



Unit 1 – 864 Queens Avenue,
Victoria, BC V8T 1M5
250.384.1969

24 April 2019

City of Victoria, Sustainable Planning and Community Development
Attention: Mr. Michael Angrove, Area Planner
1 Centennial Square
Victoria, BC V8W 1P6

Dear Mr. Angrove,

Re: Response to Application Review Summary for 2713 Quadra Street Development Permit Application

Please find attached replacement drawings which address comments issued in respect to the Application Review Summary and Zoning Plan Check for the above noted application.

Specifically, we have noted the following:

1. Architectural Drawing A1.00 Site & Landscape Plan has been revised to show Parking Stall #1 dimension meeting the required 7.0m drive aisle clearance;
2. Architectural Drawing A1.00 Site & Landscape Plan has been revised to show delineation of parking stalls on the parking surface;
3. Project Information Table on Architectural Drawing A1.00 Site & Landscape Plan has been revised, outlining vehicle parking zoning requirement is 38 stalls and that our client requires a variance of 31 stalls from the 7 provided;
4. Project Information Table and Architectural Drawing A1.00 Site & Landscape Plan has been revised to show Landscape buffer variance to 0.5m from the required 1.0m;
5. Architectural Drawing A1.00 Site & Landscape Plan has been revised, identifying proposed hardscape materials and plantings.
6. Architectural Drawing A2.01 Main Floor Plans & A4.01 Building Sections have been revised to show fire-resistance ratings maintained onto vertical planes.

The Application Review Summary from the Development Services Division requested to “provide more details on the proposed car share initiative as well as any agreements with neighboring properties regarding parking solutions.” We note that there is no car share initiative envisioned for the proposed redevelopment; to confirm, the majority of clients are dropped-off, carpool, walk, or utilize public transportation (please see the attached Transportation Study conducted by WATT). Figure 3 of the attached Parking Study also illustrates a wide range of on-street parking availability in the proximity of 2713 Quadra, for those who require short term vehicle parking. Namely, all adjacent streets to 2713 Quadra Street offer free public parking ranging between 1 hour – to unrestricted parking access. Further, the Transportation Study found that no students required long-term parking at the Victoria Academy of Ballet.



In anticipation of the scale of variance being requested, both the property owner and the tenants have undertaken an extensive public engagement and consultation for the proposed tenancy of the Victoria Academy of Ballet at 2713 Quadra Street. This consultation includes canvassing input from neighboring businesses and residents Quadra village, as well as the Quadra Neighbourhood Action Committee, with expressed and often enthusiastic support of the proposed tenancy. Parents of children currently attending programs at the Victoria Academy of Ballet have also voiced their support for seeing this relocation proceed, with a particular sensitivity to the more compatible context of Quadra Village for children and youth, relative to the more challenging current location of 716 Johnson. Please see the attached Project Engagement Timeline and Letters of Support received which summarizes these responses and engagement performed to date.

We acknowledge the policy position of staff relative to the order of magnitude of variance for parking spaces as defined by the applicable bylaws. We request that the matter be forwarded to Committee of the Whole, nonetheless, and that the proposed tenancy be contextualized beyond the deficiencies of one policy. That is, recognition of a building reuse in an existing, densifying, designated large urban village, wherein the particular use aligns with the aspiration for walkable communities and the accommodation of activities for children and youth. Further, that with this proposal to reuse an existing building on an infill site, that building infrastructure is being meaningfully repurposed, to provide animation to the local community and street, eliminating vacancy and the nuisance behaviours that it currently brings. We note that this particular building and, moreover, the site itself is extremely challenged for ANY use in the context of requirements of the vehicle parking bylaw (location and number of stalls) and compatible zoning uses in the village context.

Please don't hesitate to contact me if you have any additional questions or comments.

Kind regards,

CHRISTINE LINTOTT / Architect AIBC, AAA, SAA, OAA, FRAIC, LEED AP®
Principal / BA, MArch, MSc, Biomimicry Professional

Christine Lintott
Architects

