

January 30/19

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

Re: Denman and Albert

Dear Mayor and Council .

My client would prefer to move forward in the approval process without revision to the proposal presented to Committee of the Whole of Council on July 12 , 2018. Notwithstanding staff concerns that all units in the project should orient to the street, most members of Council felt the design of the project was worthy of further consideration and a viable alternative for the re-development of the site. There were concerns expressed about the number of units in view of the concerns expressed by the neighborhood and that the proponent should work with staff to alter the proposal to deal with these concerns .

We believe the proposal is not too dense for the site ; that there is neighborhood support in the community ;that it is an attractive, innovative and credible design that will provide needed affordable housing in this inner city community.

Determining whether a proposal is too dense is a function of a number of factors .

- a. unit type / building height
the units are 2 story , 1250 sf units that match the type and height of houses in the neighborhood.
- b. site coverage
the site coverage is 26.6%- comparable inner- city low density residential zones use 33% and 40 % as measuring sticks of maximum site coverage.
- c. number of units
comparable lower density residential zones in the City of Victoria would allow in one case two more units and in two other cases a few units less- this proposal is in the ballpark .Another aspect of density is whether the units can be convertible for suites . These units cannot be converted as they are slab-on-grade with no basement.
- d. car parking
the parking provided – 17 stalls for 13 units- exceeds the current parking by-law.

2.

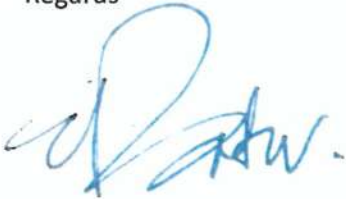
I have worked in this community for over 3 years, meeting the neighbors in their homes discussing our proposal . Over that time, the project evolved in response to these discussions . My experience was that there was support for the project . There were two resident association sponsored public meetings which did not express support for the project . The neighborhood is concerned that re-development in their community will exacerbate the hospital visitor parking issue on their streets. This is why we made a point of ensuring we had more than adequate parking in the evolution of the project.

There are a number of design features that make this proposal worthy of consideration .

- a. About half the units have their front door facing the street with a parking space or carport coming directly off the street.
- b. The units are completely independent of other units each with a front yard and a private rear yard.
- c. There are 7 different designs for 13 units to capture the feel of a diverse single family community
- d. There is a central open space for everyone to enjoy that is separate and safe from the adjacent streets .
- e. There is a through block public path between Albert and Denman to enhance neighborhood linkages .
- f. The separate parking lot eliminates roads on site and enables the central green space. There are both open trellis roofs and carport roofs combined with decorative fencing to screen the cars from the neighborhood and residents of the development.

Lastly, this proposal will provide needed affordable houses for sale in the inner-city on a site well located for access to shopping , public transportation , schools and employment with the Royal Jubilee Hospital next door . My client intends to sell the houses for \$ 700,000.00 – new single family houses in Victoria generally sell for over 1 million dollars and existing houses at and above that price.

Regards



Eric Barker Architect AIBC / LEED AP