



1715 Government Street
Victoria, BC
V8W 1Z4
250.386.5503

Mayor Lisa Helps and Council
City of Victoria
No.1 Centennial Square
Victoria, BC
V8W 1P6

November 8, 2015

Re: Development Permit #000437-755 Caledonia Avenue

Dear Mayor Helps and Council,

The DRA LUC has met with the developer's representatives and has reviewed the drawings for the above-mentioned project.

DRA Members are supportive of the following:

- Configuration of the midblock walkway and arrangement of the commercial space and parking access;
- Provision of the Pocket Park and Tot Park on the midblock walkway that will be available to the public;
- Provision of a dog run within the property and the applicant's willingness to rent units to people with pets;
- Members very much support the liveability and privacy that high quality concrete buildings provide;
- The developer is commended that high-quality cladding materials appear to be specified for the proposed building;
- Members are supportive of the relaxation to allow residential use on the identified portions of the first storey facing Caledonia. Members also would support live/work on the first storey but acknowledge that the applicant would prefer not to engage in the necessary rezoning to achieve that use;
- Members are supportive of the minor setback variance as it appears to minimally affect areas visible from street level; and,
- Members appreciate the use of colour accents to provide some visual interest on the façade.

Members concerns are:

- It has been identified that the proposed deck guards lack visual interest and screening. It is suggested that a portion of the proposed transparent deck panels be substituted with translucent panels and additional dividing bars be added. This will provide both visual interest and screening of personal possessions as was most effectively and attractively utilized on the adjacent Hudson project.

The DRA generally supports this proposal and is supportive of the higher density and concrete construction now proposed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ian Sutherland', with a stylized, cursive script.

Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc Planning and Development Department