



November 6, 2024

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

Attn.: Mayor & Council

**Re: 1905-1907 Fort Street and 1923-1929 Davie Street
Rezoning and Development Permit Application**

PROJECT OVERVIEW

Three Shores Management is proposing to build a 75-unit mixed use rental building at 905 – 907 Fort Street and 1923 – 1929 Davie Street. Access to jobs, natural and recreational amenities, and transit will attract residents to this development. These residents are anticipated to include downsizers, young working adults and young families. This development aims to establish a mix of housing types and affordability to meet the expected housing needs and to contribute towards achieving overall housing objectives for the City as a whole.

REVISIONS

Throughout the engagement process we heard feedback from the South Jubilee residents and from City staff. We have attempted to respond to as much as the feedback as possible while maintaining the viability of the project. Listed below are a couple of changes that we have made that will enhance the project:

1. Although our initial application was based on a mixed-use strata project, we have made the decision to proceed with this project as purpose-built rental building. In keeping with current council direction, the building will be secured as rental in perpetuity in lieu of any Community Amenity Charges. We believe that this is a positive change to the project and will help contribute to the South Jubilee Neighbourhood.

2. We understand the significance of having an appropriate Transportation Demand Management program. We are proposing the following to help contribute to the reduction in the reliance on vehicles:
 - a. two on-street stalls dedicated to car share vehicles and equipped with a dual head level two charging station (1 charger stall to be reserved for car share vehicle and a 2nd to provide charging facility to the general public).
 - b. a car share membership and usage credit for each residential unit
 - c. purchase of one electric car share (secured through a minimum developer funded financial contribution of \$55,000.00 or the purchase of an electric vehicle)
 - d. fifty percent of long-term bicycle parking spaces to have access to an electrical outlet to enable e-bicycle charging
 - e. a dedicated bicycle maintenance and wash station with a functioning spigot and drain will be located outside of the ground level bike room. Bike maintenance tools will also be provided.
 - f. Ten percent of required long-term bicycle parking to accommodate oversized bicycles
 - g. a contribution of at least \$40,000 to the BC Transit EcoPASS program for use by residents.
3. We have clarified the City's comments regarding the number of bylaw trees we are providing. By providing the +/- 37 m of hedging along the south property line we are able to meet the requirement tree replacement requirements. We are proposing a Japanese Yew, a premium hedging material that is dark green evergreen, takes a range of environments from full sun to shade and is tolerant of urban conditions. We already have a considerable number of trees for the site and believe that this would be best for the development in the long run.

Although we have addressed most of the comments presented by City staff while maintaining the financial viability of the project, there are a few items that we are unable to come to an agreement.

1. **Rooftop Amenity Space** – We have a number of rental buildings in our portfolio and we have considered how our residents use the common spaces. We believe that a mix of common and private outdoor space is more appropriate for this development. We are proposing an average private outdoor space of 73 SF per unit with no private outdoor space being smaller than 58 SF. We have attempted to respond to staff comments by providing common outdoor space on both the ground level and on Level 5. By increasing the amount of common outdoor space from 761 Sf to 1485 SF, we have provided the

appropriate amount of common outdoor space that will help foster a sense of community.

We were willing to look at adding some amenity space on the roof if it did not trigger a high-rise designation under the BCBC. Our code consultant reviewed our application and, in their opinion, we would exceed the 18m height limit if we provided a rooftop amenity space. Based on a high-rise designation, we would have to provide the following items:

- a. Emergency generator to provide 2-hour emergency power and lighting.
- b. Smoke dampers to limit smoke movement
- c. Exit stair pressurization
- d. Fire Fighter sized elevator

The increased cost of the above items for outdoor amenity space cannot be justified and jeopardizes the financial viability of this rental project.

We have created a strong, inclusive and progressive development concept that we believe will be an attractive addition of much needed housing opportunities to the people of the Victoria. It satisfies the City's stated community and design objectives, it responds to the market needs of Victoria.

If you have any questions or require further clarification of any part of this application, please do not hesitate to contact our office.

Sincerely,



Barry Savage

Principal and Co-Founder