

Mayor and Council
#1 Centennial Square
Victoria, BC
V8W 1P6

July 17, 2023

Request For Committee of the Whole Consideration To Remove Public Hearing Step

Re: 1514 – 1520 Foul Bay Road, Rezoning Application and Development Permit

REZ No. 00762 & DP No. 000590

Dear Mayor Alto and City of Victoria Council Members,

We would like to request, if possible, the removal of the condition of a Public Hearing based on having done 3+ years of extensive neighborhood and public consultation.

Since rezone began in 2019/2020, we have:

- ✓ met dozens of times with neighbors
- ✓ conducted CALUC's and community presentations
- ✓ posted updates on the community website and in the community newsletters
- ✓ consulted with a number of Victoria City Councillors and a Councillor in Oak Bay (with whom we share city services)
- ✓ had support from all direct neighbors, as well as from community neighbors
- ✓ received many public support letters without opposition over 3+ years
- ✓ had unanimous support from the Advisory Design Panel (ADP)

The public appears firmly behind the project. Any design changes have been communicated on an ongoing basis with neighbors. Support is reflected in the neighborhood letters and notes from CALUC.

The proposal meets the intent of the area Zoning, "ground-oriented townhouses," aligns with the Official Community Plan, and is located within a Development Permit Area (DPA).

We hope we can spare the extra administrative expense and time of a Public Hearing. The public has engaged.

Details of the project are contained in the Letter to Mayor and Council from Zebra Design Group.

Thanks kindly for the consideration, sincerely,



Wayne Foster
Developer

Agreements

To Rob Bateman
City of Victoria Planning

July 17, 2023

In the spirit of community development, we are pleased to agree to these two conditions below and will certify those as part of the condition of Building Permit.



#1 Tree Boulevard with 2.38-meter SRW

The Road Dedication of 2.38m is agreed upon and noted on the plans. This new boulevard space with a line of trees, as designed in conjunction with the City of Victoria, will add green space separating road traffic from both the sidewalk and pedestrians as well as the newly proposed town houses.



#2 Step Code 4 and Emissions Level 4

In line with the City Climate Action Plan Norm Foster Properties agrees to build to Step Code 4 and Emissions Level 4. Victoria is one of the first local governments in the province to set an adoption schedule for the highest level of the new Zero Carbon Step Code, limiting greenhouse gas emissions in new buildings. While Step 3 was required on May 1st, 2023, the buildings will perform to Step 4 and are fully electric with no gas services to the property and will meet the Emissions Level 4.

Norm Foster Properties is happy to participate in moving toward less carbon emissions and has undertaken the following to add green to the development:

Norm Foster Properties takes pride in helping to encourage green design and includes the following in the Village Landing project:

- ✓ Solar array both buildings
- ✓ Riparian rain garden
- ✓ Storm Water Management Plan
- ✓ Permeable pavers throughout
- ✓ 80% Native and Pollinator plants
- ✓ Addition of 18 trees
- ✓ SRW allocated with boulevard of trees

Sincerely




Wayne Foster
Norm Foster Properties Inc.

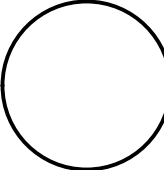


SUBJECT PROPERTY

LEGEND

 IN FAVOUR

NOTE: OTHER NEIGHBORS IN SOUTH JUBILEE WERE ALSO CANVASSED PER THE SIGNATURES COLLECTED AT:
1715 RICHMOND AVE, 1752 DAVIE ST,
1612 BANK ST (23 TOTAL)

 **Canvassing Map**
Scale: NTS

