

March 10, 2026

Dear Mayor and Council,

My wife and I are the owners of White Wolf Homes, a local, second-generation custom home building and development company. We have built a strong reputation throughout the region for high-quality construction, exceptional customer service, and meaningful community involvement.

We are writing to introduce ourselves and outline our request for a parking variance related to our interest in purchasing the commercial building located at 254 Island Highway, which has been vacant for approximately three years. The building's previous use was as a wine-making facility. Our intention is to repurpose the space as the office location for our construction company.

While the building is advertised at over 5,000 square feet, approximately one-third of the space is currently dedicated to storage. The remaining usable area—approximately 3,000 square feet—is an open-concept floor plan that would function as office space for our team.

The proposed change in use triggers a parking variance. At present, the property provides four designated parking stalls, with the option to tandem park up to two additional vehicles. In practice, our operational needs align well with this configuration. Our office staff of typically four to five people are frequently coming and going throughout the day due to site visits and meetings, making it uncommon for the full team to be present at the office at the same time. Additionally, we have very limited visitor traffic—typically one visitor every two to three weeks. The space would primarily be used by our project management team and for occasional client meetings.

As part of our proposal, we intend to include an accessible parking space and EV charging infrastructure, as several vehicles in our fleet are electric. We will also provide both short-term and long-term bicycle parking. In the future, we plan to apply for a permit to add a shower facility to support staff who cycle to work.

From a long-term perspective, our intention is to hold this property and ideally pursue land assembly with neighbouring parcels for future redevelopment when appropriate. In the interim, activating this long-vacant building with a low-impact office use allows us to reinvest in the property while contributing positively to the local business community.

We appreciate your consideration and the work Council does to support thoughtful, community-oriented development within View Royal. We would welcome the opportunity to answer any questions or provide additional information as needed.

Respectfully,

Kyle Velikovsky
White Wolf Home