



ATTACHMENT E

13/02/2019

REZONING APPLICATION FOR 945 PEMBROKE STREET

To Mayor and Council

The property located at 945 Pembroke street is one of the largest residential lots in the area. Existing improvements include a detached garage and older non-heritage SFD. Our proposal is to construct two 6 unit Strata buildings that share a common driveway. Initially, modifying the existing structure would have formed one of the buildings while the other is based on a design recently used to construct a 6 unit building at 1146 Caledonia Ave.. A development that was welcomed by neighbours, supported by staff, unanimously approved by council and is very much enjoyed by the families who bought homes there.

After considerable exploration it was determined that so little of the existing structure was salvageable that its reuse became unviable. Our proposal has since evolved into two new buildings with a common driveway between them. Using the successful Caledonia model, we have worked with our Architect and planning staff to remake that design into two distinct buildings for this site. Gabled rooflines instead of hipped roofs compliment the neighbouring homes. Shed dormers and brackets on building "A" are some of the details borrowed from the building it proposes to replace.

This property lies on the boundary of the area the OCP defines as Core Residential. It suggests a density ratio upwards of 2:1 and building height reaching six stories. At 0.5:1 FSR and maximum 2-1/2 stories, the existing R2 zone implies a less liberal use of the property than the OCP. It's not possible to transition from one density objective to another without requiring variances to the lesser. We found the most acceptable level of density was between the existing zone and maximum suggested in the OCP. Our neighbourhood consultation involved discussions about densification, the OCP and also encouraged neighbours to look at the Caledonia project as a building form for this proposal. This initiated the process of differentiating this project from that one and then working to individualize the two proposed buildings from each other.

The ADP is unsupportive of this collaborative design effort, in their opinion its not very functional and they don't care for the heritage look. They remain unaware that there's considerable support for the proposed build form and that this design was successfully constructed and is happily occupied elsewhere. With a density ratio of 1:1 instead of 2:1, three stories instead of six plus a more accepted traditional design, this proposal comes to Council with neighbour, community and planning department support. It represents our idea of respectful development and densification through neighbourhood engagement.

Construction of these two 6 unit buildings will provide opportunities for ownership of basic well designed two bedroom homes in the relatively more affordable North Park neighbourhood. For families, this location on a quiet street provides ideal access to Central park, recreation, schools, bus service, shopping and downtown. Configuring the buildings as two level units over single level ground floor units provides a number of benefits. Each home has direct access to grade allowing most of the units to have patio space and private yards. It provides a unique alternative to condominium living, for persons with mobility issues the ground floor units and common bicycle storage are accessible from the driveway without stairs. Placing doors and

windows on all sides of the buildings creates better security for everyone living there. For occupants of the front ground floor units, a possible fishbowl effect caused by overlook from Pembroke street has been avoided by placing bedrooms instead of main living area window and entrance doors across the lower front of the building.

Parking for 5 cars at each building is managed in an efficient way at the rear of the property. By using a "T" shaped reciprocal parking area and concrete strips along the common driveway, one third of the property remains open space. Less hard surface area and use of permeable pavers and driveway strips limits the amount of stormwater entering the municipal drainage system. To make up for a parking shortfall both buildings will be enrolled in the local car share program. Another proposed development 1-1/2 blocks away at 2220 Cook street will provide dedicated on-site parking for the car share programs use.

Many existing shrubs and trees in this large yard will be retained for reuse. All new vegetation will be of a native species. The intention is to use landscaping to provide privacy between units and still allow areas where residents can install their own plants, dwarf fruit trees or gardens.

The level of building efficiency proposed is undetermined at the time of writing this letter. It will certainly meet BC building code standards and new municipal Step Code requirements, insulation, ventilation and heating systems are still being explored. It will include efficient plumbing and electrical fixtures, high efficiency appliances as well as parking stall outlets for charging vehicles. Trusses will be designed to support future arrays of solar and or photovoltaic cells. Attic storage areas will be capable of supporting solar preheated water storage tanks and electrical panels will be located on the upper floors to provide simpler integration of future solar generated electricity.

This proposal follows directions outlined in the OCP, comes with support of the neighbourhood and planning department and is based on a proven building design. It provides needed housing, supports the local economy and provides long term benefits to the city.

Thank you for your consideration of this proposal.

Sincerely

A handwritten signature in dark ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Garde Collins