

S A L I E N T



The Salient Group #225 – 209 Carrall Street, Vancouver, BC V6B 2J2
 T: 604.669.5536 F: 604.669.5574 E: info@thesalientgroup.com

Letter to Mayor and Council

December 19, 2020

City of Victoria

1 Centennial Square
 Victoria, BC V8W 1P6

Mayor Lisa Helps
 Members of City Council
 City of Victoria

Dear Mayor and Council,

**Re: Redevelopment at 819-827 Fort Street ("825 Fort") – DDP No.00530, HAV No. 00009
 Development Variance Permit Application**

825 Fort Holdings Ltd. c/o The Salient Group is pleased to enclose a Development Variance Permit Application for the mixed-use development at 819-827 Fort Street ("825 Fort") pursuant to the approved Development Permit (DDP No. 00530) and approved Heritage Alteration Permit (HAV No. 00009):

- Reduction of commercial mezzanine area on level 2, above the westernmost commercial unit ("CRU 1")
- Addition of 2x residential rental homes on level 2, in place of the reduced commercial area. This includes an additional 1x 2BR home and 1x 1BR home, bringing the total number of rental homes to 105 (previously at 103), secured in perpetuity
- Increase the overall parking variance granted under DDP 00530 and HAV No.00009 by 1.2 parking stalls, associated with the addition of 2x additional units

Our understanding is that this change must be brought to Council for approval as staff do not have delegated authority to approve a parking variance related to a residential use.

Community Consultation

Following the process outlined with the "Development Variance Permit Process Flow Chart" as part of the application form, we have consulted with our adjacent neighbours for further comment. We are pleased to confirm support of this minor revision from both of our adjacent neighbours.

The addition of 2 units to the project will create even more secured rental homes within this redevelopment while also creating a better, more leasable area for a future commercial tenant on the ground floor. We believe this is a positive change to the overall project.



Thank you for the opportunity to submit this minor variance application. We look forward to working with City staff and Council to approve this revision.

Sincerely,

825 FORT HOLDINGS LTD. *c/o The Salient Group*

Robert Fung
President

cc: MCM Partnership - Renante Solivar, Tijana Corluka