



30 September 2014

City of Victoria
#1 Centennial Square
Victoria, British Columbia, V8W 1R6

Attention: Mayor and Council

Re: 1521 and 1531 Elford Street, Victoria British Columbia

Your Worship Mayor Fortin and Council,

We are pleased to have our project come before you at the October 2, 2014 PLUSC meeting. We have been working on this project since early 2013, and have made various changes to the project to meet the expectations of planning department.

We have met with the Fernwood Community Association Land Use Committee on 4 occasions, once with their executive in April 2013, a preliminary meeting on March 5, 2014 and two CALUC meetings on May 7, 2014 and June 4, 2014. On each and every occasion, we feel we have made changes to the project to create a better fit within the neighbourhood. The general feedback received at the meetings have been positive as noted in the Fernwood Community Association letter of June 12, 2014.

The major opposition has come from the owner of the heritage house adjacent to our property. His comments and concerns are noted in a letter to Council dated July 9, 2014.

We believe we have made revisions to our project to address some of his concerns but there is still have a huge difference in what he would like to see built on this property and what we are proposing. We have essentially dropped our building down to one storey closest to the front of the heritage house (5 metres from the property line) and we step up to a two storey building 7 metres from the property line. We feel that this respects the heritage house and will not overwhelm it. The typology of the more modern multi-family condominium building with flat rooflines will also allow the heritage home to stand out and be a focal point at the end of the street. Contrasting styles along a street will generally accentuate the characteristics of the different styles.

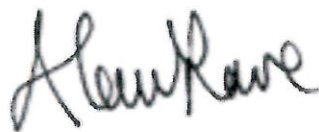
The existing site adjacent to the heritage house is actually the size of two legal single family lots. A single family lot would allow a building to be built 1.5 metres away from the property line and to a height of 7.5 metres to the mid-point of the roof line. With our proposal, we are proposing a building with a one storey section 5.0 metres away from the property line closest to the heritage house.

Our proposal meets the intent of the Official Community Plan where Council wishes to create density around villages and urban centres. Our site meets all the requirements for higher densities such as being located within 400 metres of a large urban centre, located along frequent transit routes, and located along secondary arterial routes.

Another concern that was mentioned was that of the parking variance. It was noted that we are providing one space for every residential unit and we have 8 additional stalls for visitors. As this building is adjacent to bus routes and bike routes, we feel the parking provided is adequate to service our building. There are many residential conversions within the neighbourhood that have 3 to 6 units within their buildings with only one parking space. By consolidating our underground parking access to one entry and exit point, we have also tried to retain as much on street parking as possible.

We trust that this proposal is in keeping with the neighbourhood and your vision for this area within the newly adopted Official Community Plan. Should you have any questions, please feel free to contact us at 250-360-2888.

Yours truly,

A handwritten signature in black ink that reads "Alan Lowe". The signature is written in a cursive, flowing style.

Alan Lowe
Alan Lowe Architect Inc.

cc. Client