

12 September 2023

Re: 1733-37 Fairfield Rd - Design Changes

Dear Patrick,

Following on from our recent resubmission we have continued to study all aspects of the project to ensure it is financially viable at the same time as aligning with the design and planning principles consistently expressed since the proposal was first developed. In the short period from the first application submission to now the financial picture has changed in the country with interest rates moving from 1.5% to 5%. This presents a significant challenge for delivering new housing and we have therefore made the decision to amend the project in a small way to help set the project up for success, if approved.

We are proposing to amend the current DP drawings in the following way:

- Convert a 1-bedroom home on L3 to a 2-bedroom home.
- Add an additional 2-bedroom home on L3 in lieu of the shared outdoor amenity space.
- We can achieve this without significantly affecting the building layout by re-sizing unit #20, shrinking the exterior patio from 63.2 m² to 20.6 m², and adding 12.6m² into the existing unit.
- Remove the shared amenity space with the understanding that all homes are provided with private outdoor space and the site is in close proximity to shared public spaces such as Hollywood Park and Gonzales Beach.
- Taken together this change will provide an increased number of larger homes in the project which are in significant demand in the city. All of this is achieved with keeping the same design intent of a stepped down building on Beechwood Avenue.

Adding one home to the project will have a minimal impact on transportation. The number of trips anticipated by car will increase marginally with no noticeable impact on the road network. The number of parking spaces remains at 23 and the Transportation Demand Management package being proposed can easily accommodate this small increase in demand. In summary:

- The proposed MODO car share will be provided to offset the parking variance, along with extra provision of bike parking.
- Bike parking
 - Long term - Schedule C will require 39 and we are providing 54
 - Short term - Schedule C will require 6 and we are providing a 6 bike rack

Finally, the conclusion of the Land Lift analysis was that the agreed upon payment for the density transfer is slightly higher than the estimated supportable CAC value. We are therefore confident that the increase in gross floorspace (97sqm or 3.2%) will not alter the conclusion of the original analysis. This is further reinforced by the changing interest rate situation since the original analysis was undertaken. This has increased the financing fees and therefore reduces the residual land value and thus reduces the supportable CAC value.

We trust this letter provides sufficient information on the proposed change. We propose making a complete drawing submission following Committee of the Whole so that we can also incorporate any further changes that come to light in the Council discussion. If you require further information please do not hesitate to contact us.

Thank you,



Chris Quigley
Director of Development
Aryze Developments