



20 March 2020

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

Attention: Mayor Helps and Councillors

Re: 257 Belleville Street, Victoria British Columbia, Development Permit Application

Your Worship Mayor Helps and Councillors;

On behalf of our client, ADZ Properties Ltd. we wish to apply for a new development permit for the project at 257 Belleville Street. The project has received two Development Permit extensions over the past 5 years and we are advised that we must apply for a new Development Permit as the City policies do not allow for a third Development Permit extension.

Development permit extensions were issued on November 26, 2015 and July 20, 2018. Our client purchased the property on September 30, 2015 and has operated the Admiral Inn as a longer term accommodation. They have been reviewing their target market and have been deciding how and when to proceed with the development.

The project has already contributed the \$74,000 amenity contribution towards the David Foster Harbour Pathway along Belleville Street between Oswego and Pendray. This walkway was constructed in 2012. The other two community amenity contributions, construction of a plaza at the corner of Belleville Street and Pendray Street valued at least \$121,000, and the payment to the City of Victoria of \$312,000 to be placed in the Harbour Pathway Fund, will be resolved prior to the commencing construction of the development.

We have resubmitted the same plans that were approved on January 17, 2013 with no changes to the exterior. The only changes that we have made is to include a second level of underground parking. The R-65 Belleville St. Multiple Dwelling District requires 40 parking stall and we are now providing 78 parking stalls. The new Schedule C adopted on July 26, 2018 requires additional parking for bicycles. We have increased the number of bicycles parking stalls from 35 to 77 stalls.

We would respectfully request your approval of a new Development Permit for this project prior to the expiry date of our present Development Permit on July 20, 2020.

Should you have any questions regarding our applications, please contact us at 250-360-2888 or email us at alan@lowegroup.ca.

Yours truly,

A handwritten signature in black ink, appearing to read "Alan Lowe". The signature is written in a cursive, flowing style.

Alan Lowe, Architect AIBC
Alan Lowe Architect Inc.

cc. Client