integrate seamlessly with the existing streetscape. Measures have been taken to mitigate potential impacts

on neighbors, such as selective landscaping for privacy, maintaining reasonable setbacks, and ensuring that activity levels and noise are minimal and in keeping with residential standards.

The layout of the units, with entrances along the east side of the development, maintains privacy for neighboring properties while creating a safe and accessible environment for residents. Surface parking at the rear minimizes street clutter, and pedestrian access from both Helmcken Road and Conard Street ensures the site remains connected and accessible.

Relation to the Neighborhood and Design Considerations The proposed fourplex relates well to the existing neighborhood and aligns with anticipated developments in the area. The building's traditional form, gable roof, and off-white board and batten exterior are consistent with neighboring properties, ensuring the new development will refresh and enhance the streetscape while fitting comfortably into its surroundings. The small scale of the development and thoughtful use of landscaping contribute to a cohesive and aesthetically pleasing addition to the community.

In conclusion, this development is thoughtfully designed to meet the housing needs of the community, particularly for seniors and healthcare workers, while respecting and enhancing the character of the existing neighborhood. We are committed to creating a development that benefits View Royal economically, environmentally, and socially, and that contributes to the long-term sustainability of the community.

We appreciate your time and consideration of this proposal and look forward to any feedback you may have.

Sincerely,

Paul Daniels
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