



Date: November 30, 2023

To: His Worship Mayor Tobias &
Members of Council

From: Wayne Hopkins

Subject: S I X_{on Camden}
Further information for the proposal at 14/14A Helmcken & 6 Camden Avenue

Please find below further information on the project known as S I X_{on Camden}. This letter is further to the project information submitted on September 8, 2023, and the subsequent request for further information received from the Town of View Royal on November 10, 2023.

Neighbour Consultation

Starting in summer of 2022 we commenced consultation with the neighborhood, starting first with adjacent properties and then expanded to include the general neighborhood. Our neighbour outreach always starts with meeting neighbours directly on their doorsteps, providing information and gathering input and suggestions.

Five separate information packages have been distributed door to door to neighbours from August 12, 2022, to August 18, 2023. These information packages contained cover letters with updates and project information as well as copies of updated project drawings. Please find attached a sample information package that has been distributed in our neighbourhood in the past.



Where we were unable to speak directly to a neighbour the information package invited neighbours to contact us with any questions, or to meet and discuss. We were pleased to hear from some neighbours with questions and suggestions and we were welcomed by a few neighbours to meet and discuss in greater detail the project.

Amenities & Amenity Contribution

SIX_{on Camden} is designed to provide amenities for residents beyond their individual units, including a resident defined indoor amenity space, roof-top amenity space, and a large, landscaped amenity space off the main entrance on Camden Avenue. The landscaped amenity space will include a pavilion for residents to sit, relax and gather, a rain garden, as well as some lawn and garden areas to enjoy. We haven't forgotten our canine residents; we have included a "K-9 Corner" for dogs to work off a little energy or take care of business. If deemed necessary we agree to secure these amenities in a covenant prior to final adoption of the rezoning bylaw.

When creating the plan for SIX_{on Camden} we evaluated the feasibility of incorporating affordable rental units, however With SIX_{on Camden} being a boutique sized project the ability to offer affordable rental units is financially prohibitive. We also note and recognize that View Royal has approved a substantial number of rental projects in the recent past, many of which are currently under construction in the immediate area of this project, therefore we suggest that the market sale units of SIX_{on Camden} will balance housing options in the area.

As we support affordable housing, we propose to contribute financially by way of the View Royal Community Amenity Contribution Policy, at a rate of \$4,000.00 per unit. It is our understanding that a portion of this cash contribution will be directed to the Capital Regional District Housing Trust Fund to support affordable housing in the region.

Trees on Helmcken

As stated in the previous information submitted, it is a priority for the project to retain trees along Helmcken Road. Notwithstanding the impacts of aggressive pruning by BC Hydro over the years and impacts from road and sidewalk construction, the project arborist feels that the trees that are in fair or good health may be retained. The trees are shown as TBC in the arborist report as we cannot guarantee that the trees will be retained. However, we are committed to making extraordinary efforts working with the project arborist to retain these trees.

The project arborist has submitted further information in a letter as a follow-up to the report that better describes the methods and measures that will be employed during design and construction.

We look forward to formally presenting SIX_{on Camden} and we look forward to answering any questions you may have.

Regards,



Wayne Hopkins

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A Merdyn Group Company

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Date: August 18, 2023
To: Neighbours of 14 & 14A Helmcken Road &
6 Camden Avenue
From: Wayne Hopkins
Subject: Redevelopment Update!



As many of you are aware from our front door chats the planning has continued as the project has morphed and we wish to thank everyone for taking the time to provide opinions and input.

We have been in the planning process for almost two years and we are pleased with the results. We have been able to create a project with attainable housing options while maintaining a height of only three stories, as well as increasing setbacks and increasing permeable landscaped areas.

