

November 16, 2020

City of Victoria
No. 1 Centennial Square
Victoria, BC V8W 1P6

Attn	Mayor and Members of Council
Re	Application Revisions in Response to COTW Motion 3080, 3082, and 3090 Washington Avenue

Dear Mayor and Members of Council,

In accordance with the motion adopted on October 8, 2020 by the Committee of the Whole, we have revised the Rezoning and Development Permit Application for the properties located at 3080, 3082, and 3090 Washington Avenue. The details below provide a description of how we have responded to each portion of the motion:

Item 2b

Revisions to the design of the greenway to ensure that it is wheelchair accessible, to the satisfaction of the Direction of Engineering and Public Works.

Applicant Response

The design of the greenway has been revised to ensure it meets accessibility guidelines, resulting in a grade no greater than 8.%. The majority of the pathway is at a grade less than 5%.

Item 2c

Consideration of revisions to the design of the attached dwellings on the north and/or south property lines to achieve a sensitive transition to, and minimize impacts on, adjacent neighbours.

Applicant Response

The height of all units along the north property line are now two storeys. The two northern most units of Buildings E and H (units #16 and 27) have been reduced from three storeys to two storeys. This will reduce shadow impacts and potential privacy and overlook concerns into the property to the north. The setback to the north property line is also generous at 5.47m (17'-11"). With this revision, the setback to the three-storey portion of those buildings are now 10.25m (33'-7").

We also reviewed the transition along the south property line. Building A at the front of the proposed development was previously reduced from three storeys to two storeys to offer more visual prominence to the house to the south (3070 Washington Avenue). We have also provided a

section to illustrate the relationship of Building C to 3070 Washington. This shows the height difference is only 0.76m (2'-6") which we feel is a contextual relationship. Further west along the south property line, Building F (tree storeys) is next to the driveway of existing townhouses, and Building I is proposed at two storeys. Overall, we feel our transition approach to the southern edge of the property is contextual and respectful of the existing conditions.

Item 2d

Explore potential design changes to the greenway to see if it is possible to both retain trees and make it wheelchair accessible, to the satisfaction of the Director of Engineering and Public Works.

Applicant Response

The pathway at the eastern end of the property, closest to Washington Avenue, has been relocated and now meanders through the retained greenspace to retain trees along the north property line and to meet accessibility guidelines.

More specifically, the big leaf maple trees #563, #564, #565, and #566 are now being retained.

Item 2e

Revisions to the design of the greenway fencing to address neighbouring safety and privacy concerns to the satisfaction of the Director of Engineering and Public Works.

Applicant Response

The fence along the north property line is now proposed as a 6-foot-high solid galvanized steel fence. This will ensure safety and privacy is maintained for the property on the north side of the greenway.

Development Permit Item 2

The applicant revise the proposed Phasing Plan to ensure that the outdoor amenity space and Doric Connector are constructed in Phase 1 and provide more details on potential interim conditions of each phase, to the satisfaction of the Director of Sustainable Planning and Community Development.

Applicant Response

The phasing plan has been revised, which now includes two phases with the greenway and the outdoor amenity space being included in phase 1.

—

Sincerely,

Sam Ganong
Curate Developments