

To Mayor of the City of Victoria and Council:

Re: 1302 Finlayson/3109 Highview

We respectfully request a development permit for the above mentioned R1-S2 development. This new residential housing development is to personally accommodate the owner of the “Old English Cabinet Maker” store which has done business at 1302 Finlayson Street for over 30 years.

The city and province acknowledges the pressing need for additional housing in Victoria — and supports and encourages development of additional and affordable housing within the Neighbourhood. The city also recognizes the critical need to develop all housing in a way that promotes and fosters the livability of the city, especially the neighbourhood in which the housing is located.

With both those goals in mind, this submission from the PLAN Contracting as registered authorized agent of our client Mr. Paul Fisher and Mrs. Martha Fisher. We hope that the council and its department will fast track and approve this DP submission for the exact same DP that was approved by the Hon. Mayors predecessor and the council in 2020.

Our outline for project approval principally relate to the following:

The City’s Official Community Plan (OCP) sets the framework for how Victoria can and should physically accommodate development and growth. The OCP is the result of extensive public and industry consultation and reflects the shared vision for that development, agreed upon by the community, the City, and the development sector. This Development originally approved in 2020 met all the above-mentioned criteria including a large DSA deposit paid by the client to the city to improve the walkways of the community and install the first street light on this particular city block. This greatly improves the aesthetics and economical benefit of the city as the civil DSA prints show improvement to the sewer line associated with the new development.

With the design and development process of this DP we have augmented the original prints to include step 3 energy code into the new design as per the regulations of the planning department of the city. Within the original design there were multiple CULAC and Neighborhood planning meeting to discuss the benefit of this development for the area and the city, the findings resulted in a 2020 approval for DP.

**Our Recommendations to Council:**

1. We request that council review the updates to the original DP prints with requirements adjusted for new regulations of the city incorporated into new submission and fast track this application
2. Council should consider that the client has already paid sizable deposits for the DSA and city required infrastructure for this development and has been paying out of pocket for 3 years to get this project completed

Thank you for your time and consideration.

Kyle Hryckowian  
Director of Projects and Development  
PLAN Contracting Ltd.