We are pleased to attach the updated development plan for Helmcken and Camden, currently named “VI on Camden”. Please find below a few notes on the attached concept plan;

- The building is sited close to Helmcken Road to engage the street and help make Helmcken residential in nature and not simply a corridor of fencing. The building elevation on Helmcken will appear as a brownstone walk-up type townhouse with stairs up to a front entrance.
- It remains a priority for the project to retain trees along Helmcken Road. Although many of the existing trees have been impacted by aggressive pruning by BC Hydro, the project arborist feels that the trees that are in fair or good health may be retained. Retaining these trees will include innovative construction methods under supervision of the project arborist.
- VI on Camden will be constructed and sold to your future neighbours, providing much needed attainable housing. The mix of units is designed to provide homes across demographics and will include a total of twenty-seven homes, comprised of fourteen one bedroom, twelve one bedroom with den / two bedroom, and one three bedroom.
- The parking level is accessed off Camden Avenue and provides one parking space per unit, plus two visitor stalls located adjacent to the access lane on the exterior. Each vehicle parking space will include the infrastructure for an electric vehicle charging station. Where an owner does not own a vehicle the strata bylaws will permit the owner to utilize the parking space for additional storage or bike parking, including the use of locker cages.
- Long term bicycle parking has been designed within the building as well as outdoor short-term parking at the main entrance. Bicycle parking will be no less than one space per unit with the goal to provide 1.3 spaces per unit, including both floor mount and wall mount options, and electrical outlets for charging electric bikes.
- To help reduce rock blasting and to help highlight the brownstone “walk-up” appearance, the main floor of the building has been slightly raised. Raising the main floor allows for all units facing Helmcken to have traditional stair access, as well as reduces the depth of the foundation, therefore reducing the potential for rock removal and helping with efforts to retain trees along Helmcken.

- **VI on Camden** is designed to provide amenities for residents including indoor amenity space, roof-top amenity space, and a large, landscaped amenity space off the main entrance on Camden Avenue. The landscaped amenity space will include a pavilion for residents to sit, relax and gather, as well as some lawn and garden areas to enjoy.
- Storm water management for the site will utilize natural and engineered methods of storage and treatment. A combination of underground storage tanks under the pavilion will work with a stormwater raingarden to offer natural stormwater treatment.
- Residents often have four legs and the landscape plan includes a “Barking Space” for dogs to work off a little energy and take care of business.
- Building setbacks on the east and south have all been increased to provide greater distance from neighbouring properties, and both sides will be landscaped and fenced.
- Although the building is only three stories, we have set back the third floor to further reduce the perceived height as well as to provide further movement in the façade. Stepping back the third story will help to maintain the townhouse appearance as well as provide functional outdoor patios for the third-floor units.
- Frontage improvements on Helmcken Road and Camden Avenue will include new curbs, sidewalks, and pavement, as well as an allowance for a bike lane on Helmcken and a two-vehicle parking scallop on Camden. The boulevards on Helmcken and Camden are fully landscaped including new boulevard trees.
- The building design will utilize various exterior materials and colours to highlight movement within the façade and to provide a contemporary appearance with natural wood appearances as features. Facing Camden avenue the main entrance will include and highlight natural rock, along with architectural concrete finishes and features.
- The **VI on Camden** building is proposed to be constructed to Step III of the BC Building Code and to the Build Green BC program for energy efficiency. No fossil fuels will be included in the heating, cooling, or appliances within this project.
- The planning of the building is designed to meet the planning goals of multi-family multi-story density addressing the Helmcken Road corridor, while also providing a future opportunity for a townhouse type use facing Conard Street.

We invite your comments, ideas, and suggestions by email to wayne@merdyngroup.com or I am happy to meet with you at your home, at the site or by virtual meeting, whichever is most convenient for you.

We look forward to hearing from you.

Regards,



Wayne Hopkins
Phone/Text: 250.812.0554

Conceptual 3D Images



Note: Updated landscape details are not shown on 3D images, see Landscape Plan for information.



2D Elevations



North West Elevation - Helmcken Road



North East Elevation - Camden Avenue

Colour Landscape Plan

