



October 5, 2021

Charlotte Wain, Senior Planner
Development Services Division
City of Victoria
1 Centennial Square
Victoria, BC,
V8W 1P6

Dear Ms. Wain,

Re: 1045 Yates Street, Development Permit Application – Transportation Demand Management

This letter makes minor updates to the previous TDM letter dated June 17, 2021.

The purpose of this letter is to provide commitments and details of the Transportation Demand Management ("TDM") programs for Phase 1 of the Harris Green Village project located at 1045 Yates Street ("subject property") – the phase of the overall rezoning that is currently subject to a Development Permit application. A variance is requested to the Schedule 'C' parking standards through the implementation of both parking management and TDM programs.

Watt Consulting Group prepared a Parking Study, dated May 22, 2020 which has been submitted to the City of Victoria as part of the Development Permit (DP) Application. The study describes a variety of TDM programs and the proportionate reduction in parking resulting from the implementation of each. The study serves as a "menu" of potential TDM programs that could be considered. Starlight Developments ("Starlight") can commit to the following TDM programs for the subject property in support of the requested parking variance as detailed in the DP drawings:

- 1) **Commercial end-of-trip cycling facilities** – An end of trip cycling facility which includes commercial bike parking plus ebike plugs, lockers, shower, and change room facilities is located on the P1 level (3% reduction in commercial parking).
- 2) **E-bike plugs** – 25% of the resident long-term bike spaces will have access to a wall outlet to facilitate ebike charging (2.5% reduction in resident parking).
- 3) **Resident program** – The property manager of the proposed building will facilitate residents to connect for informal rideshare/carpool program upon building occupancy (no specific reduction).
- 4) **Car share program** – For Phase 1, Starlight intends to purchase and place two Modo car share vehicles in a prominent location on P1, together with an estimated 113 partner user memberships (to be confirmed via legal agreement) provided by Modo in conjunction with purchase of vehicles (6.7% reduction in resident parking).
- 5) **Shared parking** – Residential visitor and commercial parking will be in a single shared pool, subject to time-of-day efficiencies between different land uses (6% reduction in residential visitor and commercial parking).
- 6) **Captive market** – This recognizes the significant number of residential units on-site and seeks to avoid double-counting those who already park on-site as a resident but would walk to the on-site commercial uses (10% reduction in commercial parking).

- 7) **Priced parking** - Starlight intends to price both residential visitor and commercial parking (20% reduction for commercial and residential visitor parking).
- 8) **Wayfinding signage** - Wayfinding signage including directional signage for carshare vehicles, bike parking, and end-of-trip facilities in the parking levels and lobbies (3% reduction for residential and commercial).
- 9) **Marketing and promotion** – Prospective tenants and new residential tenants will receive information about the TDM programs available on the property (no specific reduction).

The requested parking variance proposed for the subject property can be supported based the above listed parking management and TDM programs. If you have any questions or require any additional information, do not hesitate to contact the undersigned.

Sincerely,

A. Browne

Andrew Browne
Senior Development Manager
Starlight Developments