

April 6, 2018

Purdey Group // ARYZE Developments
1839 Fairfield Rd
Victoria, BC V8S 1G9

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: 2910 Shelbourne Rezoning/DP Application, April 12 Committee of the Whole

Dear Mayor & Council,

Thank you for consideration of our proposed townhouse project at 2910 Shelbourne Street. Oaklands is a fantastic neighbourhood and we have enjoyed working with the Oaklands Community Association and the larger community to refine this project to what it is today.

In addition to the community feedback, we have also worked with the City of Victoria planning staff to refine dozens of aspects of the project. We completely respect staff's position and have nothing but positive things to say about our interactions. Our only feedback is that we believe our design response to the extremely challenging site constraints are not being fully appreciated in the design review process. As shown in the appendix to this letter, the site is a triangle with an existing sewer easement, singular site access location due to the London Plane Tree, and has existing windows/ yards oriented directly into our site by the existing surrounding housing stock. Over and above these restrictions, we have agreed to provide a 7.5m Statutory Right of Way (SRW) along the front of our property in order to facilitate a future multi-modal transit corridor. This SRW area of land represents over 30% of the most developable land of the site as its the longest and widest area that can effectively be used to site a building footprint. With this in mind and at the request of our neighbours, we have taken into consideration surrounding privacy by orienting the building to the street and introducing a courtyard concept for resident enjoyment.

To the best of our ability, we have come up with an elegant solution that provides 'missing middle', family oriented housing to an otherwise overgrown and neglected site. With Oaklands Community Association, neighbour, and Advisory Design Panel support, we ask that you consider referring our application to Public Hearing as proposed which would allow us to present a more detailed discussion outlining the project benefits and design considerations.

Thank you for your time,

Luke Mari
Director of Development
Purdey Group
250-881-6077
LMari@purdeygroup.com

Pearl Block

Site Constraints



Pearl Block

Privacy Measures

North Elevation

- Small windows placed in the townhouse interior circulation space to respect the unit privacy of the neighbouring properties.

South Elevation

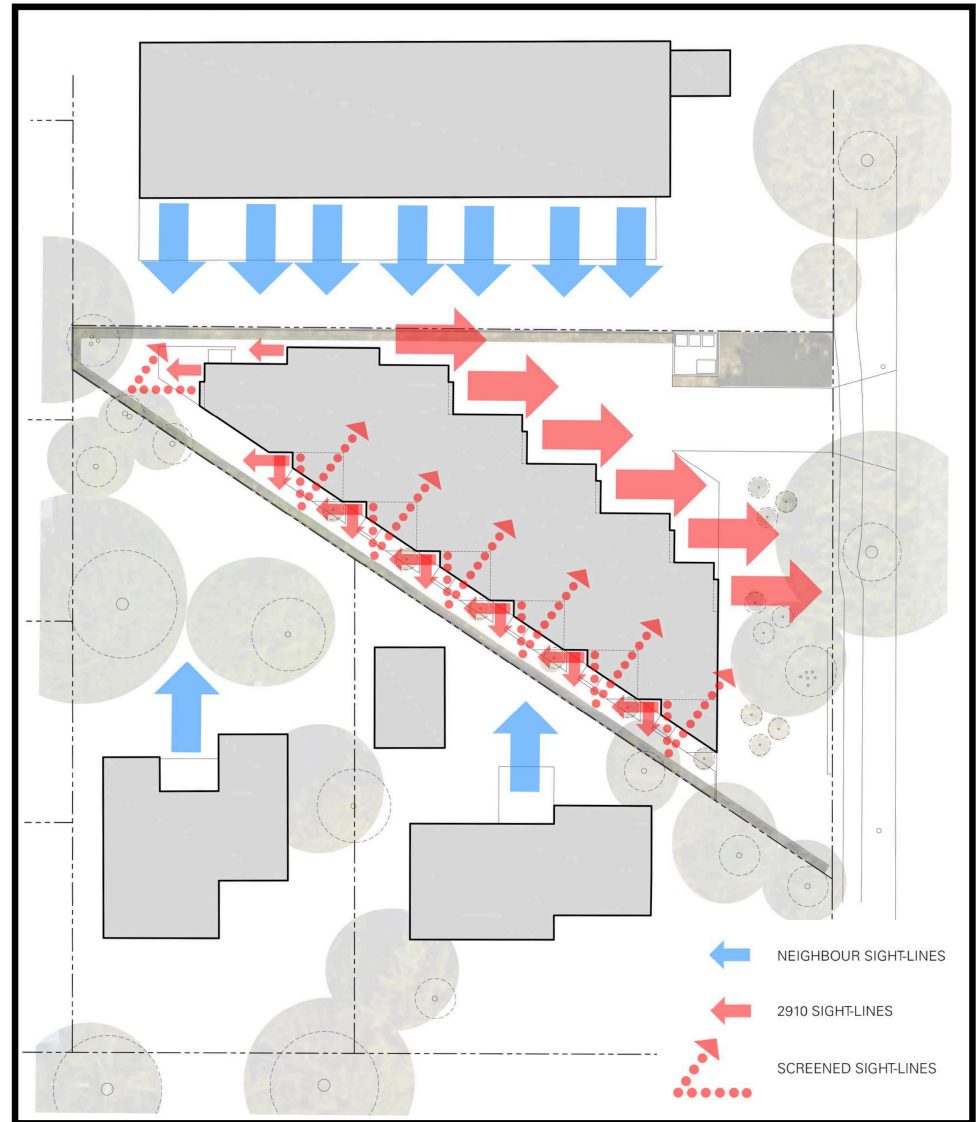
- Windows modestly sized or aimed to the west, to further inhibit overlook into the backyards of the neighbouring houses.
- Lower than normal deck entrances enclosed by solid railings and planters to protect the privacy of single family properties to the south.

East Elevation

- Windows placed 12" deep into exterior walls to increase privacy and discourage angled nightlines between the two properties.

Rooftop Patios

- Roof decks are surrounded by tall parapets to restrict overlook in order to maintain the privacy of the surrounding neighbours while offering the units some private outdoor space.



Pearl Block

Aerial Rendering



2910 Shelbourne Street (Pearl Block)

Rezoning // DP Submission

Pearl Block

Street Rendering



2910 Shelbourne Street (Pearl Block)

Rezoning // DP Submission