

February 11th., 2020 (*Updated April 21st., 2020*)

Mayor & Councillors
City of Victoria,
1 Centennial Square,
Victoria B.C.
V8W 1P6

Re: 2659 Fifth Street - Request For Variance on Parking

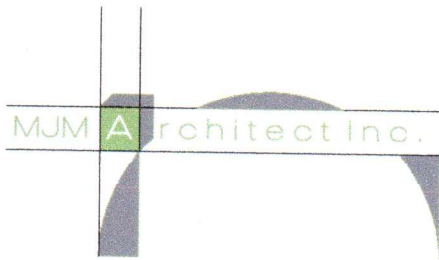
Dear Sirs & Mesdames,

This project involves the enclosure of an exterior, covered parking area and converting it into a one bedroom apartment. Originally built in 1973, this apartment rental building is managed by Brown Bros. Agencies Ltd. and the units are typically rented to individuals and families with moderate to below average levels of income.

The owner of the building would like to provide an additional suite to offer persons in this income bracket due to the extremely low availability of rental units in Victoria. The area in which the suite is to be located is in an under-utilized covered parking area. Brown Bros. Agencies has records of the number of parking stalls being rented out each month and, on a consistent basis, the records indicate that there is always a surplus of stalls available. We include in this submission a typical months Master Rent Roll (for January, 2020) and can provide further records if so required.

The impact of this new suite addition will be virtually imperceptible from the street with only two windows visible from the back lane. We are also providing a class 1 bicycle space within the new suite, and a 6 space bicycle rack in front of the building.

We respectfully request a variance from the new Schedule 'C' parking requirements of 61 stalls and maintain that the existing 50 stalls are more than adequate for the demand.



We thank you for your consideration of our request and will be more than willing to answer any questions you may have after our presentation.

Sincerely,



Michael Moody, Architect AIBC, MRAIC, LEED® A.P.
Principal
MJM Architect Inc.