

The Planning Department, City of Victoria

1 Centennial Square
Victoria, BC V8W 1P6

14 August 2023

Re: REZoo8o6 (1702 Quadra St) - Commitment to staff comments - Application Review Summary (July 13, 2023)

Dear Planning Staff,

We received the Application Review Summary for our DP and rezoning application on July 13, 2023 and have since been in conversation with you to arrive at a mutual agreement on a proposal that works with the challenges of the small site and is supportable by staff. We have made some significant changes to the site plan (L1) and below grade plan (L0) to incorporate the major comments and priorities highlighted by the staff in the report. Attached as appendix to this letter are our updated yet in progress drawings that will help you understand our intent. We will be following up with a full resubmission of the drawings in due course.

Acknowledging the criticality of the timelines, we request that our application please be moved forward to the Committee of The Whole with conditions that as discussed with the City of Victoria Staff, the Developer has agreed to:

1. Provide a 2.0m SRW along Quadra Street (as per staff recommendation);

2. Keep the west setback unchanged and as per the revised Development Permit set submitted on June 06, 2023;
3. Keep the balcony depths to a minimum of 2.0m as prescribed by the DCAP;
4. Keep the north setback to a minimum of 4.2m;
5. Keep the bike stall count unchanged Development Permit set submitted on June 06, 2023 and also ensuring at least 1/3rd of the stalls are standard ground mounted;
6. Add a bike repair station as per staff comment received July 13, 2023
7. Provide a minimum of four car parking stalls as below:
 - a. 1 Van accessible
 - b. 1 Standard accessible
 - c. 1 Carshare accessible
 - d. 1 Van / Standard accessible contingent on structural feedback on column locations
8. Provide a garbage bin staging area OR a garbage pick up plan as per instructions of a local service provider;
9. Provide sidewalk grades and driveway widths to the satisfaction of the Engineering and Public Works Department;
10. Provide contextual explanation of exterior materiality proposed and introduce brick where possible;
11. Provide and pay for the traffic signal upgrades to the satisfaction of the Engineering and Public Works Department;

Is is also understood that the Developer is unable to commit to:

1. Affordable rental housing (as defined by securing rates through a legal agreement with the City) due to the unforeseen interest rates and construction costs;
2. Change in the exterior materiality;
3. Retain the communal outdoor rooftop space as there are now private balconies proposed with; each unit as per ADP recommendation;
4. Adding green walls on the exterior wall of the north side of the bike enclosure because of lack of visibility and concern around survival being sandwiched between a fence and the bike enclosure wall;

We will be following up this letter with a more detailed resubmission of the project drawings and the Letter to Mayor and Council to fully detail the changes. We trust that this short overview provides you

with the clarity and necessary information to advance the staff report to the upcoming Committee of the Whole meeting.

Please do not hesitate to reach out to me for any questions you may have in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vinit Jain', with a horizontal line underneath.

Vinit Jain

Development Manager

Aryze Developments

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