

Analogue

January 18th, 2019

City of Victoria
No. 1 Centennial Square
Victoria, BC
V8W 1P6

Attn.: Mayor and Council

**Re: Rental Townhomes – Moderate Income Family Housing
Rezoning and Development Permit Applications REZ00610 and DP00511
505, 517, 519, 521 Quadra Street & 931 Convent Place, Victoria, BC**

As a provider of rental housing for the past 40 years, we have seen all of the trends in the rental housing market. However, the one housing trend that continues to be ignored is the need for more rental housing suitable for families, and especially at below-market rental rates. This is where we can help.

We are offering to rent all four of our proposed 3-bedroom + den townhomes at a rental rate indexed to 40% of the median household income for moderate income households or families i.e. less than \$85,000 per year. The intent of this proposal is to create below-market alternatives suitable for families. Our offer would be incorporated into our existing housing agreement.

Within our proposal, residents have the flexibility to forego typical household expenditures. The most expensive of which is vehicle ownership. Regional governments and housing agencies are beginning to evaluate how the costs of vehicle ownership relates to existing notions of affordability. A metric of 40% of before-tax household income has merit provided that it can be reasonably shown that households will not have to incur regular additional costs such as vehicle ownership.

Our proposal certainly qualifies for living without the need for a vehicle as outlined in the following alternatives:

- 50% of units will receive car share memberships. All townhouse units will be eligible
- 110 bicycle stalls plus a workshop
- Bike Lane Network access via the Humboldt Street bike lane with a future connection via the proposed Vancouver Street bike lane
- #1 Downtown/South Oak Bay bus stop located at Quadra & Humboldt (<1 min walk)
- #7 UVic/Downtown bus stop located at Quadra & Fairfield (2 min walk)
- Convenient and walk-able access to amenities in Downtown, Cook Street Village and James Bay

Keeping families living in the city and providing them with more affordable options is critically important in maintaining our social diversity. We are very proud to present this offering as it builds upon our continued legacy of providing quality rental housing in the City of Victoria.

Thank you for your consideration.

Sincerely,
ANALOGUE PROJECTS LTD.



Stuart Kerr
Principal

Analogue

January 22nd, 2019

City of Victoria
No. 1 Centennial Square
Victoria, BC
V8W 1P6

Attn.: Alec Johnston, Senior Planner

**Re: Beacon Arms Structural Assessment
Rezoning and Development Permit Applications REZ00610 and DP00511
505, 517, 519, 521 Quadra Street & 931 Convent Place, Victoria, BC**

Structural engineering firm Read Jones Christoffersen Ltd. was engaged to perform a structural and seismic review of the Beacon Arms apartments. A copy of the report has been enclosed for your reference.

The purpose of the review was to evaluate the existing structure and provide recommended actions to bring the building up to current structural and seismic requirements as outlined in the 2018 BC Building Code. The findings of their review can be summarized as follows:

- Resistance to seismic loading is only 10% of the loading prescribed in the BCBC 2018 primarily due to a complete absence of sheathing on interior or basement bearing walls.
- Building does not meet current code requirements for gravity loads. This is particularly acute in the lobby and on the balconies. The requirement for both spaces is 100psf. The current design allows for 50% of that capacity. The south-east balconies only have a 24% capacity.
- Very poor and inconsistent construction of the structure:
 - Floor joist struts do not appear to be constructed consistently or properly with nails completely missing structural elements.
 - Floor board nailing is only nailed at wall locations and only stapled at joists.
 - Missing concrete strip footing under a load bearing wall which is causing noticeable deflections on multiple floors within the building.

As outlined in the report, the scope of work required to bring the Beacon Arms up to 100% of the gravity loads and 70% of seismic loads required in the BCBC 2018 is highly invasive and extremely expensive. It would undoubtedly require vacating the building in order to upgrade all the interior walls, floors and balconies. In the end, the engineer acknowledges that these remedial measures may not address the deflection issues in the upper floors.

It is apparent that the Beacon Arms has reached the end of its useful life. We submit this report to support our application for its redevelopment.

Sincerely,
ANALOGUE PROJECTS LTD.



Stuart Kerr
Principal

Encl. (1)

