



August 15, 2024

Attn: Mayor Alto
Cc: Victoria Council
Karen Hoesel
Director of Sustainable Planning and Community Development
Rob Bateman
Area Planner

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Good Day:

The intent of this supplemental letter is to amend the Development Permit Application and corresponding Rationale Letter to Mayor and Council. While our team will do our level-best to provide fulsome responses to address the general concerns and feedback provided at this Committee meeting and provided by the general public, we feel it is necessary to offer the following revisions to our application at this time. In the event these changes are supported by Victoria Council, we are prepared to add each item to the list of development elements which will be secured via 219 covenants at the time of ratification.

The application updates include:

1. **Increase the Affordable Housing Grant to \$700,000.00.** The 2023 application at 17-storeys had an Affordable Housing Grant contribution of \$700,000.00 and it was reduced to \$460,000.00 due to the prescribed outcome of the 2024 land-lift analysis. While the 2024 proposal is in-line with the current land-lift analysis provided by our independent consultants, we are prepared to increase our Affordable Housing Grant Contribution by a total of \$240,000.00 to align with the previously provided application amount. This contribution increase will not result in a decrease of any other amenities or any other change in the proposed Community Amenity Contribution package.
2. **Increase in the number of cargo bike stalls to 11.** The application features the provision of 5-electrified cargo bikes. While this provision exceeds the City's bicycle parking bylaw requirements, we agree with Council's remarks that the trend is growing and there is a need to future-proof our developments to reflect these changing trends.

MIKE GERIC

CONSTRUCTION

This additional provision of cargo bike stall parking has been possible through a reconfiguration of our existing bike stall parking room on P1 of the underground parkade. This has been reconfigured and updated without removing any proposed standard bike stalls and therefore the minimum commitments made in our Parking Impact Assessment should not change.

The updated bike stall parking numbers are as follows:

1. North At-Grade Parking Room: 6 cargo stalls (9-total); and within the
2. Primary Bike Parking Room: 5 cargo stalls (160-total plus repair station).
3. **Secure Not for Profit Daycare Space.** It was raised that the daycare CRU space could be occupied by a non-daycare tenant following the conclusion of the 10-year rent-free period following occupancy. Mike Geric Construction is prepared to sell the Daycare space to The Y of Vancouver Island ("the Y") for \$1 to alleviate risk about using the use at a future juncture. The ownership of this space by the Y will ensure the daycare is owned and operated by a not for profit with a proven track record. Further, this ownership model ensures that the Y is eligible for Provincial Tenant Improvement grants which will assist in fixturing the interior and exterior space.

Mike Geric Construction believes wholeheartedly in the benefits of this application to the neighbourhood and the City. We are committed to the principles of this land use application and the opportunity that it provides to wholistically enhance community wellbeing. We appreciate the opportunity to work with staff, council and the community to refine our application to align it with today's public interest and address the social, environmental, transportation and housing needs of today and tomorrow.

Sincerely,



Edward M. Geric

President and CEO

Mike Geric Construction