



27 March 2024

City of Victoria
#1 Centennial Square
Victoria, British Columbia
V8W 1R6

Attention: Mayor Alto and Councillors

Re: 257 Belleville Street, Victoria British Columbia, Development Permit Application

Your Worship Mayor Alto and Councillors;

On behalf of our client, ADZ Properties Ltd. we applied for a new development permit to replace our expired development permit on March 31, 2020 for the project at 257 Belleville Street. Drawings submitted for the development permit were identical to the drawings previously approved except for an additional level of underground parking. During the course of the plan review, the planner noticed that there was a height variance for a stair core that was never noticed on previous applications. On June 9, 2022, the application changed to a Development Permit with a variance.

The project was rezoned and approved on July 21, 2011. The project had received two Development Permit extensions over the past years and we are advised that we must apply for a new Development Permit as the City policies do not allow for a third Development Permit extension. We originally applied for a new Development Permit on March 31, 2020 prior to the expiry date of the last Development Permit on July 20, 2020.

Development permit extensions were issued on November 26, 2013 and July 20, 2016. Our client purchased the property on September 30, 2015 and they have rented out the furnished units at very reasonable rents to both assist with the lack of affordable rental units in this City as well as not wanting to keep the inventory vacant. We have worked with the City's Tenant Assistance Planner to offer a voluntary tenant assistance package to the tenants.

Our client has been reviewing their target market and have been deciding how and when to proceed with the development. They feel it is time to move forward.

The project has already contributed the \$74,000 amenity contribution towards the David Foster Harbour Pathway along Belleville Street between Oswego and Pendray. This walkway was constructed in 2012.

There were two other community amenity contributions requested during our rezoning application. We were to construct a plaza at the corner of Belleville Street and Pendray Street. Since the approval of the rezoning application, the City has determined to revisit the design of the plaza. The monies that were to be used to build the plaza will now be paid to the City of Victoria for the future park upgrade. There will also be a payment to the City of Victoria of \$312,000 to be placed in the Harbour Pathway Fund..

We have resubmitted the same plans that were approved on January 17, 2013 with no changes to the exterior. The only changes that we have made is to include a second level of underground parking. The R-65 Belleville St. Multiple Dwelling District requires 40 parking stall and we are now providing 78 parking stalls. The reason for the increase in parking are twofold. The geotechnical consultant reviewing our site advised us that a second level of underground parking could easily be accommodated due to the location of bedrock and due to the proposed mix of units contemplated for this project, additional parking was recommended. As the new Schedule C adopted on July 26, 2018 requires additional parking for bicycles, we have increased the number of bicycles parking stalls from 35 to 77 stalls. The additional stalls would have a minimum impact on volume of traffic on Cross Street.

We would respectfully request your approval of a new Development Permit with variances for this project. Should you have any questions regarding our applications, please contact us at 250-360-2888 or email us at alan@lowegroup.ca.

Yours truly,

A handwritten signature in black ink that reads "Alan Lowe". The signature is written in a cursive, flowing style.

Alan Lowe, Architect AIBC
Alan Lowe Architect Inc.

cc. Client