THREE SHORES

December 20, 2023

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:

1. Relocated the parking entry ramp.
2. Reorientated the commercial space so that it fronts Fort Street rather than Davie Street.
3. Increased the number of bike storage spaces as well as introduced some larger bike storage spaces to accommodate cargo bike.
4. Relocated some service spaces to the parkade to make the Davie Street frontage more active with residential units.

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,

Barry Savage

Principal and Co-Founder