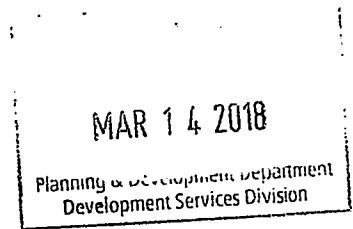


March 12/18

City of Victoria ,
1 Centennial Square
Victoria , BC
V8W 1P6



Attention : Mayor and Council

Re :1770, 1774, and 1780 Denman St

Dear Mayor and Council

We have been working on this project for 4 years . It proposes to replace three older houses that provide rental accommodation for 7 people with 13- 2 story detached houses for sale on bare land strata lots that will house approximately 45 people . To ensure the houses will be more affordable , my client will control the sale price of a number of units to sell below current market prices . We will work with staff to resolve an equitable arrangement and guaranteed on title .

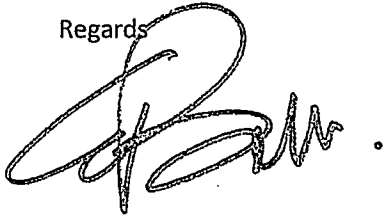
The site is an assembly of 3 large- 10,000 sf lots located in an inner city neighborhood well served by commercial services , public transportation and adjacent a major employer in the community – the Jubilee Hospital . It is bounded on two sides by streets providing good vehicular access enabling some units to face the streets and have parking directly in front of their unit . Cars have been kept to the exterior of the site allowing for the creation of a central “ green”space .The units that front on a central” green “park their car a few steps away in a parking area off Denman . There are 17 car parking spaces on site which meet the parking by-law .

Over the life of the project , I have met individually with the neighbors and collectively at two CALUC sponsored community meetings but have been unable to generate neighborhood support .Over that period we have reduced the number of single family houses on site, increased the number of cars parking on the site and offered to control the sale price of the units below market value . The neighbors are concerned about the increased number of housing units , the loss of rental units in the older houses and the possibility of parking over flow onto adjacent streets . The floor space ratio and the site coverage are reasonable for a site of this size and falls within the parameters of the R-K zone.

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letter\20180309 letter.docx

We think this is a proposal worthy of your serious consideration .

Regards

A stylized, handwritten signature in black ink, appearing to read 'EB' followed by a flourish.

Eric Barker Architect AIBC / LEED AP