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Updated July 23, 2018 (based on feedback from City planning)

Dear Mayor and Council:

Please accept this development variance permit application to add two additional approximately 640 square feet (60 meter) one-bedroom suites in the unfinished basement of 1159 View, which will bring the total number of one-bedroom apartments in the building to six.

The proposal will not change the size, layout or footprint of the existing building, but in order to meet the proposed Schedule C bicycle parking requirements, we are proposing to add an approximately 160 square foot (15 square meter), single floor bicycle storage building at the rear of the yard so tenants have secure space for their bicycles.

**Benefits of the proposal:**

- Two additional rental housing units within walking distance to downtown jobs and amenities, as well as close to new protected bike lanes and many transit routes.
- Adding eight secure bicycle parking spaces for tenants, as well as a bicycle rack for guests, to meet the proposed, more stringent Schedule C requirements.
- Proposed units to be built with minimum construction impact, as the owner is planning to build the new units within the existing building envelop.
- Expect to keep the existing mature tree at the rear of the site.
- Tenants of the building will receive benefit of Modo car-share memberships (see letter from Modo).
- Addition of two scooter spaces for additional alternative transportation options
- A new outdoor patio and green space for tenants.
- A new evergreen hedge that will grow to at least eight feet at maturity planted along the south eastern and southern property line to provide privacy for the neighbours and for the tenants. The hedge will also hide the bicycle storage building from the neighbouring properties, limiting the impact on them.

**Variances requested:**

1. Parking:
  - **Variance:** We're proposing to maintain the existing three parking spaces on site instead of the seven (1.1 per unit) required under the current schedule C or the six required under the proposed schedule C. Of note, 1159 View is located a half block from the downtown core area of Victoria, which if we were in that area would require only five parking spaces (4.1 for six units of this size) for these units.

- **Mitigation:** We have included a detailed parking review for this proposal. Based on this review, we expect that the available parking on site should be enough to accommodate the existing and new units.
    - This is based on the current and expected demand for onsite parking (only one to two of the spaces is currently being used by tenants), and how close the apartment is to downtown, groceries, entertainment, bicycle paths and transit.
  - Despite this conclusion, we are proposing some additional steps to accommodate any potential transportation needs of the added tenants. This includes: 1.) building the bicycle storage building (as noted above); 2.) adding a cycling lock-up for guests at the front of the building; 3.) adding two new scooter parking spots at the back of the building; and, 4.) providing Modo car share memberships to each of the tenants.
2. Site coverage & 3. Rear Yard site coverage (two variances):
- **Variance:** We're asking to increase total lot coverage to 45.56% (zone = 30%) and rear lot coverage to 29.97% (zone = 25%) to accommodate the secure bicycle lock-up.
  - **Mitigation:** The addition of the secure bike storage, as well as the proposed scooter parking, pushes us over the allowable lot coverage and rear yard coverage for this lot. While this requires a variance, the bike lock-up is a relatively small single-story building, tucked in behind the existing 2.5 level apartment, and hidden from the neighbours to both the south and east by a new evergreen hedge.
  - The added benefit to tenants and guests from the secure cycling storage should outweigh the loss of the additional lot coverage.
  - In addition, the existing landscaping on the site does not include much usable outdoor space for tenants. Along with the new bicycle storage, we are proposing to build a patio and lawn area, surrounded by an evergreen hedge to give tenants outdoor space for relaxing or BBQing.
  - As well, the hedge along the rear corner of the yard lot will provide tenants and neighbours more privacy and to hide the new storage building from the neighbours' view.
  - The building is also a half block to the Central middle school field and four and a half blocks from Pioneer Square. The apartment is also in a very walkable area of Victoria, close to groceries, shopping and amenities.

**Community feedback:**

Over the last three months, I've visited the neighbouring apartments, condos and businesses three times and gave out information on the application as it's evolved. We also went to a Fernwood Community Association meeting to provide information and receive feedback from neighbours who were curious about the project.

We've received strong support from the neighbouring buildings, from tenants, owners and businesses who understand the significant need for additional rental accommodation in the city. I've included the emails that we've received from neighbours as part of the package.

None of them had any major concerns about the parking and they were quite supportive about the additional transportation options we are offering.

The concerns we have received have come from the owner (and only tenant) of the four-unit neighbouring building at 1163 View Street. His concerns centred around some of the technical pieces of our submission,

as well as the cost effectiveness of doing a renovation like this compared to purchasing his building, demolishing both and building new. We have offered to build a fence between the properties to reduce the limited impact on his property, but he declined. We are, however, planting an evergreen hedge along our lot line at the rear of our yards in order to provide him and future tenants with more privacy and to hide the new storage building from his view.

We will continue to work with him to address his concerns if possible, as our application makes its way through the city planning process.

As noted above, this proposal is a relatively small proposal that will provide additional rental accommodation within walking distance to downtown jobs, shopping and amenities. In addition, because we're adding the units to the existing building, the construction should not have a significant impact on the surrounding neighbourhood.

I appreciate you taking the time to review this application. Please contact me at [ryanjabs@lapishomes.com](mailto:ryanjabs@lapishomes.com) or at 250-413-7121 if you have any questions or would like to discuss this proposal.

Take care,



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