

Date: February 2, 2026

Aishwarya Pathania, Area Planner
The City of Victoria, Development Services
Planning and Development Department Victoria City Hall,
778-247-0533
apathania@victoria.ca



**Re: Delegated Development Permit - Bubby's Early Learning Childcare
Unit 100 - 1600 Quadra Street, Victoria, BC V8W 2L4**

Project Number: 25011

Dear Aishwarya Pathania, Area Planner, City of Victoria:

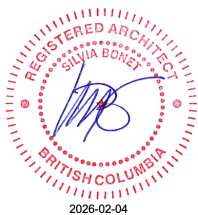
The subject property is located at 1600 Quadra Street, an existing ground floor commercial with residential above, and a rear (west) exterior parking area. The current use of the parking area is for the businesses on the lower floor only and not the residential tenants above. The proposed project involves occupying the ground floor with a childcare facility, which requires an outdoor play area for the children.

With the consent of the building owners, we are proposing to convert a portion of the existing rear parking area into a fenced outdoor play area. This addition will not be visible from the street, and the exterior of the building will otherwise remain unchanged. As a result, the on-site parking will be reduced from five stalls to three, with the remaining area serving as the outdoor play space. The play area will be finished with a rubberized tile ground treatment, include non-permanent canvas sun shades, and function as an open-air play area for the daycare.

We respectfully request your review and consideration of this proposed reduction in parking and conversion of rear site area. Approval of this Delegated Development Permit is essential for enabling our client to operate the childcare facility in this space.

Thank you for your time and consideration

Kind regards,



Silvia Bonet, Architect AIBC MRAIC