



December 17, 2018

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

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

Dear Mayor & Council,

Proposal

The development attempts to address housing attainability by providing greater living options to professionals and young families in close proximity to transportation, businesses, and community amenities. The project incorporates under-building parking at a slightly reduced ratio, but with Transportation Demand Management, the highly walkable, amenity rich, and well connected James Bay Village location is taken into consideration. While the current zone is for Single Family/Duplex (R-2), the property falls within an Urban Residential designation within the Official Community Plan (OCP) which supports higher density up to 2.0 FSR and six storeys in height.

The Site

The development site is located at 430 Parry Street in the James Bay neighbourhood of Victoria which holds the southern border of downtown Victoria. The parcel dimensions measure 15.26m in width and a site depth of 42.68m resulting in a land area of 650m² (7000ft²). The property is currently zoned R-2 and the surrounding site condition is:

1. North
 - (a) Townhouse complex zoned R2-44 (Michigan Multiple Dwelling District) with an Urban Residential OCP Designation.
 - (b) Building strata zoned R-2 (Two Family Dwelling) with an Urban Residential OCP Designation.
 - (c) James Bay United Church zoned C1-S (Limited Commercial Service Station) with a Large Urban Village OCP Designation.
2. South
 - (a) Condominium building zoned R3-2 (Multiple Dwelling District) with an Urban Residential OCP Designation.

- (e) Three Bed Stacked Townhouses: 3 homes, ranging from 1415ft² to 1530ft²
- 2. Two building layout featuring private outdoor space and 'front door' entrances for each home and planted central courtyard
- 3. Pedestrian and bike focused amenities and layout. Strategic landscape plantings and at grade parking largely hidden from streetview.
- 4. Transportation Demand Management
 - (a) 10 car parking stalls (0.91 parking ratio)
 - (b) 21 bicycle parking stalls
 - (c) Free lifetime Modo membership program tied to strata homes

Design Rationale

The site was conceived as a modern approach to urban living, where the interaction between neighbours is encouraged and car ownership is discouraged in favour of a compact, walkable site location. We've been sensitive to the existing neighbourhood by terracing the project with ground oriented live/work home facing the lower density street to a taller apartment block facing commercial buildings in the large urban village on our rear lot line. We achieved this by specifically:

- 1. Breaking the massing into two linear blocks running north south. The lower (four storey) block on the east side of the site is reflective of the single-family/townhouse nature of the street opposite and the taller more dense block on the west side toward the James Bay Urban Village.
- 2. The street edge condition is strategically designed to provide eyes-on-the-street with the various townhouse entries and live/work direct from the street. Architectural elements along these edges are intended to provide interest and pauses for pedestrians passing by the development. Traditional materials such as brick, clear glass, and metal textures are to provide interest to the street level.
- 3. The open atrium space between the two blocks will be planted with Japanese Maple trees that will bring light and green into the space and act as a privacy screen and encourage biodiversity. This open space also allows sun to pass through the site to reduce shadow impacts on adjacent properties. The view of exterior of the building will be surrounded by tall trees that at maturity will reach over half the height of the building.

With the above in mind, we are still proposing to provide ten secured parking stalls. These parking stalls will be allocated to the one, two, and three bedroom townhouses. The remaining affordable one bedroom homes will not have off street parking provided in favour of alternative forms of transportation including the Modo memberships.

Reducing automobile trips is a significant component of reducing greenhouse gas emissions, and as mentioned above, this development's central location within a short walk of downtown Victoria, transit routes and bicycle facilities ensure that living a "car-lite" lifestyle is not only possible, but a significant economic and lifestyle advantage for residents. Accordingly, the development has been designed assuming walking, cycling and transit as primary transportation options for residents.

Policy Framework

We believe that our proposal complements and supports Victoria's Official Community Plan (OCP) and its vision. A new, low-rise multi-family development in this location will support the goal of 40% of new population growth by 2041 that will take place within town centres and urban villages throughout the city. As our site is located only 60 metres from the Urban Core, it is ideally located to support this objective, and do so in a way that enhances the City's sustainability goals:

1. Our proposed townhomes are family-oriented and the development supports a mix of housing types in the area, which is an essential element for a vibrant, mixed-use urban village.
2. Daily destinations are close by which support a multi-modal lifestyle.
3. The site is located directly adjacent to sustainable transportation options for residents, including a well-developed sidewalk network, a frequent transit corridor that directly links to major regional destinations and through it Victoria's growing bicycle network.

Our project follows on several other infill developments in the area, which have been well-received by the market and provide location-efficient housing for families at an attainable price point. We believe that our project will help to meet this demand while helping support the growth of the James Bay community.

Conclusion

In our view, this development supports values that ultimately will lead us into the future. It is inclusionary, walkable, amenity rich, and designed to be neighbourly to the existing area. The James Bay neighbourhood has all the things that make communities great: compact forms, walkability, services, sustainable healthy living, parks, and neighbourliness. That said, StatCan data shows that James Bay has some of the lowest rates of children, families, and highest rates of seniors in Victoria. This is partly due to the increase in housing costs and lack of family oriented housing supply. This development will introduce new residents and a number of unique housing types. Utilizing principles to support attainability by design, we hope this project will in a small way help maintain the vitality of the neighbourhood, creating a richer environment for everyone to enjoy.

If you have any additions questions or requirements for more information, please do not hesitate to contact me.

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