



September 6, 2022

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

Attention: His Worship Mayor Screech & Members of Council

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

My name is Wayne Hopkins, and I with my wife Lisa are the owners of HFT Ventures Ltd, the owner of the lands for this application. HFT Ventures Ltd is part of the Merdyn Group of Companies. Merdyn Group has been active in the real estate industry for almost 30 years on southern Vancouver Island and one of the first large projects completed was Riverside Ridge in View Royal.

Merdyn Group's experience includes residential and commercial, with a focus on residential single family and low-rise multiple family. We strive to provide housing options that meet demographic and economic goals that are attainable in today's real estate market.

The property is located close to Eagle Creek Centre, Victoria General Hospital and major transportation hubs for both bicycles and vehicles. The location provides the amenities sought after for varying demographics and the project design is positioned to attract and support an age range of late twenties to late forties.

We are pleased to present the "Towns on Camden", a townhouse project that includes the parcels known as 14 & 14A Helmcken Road and 6 Camden Avenue. This project of thirteen townhouses is presented for rezoning to a Comprehensive Development Zone.

The proposal for the Towns on Camden follows a year of planning, meeting neighbours, researching housing options and communicating with municipal staff while evaluating various concept design options. In addition to discussions with municipal planning staff the View Royal OCP provided guidance, including identification of this corridor for ground oriented multiple family stacked townhouse use, including designs that can accommodate families.

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As an infill project in an area that is transitioning, we recognize that existing properties and residents are impacted with redevelopment, and we have where possible worked to minimize the impacts while also ensuring the new townhouse units remain functional.

Find below some of the design considerations incorporated into the project design;

- It was important to us to embrace and engage Helmcken Road therefore we have positioned the townhouses closer to the property line and designed the units to appear as traditional brownstone walk-up units. The units will appear as 2-2.5 storeys from Helmcken Road, with each unit having a front entrance and stairs down to street level.
- It is a priority for us that existing trees located on the boulevard on Helmcken Road and Camden Avenue are retained and any work for the construction of the townhouses and frontage improvements are designed and supervised with input from an arborist.
- We removed the existing driveway access onto Helmcken Road, and all resident access will come from Camden Avenue.
- Although trees must be removed to facilitate this project it is our goal that the total number of replacement trees will exceed the bylaw requirement.
- Upper-level windows have been minimized that face adjacent neighbours.
- That the development proposal layout does not impede the redevelopment of adjacent properties.

Townhouses are returning to the market as an affordable and attainable housing option between condominium and single family residential. Townhouses are once again providing residents with a hybrid of housing benefits including greater floor space and living features than most condominiums offer while also providing individual outdoor spaces. Townhouse pricing also tends to be substantially lower than the cost of condominiums on a per square foot basis.

The Towns on Camden offer the following features;

- Total of thirteen residential townhouse units in two contemporary designed buildings.
- Seven townhouse units offer true three-bedroom designs with all three bedrooms being located on the same level to accommodate families, and six townhouse units offer two-bedroom designs.
- All thirteen townhouse units provide a “Flex-Space” on the lower level that can be used as storage, or other uses based on the residents needs, including an additional bedroom, an office, children’s playroom, or fitness area.
- Each townhouse unit includes one enclosed garage, and the overall site offers an additional seven visitor parking spaces.

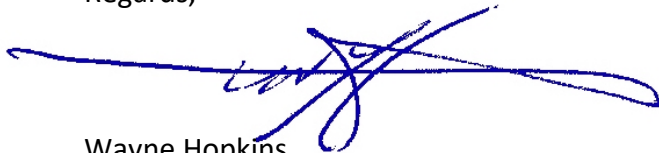
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- Each unit will include two vertical bike storage racks using the Steadyrack System.
- The pandemic highlighted the importance of outdoor space and the importance of access to sunshine. The Towns on Camden are designed with covered inset decks on the main levels and functional outdoor spaces using individual roof top decks.
- 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 finishing materials have been selected to provide a high-quality appearance and minimal 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 storm water management plan includes the storage and treatment of storm water to the requirements of the View Royal bylaw, plus it is proposed that the storm water will also be used for landscape irrigation.

We are excited to share the development plan for the “Towns on Camden” with the Town of View Royal. 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 meeting with municipal staff, council, and the public to further review the “Towns on Camden”

Regards,



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