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From: Anthony Paes-Braga [mailto:paes-braga@nicolacrosby.com]

Sent: March 22, 2017 11:39 AM

To: Jim Handy <JHandy@victoria.ca>

Subject: RE: 345 Quebec

Jim,

Following up on my email from March 6th to see if you have had the opportunity to review. Also, do you have an idea of when we might be going to Committee of the Whole?

Kind regards,

ANTHONY PAES-BRAGA

Asset Manager

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From: Anthony Paes-Braga

Sent: Monday, March 06, 2017 10:53 AM

To: 'Jim Handy'

Subject: RE: 345 Quebec

Jim,

We addressed the parking variance in our letter to Mayor and Council and the Transportation Review resulted in no opposition to the proposed variance.

Ultimately, the concerns you have raised with respect to increased parking demands if the project was a condo project could be addressed by the City if a future owner of Harbour Towers pursued stratification of the project regardless of whether or not a Housing Agreement was in place.

We'd propose a 10yr Housing Agreement given the fact that this is not a new rental project but the conversion of an existing building.

Kind regards,

ANTHONY PAES-BRAGA

Asset Manager

420 – 1508 West Broadway

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From: Jim Handy [<mailto:JHandy@victoria.ca>]

Sent: Tuesday, February 28, 2017 9:25 AM

To: Anthony Paes-Braga

Subject: RE: 345 Quebec

Hi Anthony

Apologies for the delay in responding and missing you and Doug when you came to the office.

The application to convert the existing hotel to rental accommodation seeks a significant (128 stall) parking variance. Part of the justification for the parking variance is that the 219 dwelling units will be rental accommodation and, in their analysis, Bunt & Associates acknowledge that they have compared the site to other rental buildings in the neighbourhood. The City is currently reviewing it's off-street parking standards and we would concur that rental units have a lower parking demand than condominiums. Furthermore, smaller units also have a relatively lower parking demand. However, if the units were not rental, we would anticipate a higher parking demand (our recent studies anticipate a parking demand of 229 stalls, which includes demand for visitor parking). Therefore, we believe that securing the rental status of these units through a Housing Agreement would provide further justification for the proposed parking variance. If you are not amenable to securing the rental of the units in perpetuity then we would ask whether you are prepared to enter into such an Agreement for a period of 20 years.

Please let me know how you would like to proceed as, subject to your response and review of the revised plan package, we are hopeful that we can move this forward to Committee of the Whole.