

December 13, 2016

Mayor Screech and Town of View Royal Council
Town of View Royal
c/o View Royal Town Hall
45 View Royal Avenue
Victoria, BC V5G 1M2

Dear Mayor and Council,

RE: Christie Point Redevelopment, Application for Zoning By-Law Amendment

Realstar Management (“Realstar”) represents the owner of the above-noted property, Christie Point Apartments Limited.

After several months of technical study and engagement with Christie Point residents, community members and local stakeholders, Realstar is pleased to submit the enclosed application for a Zoning By-Law Amendment to accommodate an increase in the amount of rental housing provided at Christie Point from the current 161 units to 473 units.

The proposal was developed with guidance from a locally-based consultant team, led by Franc D’Ambrosio of D’Ambrosio Architecture and Urbanism. The team includes key experts in the fields of archaeology, environmental biology and tree preservation, among others, to ensure that the proposed development plan respects the cultural and natural setting of the site, with a key focus on enhancing and preserving the site’s unique environmental context on the Portage Inlet.

The project will generate several significant community benefits for the Town of View Royal, including:

- An increase in the amount of rental housing in the area, with a broader range of suite types and rental rates.
- Public access to enhanced landscaped site and trails.
- A focus on sustainability with the implementation of Green Shores environmental program as a pilot project demonstrating best practices in coastal community development, as well as the development of LEED certified or equivalent buildings.
- \$700,000 in improvements to Shoreline Drive and Island Highway, to mitigate potential traffic impacts and address existing challenges in the area.
- An over \$200 million investment in the economy of the Town of View Royal and the region, creating an estimated 2,000 person years of employment.
- \$6.1 million in development charges and fees to the Town of View Royal.

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- A net increase of \$1.8 million in annual property tax revenue for the Town of View Royal.
- A contribution of \$1.0 million towards the Capital Regional District's Affordable Housing Trust.

Realstar recognizes that the development process will be disruptive for our existing tenants. We are committed to working with the residents of Christie Point throughout the process and to exceeding the requirements of the BC Residential Tenancy Act. A comprehensive tenant relocation package has been established for the project to mitigate the impact on existing families living at Christie Point.

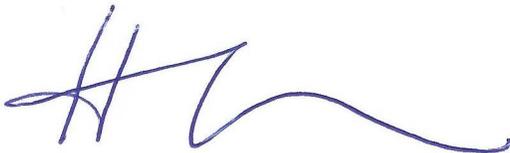
Accompanying this Zoning By-Law Amendment application is a detailed appendix which outlines the methodology and results of development feasibility analysis and site design studies that were undertaken to determine the appropriate capacity of the site and the potential architectural form for redevelopment.

While this application to amend the current zoning criteria for the site is based on an indicative design scenario, no actual development can occur without the due process of design and the issuance by the Town of View Royal of a Development Permit for each building and commensurate portion of the property. This procedure will be initiated only after the zoning amendment is granted, and through a separate application protocol. This development permit process includes technical and aesthetic reviews by municipal officials, as well as a public review and hearing, prior to Council deliberation and voting. Once both Zoning Amendments and Development Permits are granted, each building and site will be subject to Building Permit and related construction permit applications.

We look forward to continuing to work with you and the staff at the Town of View Royal on this exciting project.

Yours very sincerely,

REALSTAR MANAGEMENT



Heather Grey-Wolf
Vice President, Development

cc. Mayor David Screech (mayorscreech@viewroyal.ca)
Councillor Ron Mattson (rmattson@shaw.ca)
Councillor Heidi Rast (mayorandcouncil@viewroyal.ca)
Councillor John Rogers (john.rogers007@shaw.ca)
Councillor Aaron Weiserberger (weiserberger.aaron@gmail.com)