

20 January 2014

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

Attention: Mayor and Council

Re: 1521 Elford Street, Victoria British Columbia

Your Worship Mayor Fortin and Council,

We have received a copy of the staff report for the Planning and Land Use Committee. As we are not aware if we will have the opportunity to speak to our application at the meeting we wish to provide some additional information for your deliberations.

- The subject site is zoned R3-2 and allows for multiple dwellings
- We are only 29 square metres shy of the minimum lot area for the R3-2 zone
- The R3-2 zone allows for a 6 storey building
- Our initial design for a 6 storey building had less site coverage, more open space and larger setbacks, but we were encouraged by staff to reduce the height of the building to four storeys with the top floor set back
- The neighbouring property to the north has a boarded up house that is larger than our site and will be redeveloped in the future.
- After trying to purchase the adjacent property for over a year, our client has optioned the site and would like to redevelop the site as phase two of this project.
- The north elevation of this project will become a firewall for phase two of the project when it is developed. The relationship of our wall to the adjacent house will no longer be an issue.
- The buildings surrounding our site are 6 storeys and 4 storeys in height and are much more massive. Our south elevation will be narrow compared to the surrounding streetscape.
- Our proposed project is within 200 metres of the Large Urban Village at Stadacona Centre and is located on a secondary arterial road.
- The traditional residential Urban Place Designation on this property contradicts the present zoning for this site and does not advance the objectives in the OCP.

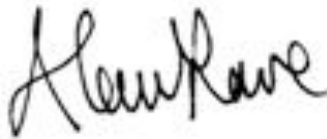
We do not feel the concerns that staff may have with respect to a transition from the proposed building to the houses along Elford are a concern. The adjacent house is boarded up and the property will most likely be redeveloped in the future as it is within 200 metres of a large urban village. We need to look forward and not try to design a building that will transition down to a boarded up house on a large lot that has the potential to be another multiple dwelling in accordance with the newly adopted OCP.

Our building is also being built on the west side of Stadacona Park. We are stepping the top floor back to reduce the mass of the building. With the existing high hedge along the park side, our building will be even less noticeable.

We feel this project meets and advances the objectives of the OCP to create more residential near large urban villages and along secondary arterials. We trust that you will support Option 2 of the report and allowing our client to proceed with the plans as presented.

Should you have any further questions, please feel free to contact us at 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