



July 15, 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 strata 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 young working adults, first time home buyers, 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 of some of the changes that have been made to this project as a result of comments from the Advisory Design Panel and City staff:

1. Moved the parkade ramp to the north to allow for a landscape buffer between the ramp and our neighbour to the south.
2. Increased the commercial outdoor space at the corner of Davie Street and Fort Street to provide more outdoor seating.
3. Increased the outdoor amenity space by introducing garden plots on the ground level.
4. Introduced more varied exterior building materials and a simplified the colour palette.
5. Revised the building massing to incorporate recessed balconies along Fort Street. This enabled the building to have a more contemporary form and design.

We have created a strong, progressive development concept that will be both pleasing and beneficial to the people of the Victoria. It satisfies the City's stated community and design objectives, it responds to the market needs of Victoria and it reflects very contemporary green goals for sustainable growth.

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

Sincerely,

A handwritten signature in black ink, appearing to read "B Savage".

Barry Savage

Principal and Co-Founder