



111-2036 South Island Hwy
Campbell River, BC V9W 0E8
Phone: (250)-914-8485
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April 6, 2023

Planning and Development

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

RE: Official Community Plan amendment and rezoning application for 38 and 32 Helmcken Road

The enclosed Official Community Plan amendment and site-specific rezoning application is being submitted by WestUrban Developments Ltd. to amend the OCP designation and zoning on the property located at 38 and 32 Helmcken Road. The rezoning will enable a 6-storey, mixed-use development that includes retail, office space and 61 market rental units. Parking will be provided through underground and underbuilding stalls. Unit composition will be one- and two-bedroom rental units with a rooftop amenity space.

The development will bring in much needed rental units to an area of View Royal that is adjacent to local services including being across the street from a grocery store, retail shops, and banking institutions. The mixed-use portion of the development will accommodate ground floor retail units and offices located on the second storey. The subject lands are across the street from the Victoria General Hospital and the office space proposed for the development is likely a welcome addition to accommodate medical services that complement the hospital.

The existing parcels of land are currently underutilized with low density development, the proposed development for this land is an efficient use of land that increases tax revenue for View Royal while also supplying rental units and more services to the area. The development borders a neighbourhood with mainly single detached homes, however, will complement the existing 5-storey office building that is across the street and builds up the corridor of Helmcken, which is in line with the Northern Gateway Corridor and Neighbourhood Centre (Hospital) Official Community Plan designations.

Any upgrades to public infrastructure, attributed to the development, will be borne by the developer. Frontage improvements and further works and services will be provided in coordination with View Royal's servicing standards.



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To realize the proposed building and OCP and zoning amendments are required. We propose to amend the land use designation from “Neighbourhood Mixed Use” to “Intensive Mixed Use”. Further, we propose to amend the zoning from C-4 and R-1B to a newly created RM-4 zone (attached).

Please find attached the following:

1. Application Form
2. Letter of Intent
3. Proposed RM-4 Zone
4. Certificates of Title
5. Site and Architectural Plans
6. Surveyor’s Certificate

Please do not hesitate to contact me should you have any questions or concerns.

Thank you,

A handwritten signature in black ink, appearing to read 'M Fitzgerald'.

Matthew Fitzgerald, MCP MCIP RPP
Director of Development
WESTURBAN DEVELOPMENTS LTD.