

January 23, 2023

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



977 Fort Street
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RE: 339-345 Island Highway Rezoning Application

Dear Mayor and Council:

Boardwalk and ICIC are proposing a new multi-family community to revitalize the 300 block of Island Highway. With council approval the three sites across from the Fort Victoria RV Park spanning between Prince Robert Drive and the firehall will be consolidated and redeveloped to provide three multifamily buildings framing a centralized plaza and green space over a shared underground parkade.

The existing buildings on the site include a duplex and a rental residential complex originally known as the Cambridge Motel. These buildings are nearing the end of their usefulness and offer limited benefit to the community. The condominium buildings, managed as rental properties by Boardwalk, will provide up to 260 units in a range of housing options from studios and one-bedroom homes to two-bedroom and family-friendly three-bedroom homes.

OCP Compliance

The View Royal Official Community Plan (OCP) includes this site within the *Harbour Neighbourhood*. This designation prescribes mixed residential development, which includes a range of new housing formats from small lot detached houses and townhouses to low-rise apartments. This parcel borders on the future *Town Centre* node to the northeast and the *Island Highway Community Corridor* extending to Helmcken, making it ideally located for residential densification, locating greater housing density in proximity to existing and future services.

The new construction will meet Step 2 or higher of the BC Energy Step Code, and benefit from the low life-cycle cost and carbon footprint of wood frame construction. The location on a major transit corridor provides a wide range of employment and family housing close to services and transit, reducing reliance on private automobiles.



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Neighbourhood Compatibility

This redevelopment site is uniquely situated to allow for growth with minimal impact to residential neighbours. The RV Park across the road is intended to similarly densify into the new town centre. The firehall flanks the eastern side. The south neighbours are separated from the site by a wooded right-of-way running the length of the property; and these houses sit much higher than the proposed new buildings with views across the peninsula uninterrupted by the proposed new construction.

The two vehicle access points connect with Prince Robert Drive. Street-facing ground floor units connect to both Prince Robert Drive and Island Highway, with terraced patios and individual entries from the sidewalk. The buildings are stepped to follow the natural topography and limit the amount of blasting required. Many of the existing trees will be preserved, particularly where they provide green buffering to neighbouring properties. The retained trees combined with new trees will create an interconnected series of usable outdoor spaces for residents and provide a positive contribution to neighbourhood character.

Infrastructure

On behalf of the proponent McElhanney and Watt consulting Group are collaborating with municipal engineers and designers to ensure that all affected public services and infrastructure will be maintained or upgraded to suit this new development and the overall neighbourhood.

The consolidated property fronts a long stretch of Island Highway that is relatively under developed with respect to the municipal roadway standards. The off-site improvements included with the redevelopment will provide a proper bike lane, curb, gutter, sidewalk, boulevard, street trees, and bus stop pull-out. With all vehicle traffic accessing the site of Prince Robert Drive, all five existing driveways on Island Highway will be removed, creating a continuous upgraded and beautified streetscape, with improved safety for all modes of transit.

Prince Robert Drive will also be substantially upgraded, with a widening of the roadway, establishment of proper building setbacks, and installation of proper curb, gutter, and sidewalk.

I hope this proposal meets with your approval, and I look forward to working in View Royal.

Sincerely,

Rob Whetter, Architect AIBC, LEED™ AP
dHKArchitects