

06 March 2019

Method Built Homes Ltd.
The Garage
4566 Cordova Bay Road
Victoria, British Columbia
V8X 3V5

Attn: Mayor and Council
City of Victoria
1 Centennial Square
Victoria, British Columbia
V8W 1P6

Dear Ms. Mayor and Members of Council,

Re: 953 Balmoral Avenue: 11-unit purpose-built workforce apartment building – Rezoning and DP

Further to your 06 September 2018 motion (appended below at **Appendix A**) that this Rezoning/DP Application proceed to public hearing, please find enclosed an amended set of drawings addressing the comments of the ADP.

1. The side yard setbacks have incorporated additional soft landscaping to improve liveability. The ADP also suggested redistributing existing massing upwards to a 5th and/or 6th floor. However, though Staff initially supported the OCP maximum of 6 floors, Staff subsequently pushed back on this concept when it was presented with an initial submission and iteration. Staff subsequently has reiterated unequivocally that anything more than 4 floors would not be supported by Staff.
2. Enhanced landscaping, attention to street frontage, main entrance sequencing, private walk-up entrance, and rear parking lot area soft scaping have all been addressed in this revised landscape plan.
3. Privacy of ground-oriented suites has been considered and addressed, to the extent possible, with soft landscaping.
4. The drawings have been updated to depict a more consistent design and 3D renderings.

5. Entrances have been enhanced in the context of public realm and streetscape.
6. An earlier submission and iteration had balconies for upper floor units, but Staff expressed significant concern with overlook over neighbouring properties, and as such, balconies were removed.

Given the ongoing increases in both hard and soft costs in the market over the six years it has taken to get this proposal to this stage, and the commitment of this proposal to be a purpose-built workforce apartment building with appropriate 25-year s.219 covenants, the undersigned requests a 10-year tax holiday for this proposal to ensure its economic viability and construction.

I trust the foregoing is of assistance as these applications proceed to public hearing.

Yours very truly,

A handwritten signature consisting of the letters 'R' and 'S' in a stylized, cursive font.

Rajinder S. Sahota

Appendix A

H.1.a.j

953 Balmoral Road –Rezoning Application No. 00598 and Development Permit with Variance Application No. 000506 (North Park)

Moved By Councillor Loveday

Seconded By Councillor Coleman

Rezoning Application No. 00598

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00598 for 953 Balmoral Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Preparation of the following documents, executed by the applicant to the satisfaction of City Staff:
 - a. Statutory Right-of-Way of 1.22m on Balmoral Road.
2. The applicant provide an amenity contribution in the amount of \$76,694.69 toward the Local Amenities Reserve Fund in accordance with the City of Victoria Density Bonus Policy to the satisfaction of City Staff.
3. Following consideration of Rezoning Application No. 00487, if approved, that Council authorize staff to prepare and enter into an Encroachment Agreement for a fee of \$750 plus \$25 per m2 of exposed shored face during construction, to the satisfaction of the City staff.

Development Permit with Variance Application No. 000506

That, subject to review by the Advisory Design Panel and report back to the Committee of the Whole, that Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00598, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000506 for 953 Balmoral Road, in accordance with:

1. Plans date stamped January 18, 2018
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - a. reduce the required number of parking spaces from 12 to 5
 - b. Part 3.3(10): reduce the front yard setback from 10.50m to 2.00
 - c. Part 3.3 (10): reduce the side (east) yard setback from 6.10m to 1.52m

- d. Part 3.3(10): reduce the side (west) yard setback from 6.10m to 3.64m
 - e. Part 3.3(4)(1): increase the site coverage from 30% to 43%vi.Part 3,3(4)(6)(1):
reduce the open site space from 30% to 15.30%.
3. Registration of legal agreements on the property's title to secure the MODO Car Share Vehicle and parking space, car share memberships, one monthly transit pass for each unit over a period of three years (396 monthly passes), and one bicycle for each unit to the satisfaction of City Staff.
 4. Revise the landscape plan to indicate floating pavement where the proposed parking spaces overlap with the tree's critical root zone in accordance with the arborist report prepared by Talbot Mackenzie & Associates.
 5. The Development Permit lapsing two years from the date of this resolution."

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Loveday, Councillor Lucas, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Isitt