



To Whom It May Concern,

We are writing to provide an updated summary of the proposed development in response to the comments received in the TRG Application Review Summary Letter.

**Landscaping**

To create a more welcoming and pedestrian friendly environment, additional planting has been incorporated at both site entryways. These improvements aim to enhance the overall visual appeal and support a more vibrant and green streetscape.

**Lighting**

Additional lighting has been introduced along the building's exterior façades. This enhancement not only improves nighttime visibility and the building's presence after dark but also contributes to a greater sense of safety and comfort throughout the site.

Through the combination of added greenery and improved lighting, the overall site experience has been significantly enhanced. These changes help ensure that the space feels more accessible, safe, and pleasant for pedestrians and other users during all hours.

**Parking**

The accessible parking spaces have been adjusted from 1 to 5 to meet the requirement based on the comments received in the TRG Application Review Summary.

According to Zoning Bylaw No. 80-159 Schedule C, the minimum vehicle parking requirement is 162 spaces for the buildings within the lot (775 Finlayson St, 3080 Blanshard St and 3090 Blanshard St). There are 119 vehicle parking spaces provided on site (including 5 accessible parking and 1 van accessible parking). Since the amount of vehicle parking spaces do not meet the minimum requirement, long-term and short-term bicycle parking spaces are provided to make up for the shortage.

The total long-term bicycle parking required within the lot is 16. The proposed new long-term bicycle parking storage which can store up to 16 bicycles will be located on the south side of the building 775 Finlayson St. In addition, the total short-term bicycle parking required is 34 and there are bicycle racks provided at east side of the building 775 Finlayson St which can park up to 40 bicycles.

Bicycle parking spaces not only encourage people to use alternative modes of travel but reduce reliance on private vehicles. These improve mobility, lower vehicle emissions and reduce congestion. Thank you.

Best Regards,

Wayne Wang

**Dear Development Services Team,**

**I am submitting this development proposal for a new club at 775 Finlayson St. The goal of this project is to create a vibrant community space while adhering to existing architectural elements and minimizing external modifications. The club will bring a fresh amenity to the neighborhood and will focus on enhancing community engagement and providing leisure opportunities without altering the building's exterior.**

### **Project Overview:**

- **Proposed Use:** The new club will occupy a former retail space, transforming it into a community-oriented venue.
- **No Exterior Changes:** There are no proposed modifications to the building's exterior. This allows us to respect the existing aesthetic while utilizing the space effectively for its new purpose.
- **Parking Variance Request:** We request a parking variance to accommodate the unique operational needs of the club. Our parking plan includes the addition of new bicycle parking, which aligns with Victoria's active transportation initiatives and supports the city's goals for sustainable development.
- **Bicycle Parking:** Dedicated bicycle parking will be installed to encourage eco-friendly transit options for our visitors, aligning with Victoria's zoning and environmental standards.

### **Justification for Parking Variance:**

**Given the location's accessibility to public transit and the inclusion of extensive bicycle parking facilities, we believe the parking variance request is justified. This modification aligns with urban planning practices that prioritize active transportation and accessibility for the surrounding community.**

**The project has a projected budget of \$1 million, covering all construction, interior enhancements, and related sub-trade costs. We believe this development will be an asset to Victoria, contributing to the neighborhood's amenities without impacting its current character.**

**Thank you for considering this proposal. Should you need any additional documentation or have specific questions, please feel free to reach out. We look forward to working with the City of Victoria to bring this project to fruition.**

**Sincerely,**

**William Yang  
Applicant**