



City of Victoria
No.1 Centennial Square
Victoria, BC, Canada
V8W 1P6

October 27th, 2016

Attn: Mayor and Council

RE: 986 988 Heywood Avenue Rezoning and Development Permit Application

Jawl Residential Ltd. and Tri Eagle Development Corporation are pleased to submit the rezoning and development permit application for the properties located at 986-988 Heywood Avenue. The purpose of this application is to construct a 4-storey multi residential building overtop one level of secure underground bike and vehicle parking.

Reflecting upon the details contained within the City of Victoria Official Community Plan and Multi Unit Residential Design Guidelines, the application was further refined through months of community, immediate neighbour and municipal staff consultation.

Feedback gleaned from the consultation and review process, balanced with the applicant's vision has informed the overall 4-storey form through which the proposal takes shape. Additionally, it was identified early in the consultation process that building siting and architecture were key to minimizing shading and maximizing privacy for existing neighbours and future residents.

Contained within this application and further to this covering letter, project architect Cascadia Architects have provided a supplemental report that details key elements of the proposal.

Both Jawl Residential and Tri Eagle are excited for the opportunity to submit this application and look forward to continuing a working dialogue with City staff and presenting to council in the near future.

Sincerely,

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Tri Eagle Development Corporation