



May 12, 2025

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

Attn.: Mayor & Council

**Re: 1905-1907 Fort Street and 1923-1929 Davie Street
Purpose Built Rental - Rezoning and Development Permit Application
Response to the Committee of the Whole – April 10, 2025**

Dear Mayor and Council,

This letter outlines our response to the conditions outlined in the City of Victoria's Staff report to the Committee of The Whole meeting that was held on April 10, 2025.

Rezoning Application

1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated March 27, 2025, for 1905 and 1907 Fort Street and 1923 and 1929 Davie Street.

Response: Noted.

2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second, and third reading of the Zoning Regulation Bylaw amendment be considered by Council once the following conditions are met:
 - a) Revisions to the plans to the satisfaction of the Director of Planning and Development to:

- i. provide bicycle parking stalls, bicycle parking aisle width, accessible vehicle parking stalls, barrier free visitor parking stalls, and commercial visitor vehicle parking stalls per Schedule C of the Zoning Regulation Bylaw

Response: We have provided the above items as per Schedule C of the Zoning Regulation Bylaw. As per our discussions with the City, the parking entry gate will remain open during business hours; after business hours, the visitor parking stalls will require the residents to provide access for visitors.

- ii. provide an expanded amenity space and building step back above the fourth storey to address livability impacts and to provide a better transition to the neighbouring properties to the south

Response: The 5th floor amenity space has been relocated to the rooftop. The expanded amenity space will provide appropriate social space for the residents.

- iii. demonstrate how garbage, recycling, and organics will be stored on, and collected from, the site

Response: A garbage and recycling staging area has been added to the ground floor next to the parking entry ramp. This space has been sized to accommodate all of the garbage and recycling bins.

- iv. revise location of on-site car share stall to ensure barrier free access to the stall.

Response: As per the City's request, the on-site care share stall has been relocated to a larger stall within the visitor parking area.

b) Revisions to the plans to the satisfaction of the Director of Engineering and Public Works to:

- i. incorporate stormwater infrastructure per the City of Victoria's Rainwater Management Standards for Green Stormwater Infrastructure

Response: A stormwater detention tank has been located beneath the parking entry ramp. The size and location of the detention tank meets the required 62 m³ of storage capacity for this site.

- ii. incorporate streetscape elements per the Downtown Public Realm Plan including four modern pedestrian fixtures, a bench and garbage can.

Response: As per our discussions with the City, we will incorporate the streetscape elements requested. We are looking for direction from the City as to the specific pieces and locations that they would like incorporated into our development.

- iii. incorporate a dual head level two charger on Davie Street for car share and general-purpose charging.

Response: A dual head Level 2 charger has been located on Davie Street.

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.

Sincerely,



Barry Savage

Principal and Co-Founder