

Joe Newell
architect inc.



March 1, 2018

Mayor and Council

City of Victoria
1 Centennial Square
Victoria, BC

RE: Re-Zoning Application – 2732 Doncaster Drive

Dear Mayor and Council,

We are applying to re-zone the property located at 2732 Doncaster Drive with our client Cadillac Developments. The site is currently zoned R1-B Single Family Dwelling and has an existing 1-storey house on it. Our proposal is to demolish the single family home and build a 3-storey rental apartment for workforce housing on a site specific zone with an amendment to the Official Community Plan. The proposed density is no greater than that already allowed for a public building in the R1-B zone.

The project site is located directly across Doncaster Drive from Hillside Mall and all of its amenities including a grocery, hardware, homeware stores and more. The site is neighbored by a 4-storey apartment building to the South which sits on the corner of Hillside and Doncaster. To the North is a single family home on the corner of Doncaster and Westall. Directly in front of the neighboring apartment are public transit stops in both directions. Further to these stops, there are also bus stops at Hillside Mall. The project site is located in the heart of the Oaklands neighborhood and offers residents all of its amenities within walking distance.

The proposed 3-storey building contains 11 bachelor suites, secure bicycle storage, and enclosed garbage/recycle room. The image of the building presents a contemporary West coast aesthetic with bold architectural accent roofs, projecting bays, and modern colours. The siding materials are primarily durable fibre cement panels with aluminum trims and pre-finished metal fascias. The use of durable materials will ensure low maintenance requirements and will keep the building looking new and fresh for years to come. The building has a proposed height of 9.5m which is 1.5m less than the allowable building height for a public building in the current zone. The project will be built to meet Step 1 of the BC Energy Step Code for Part 9.

We believe that the proposed project will provide numerous benefits to the existing neighborhood and the City of Victoria as a whole. The site is a great opportunity for suburban densification in a flourishing neighborhood. There is an urgent need for workforce rental housing in the region and the success of this project could lead to similar projects in the future.

Thank you for your consideration of this project and we look forward to working with the City in making this proposal a reality.

Sincerely,
Joe Newell Architect Inc.

Rob Pringle
Senior Architectural Technologist