



City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6  
Attn: Mayor and Council

July 15, 2020

**Re: Revised Development Permit with Variance Application  
611 and 629 Speed Ave, Victoria, BC**

### Background

On behalf of 1172873 BC Ltd., we are pleased to submit this letter to Mayor and Council for our Tresah project located at 611 and 629 Speed Ave in support of a revised Development Permit with Variances (DVP). The proposal consists of two multi-family residential buildings over one level of underground parking. The East Building, located at 629 Speed Avenue, will be a 6-storey wood-framed building containing 68 homes. The West Building, located at 611 Speed Avenue, will be a 14-storey mass timber building containing 179 market condominiums.

A DVP was issued for the proposed project in November 2019 (DP# 000115); however, we are seeking a revised development permit in order to facilitate a phasing strategy to allow the two Tresah buildings to independently start construction and obtain occupancy when they are completed. We ask that Mayor and Council consider this request with the goal of permitting occupancy of the smaller 6-storey building ahead of the 14-storey building. By allowing this phasing strategy, we will be able to deliver homes to buyers and residents sooner, including 10 affordable rentals, while we work to complete the larger building.

### Phasing Approach

A phasing plan has been submitted to Planning staff delineating a phase line on the property to allow for the completion and normal operation of the 6-storey building including all landscaping, access to service, storage rooms and vehicle/bicycle parking. The phase line ensures all setback, density, site coverage and open space requirements continue to be met under the standard R-81 zone.

This phasing plan also provides sufficient area for safety and construction logistics of the 14-storey building which is expected to complete approximately 4 months after the 6-storey building.

A copy of the Phase 1 data table is included below:

PROJECT INFORMATION TABLE		PHASE 1
Zone (existing)		R-81
Site area (m <sup>2</sup> )		2,112m <sup>2</sup>
Total floor area (m <sup>2</sup> )		3,515m <sup>2</sup>
Commercial floor area (m <sup>2</sup> )		0m <sup>2</sup>
Floor space ratio	3.08	1.66
Site coverage %	66% max	34% (641+37+42/2112m <sup>2</sup> )
Open site space %	14% min	38% (720+455+139/2112m <sup>2</sup> )
Height of building (m)	37m max	19.44m (24.8-5.36m avg. grade)
Number of storeys		6 storeys
Parking stalls (number) on site		20 (10 undergrnd, 10 surface (4V, 1AC))
Bicycle parking number (storage and rack )		75 long term, 8 short term
<b>Building Setbacks (m)</b>		
Front yard	6.0m min	6.50m + 1.6m
Rear yard	Nil	12.225m 10m + 0.6m
Side yard (indicate which side)	5.9m min	East - 9.3m + 1.83m
Side yard (indicate which side)	Nil	West - 12.86m + 0.5m
Combined side yards		
<b>Residential Use Details</b>		
Total number of units		68
Unit type, e.g., 1 bedroom		41 Studios, 22 1BR, 5 2BR
Ground-orientated units		8
Minimum unit floor area (m <sup>2</sup> )		35m <sup>2</sup>
Total residential floor area (m <sup>2</sup> )		3,515m <sup>2</sup>

## Variations Requested

Two variations are requested to address the phasing plan identified above.

### 1) Site Area

The R-81 zone standard calls for a minimum of 5340 m<sup>2</sup>. Our current proposal indicates a site area for Phase 1 of 2112 m<sup>2</sup>. Again, all setback, density, site coverage and open space requirements continue to be met.

### 2) Parking Relaxation

A considerable parking variance was previously granted for the Tresah project as part of our goal to reduce the cost of home ownership and encourage alternate modes of transportation (transit, biking, Modo car share). To achieve the proposed phasing strategy, we will be temporarily

allocating 20 parking spaces (10 underground, 10 surface) which will be available for occupancy of Phase 1. This will include 4 visitor, 1 accessible and 2 MODO car share stalls. Please note, all bicycle parking will be completed for the Phase 1 (6-storey) building.

### Transportation Demand Management/Modo Car Share Program

We are excited to have finalized our Agreement with ModO for the provision of car sharing services and an updated letter of support is attached. Highlights of the Agreement include:

- a. We will provide 2 designated parking spaces to be accessible to all ModO members on a 24 hour, 7 days a week basis.
- b. We will provide a one-time financial contribution of \$73,500 for the purchase of 2 shared electric vehicles.
- c. ModO will provide us with a Partnership Membership allowing 147 residents to benefit from ModO membership privileges without the need to pay a \$500 membership fee themselves.
- d. ModO will provide a promotional incentive worth \$100 of driving credits to each resident who becomes a ModO member.

We would like to extend our gratitude to City of Victoria staff for continuing to work with us and our project design team to allow for the phasing of our development project. We are truly excited to be moving forward with this landmark project and look forward to breaking ground for our excavation in the coming months. Thank you for your consideration.

Sincerely,



Greg Gillespie  
Development Manager  
Mike Geric Construction

