

Andrew Mills

4-771 Central Spur Road

Victoria BC V9A 0E9

February 20th, 2019

Re: 1050/2708 Development Permit Application

Dear Mayor and Council,

Thank you for considering my development permit application for 1050 Hillside Avenue/2708 Graham Street.

The proposed development would see consolidation of 2708 Graham Street with 1050/54 Hillside Ave; two R3-2 zoned lots. Currently, there is a single family home at 2708 Graham Street and a duplex at 1050 Hillside Ave. With this proposal, the duplex at 1050 Hillside, which is in excellent condition, would be retained while the proposed 4 row style townhouses would replace the single family home.

The proposed development fits with the Official Community Plan (OCP) for these parcels. The OCP calls for urban residential class buildings and specifically calls for townhouses. The existing neighborhood is urban residential consisting of apartment style buildings along Hillside Avenue corridor with a transition to traditional residential, single family homes up the adjoining streets including Graham Street. In the immediate vicinity there is a mix of traditional peaked roofs as well as flat roofed, more modern looking buildings to the rear of the property as well as directly across the street.

Each unit would be very livable. Each would include private outdoor areas, secure storage, the requisite one parking space per unit, and private long term as well as short term bicycle storage.

Each unit would be constructed conforming to step 2 of the BC energy step code. This is a step higher than is currently required. There are also a number of green benefits associated with this proposal. A list is attached as Appendix A.

I am also cognizant of the current affordable housing situation in Victoria. In consultation with the planning department I have attempted to propose a development which could provide benefits to affordable housing. Specific benefits include:

1. Maintenance of two 5-bedroom side by side units in the existing duplex. These are rented to students and younger members of the workforce. They have been rented for the past 7 years.
2. Creation of four ground oriented, 3-bedroom townhouse units which would, if completed, be suitable for family occupation. The current plan is for members of my immediate family to live in some or all of the new units. However, if the units were to be rented given their size and location they would naturally situate themselves as moderate income rental units likely renting in and around the \$2000/month mark. It will be noted this is within an "affordable rent" level as defined by the city of Victoria. Also, if the units were to be sold, they would fill the so called "missing middle" of housing and could be marketed to moderate income families looking for ownership but not able to afford in the single family home market.
3. Contribution of \$20,000 to the Victoria housing reserve fund which would fund city grants for one two bedroom affordable housing unit contingent on approval.

I am proposing this development with variances. These include:

Number of Buildings - This was the preferred option suggested by city staff. This allows there to be outdoor space for all units and leads to a more preferable streetscape.

Site Coverage - I am asking for an increase in site coverage from the zone standard 40% to 48.4% I believe this increase is justified given the difficulty attaining the increased density called for in the official community plan while being mindful of the benefits of retaining the existing duplex. This difficulty is especially visible when one

considers the existing duplex would account for over half the zone standard site coverage.

Open Site Space – Along with a variance in site coverage comes a corresponding variance in open site space. This proposal is for 51.6% open site space down from the zone standard of 60%

Setbacks- I am requesting two setback variances: One at the rear (north) of the proposed building which would see a setback of 2.31 meters down from the zone standard 4.5 meters. The second is along the east of the proposed building (Graham frontage). This is a continuation of the existing duplex's non-conforming setback. This setback would be 2.42 meters down from the zone standard of 4.5 meters. Stairs setback would be 1.1 meters down from the zone standard 3 meters.

To conclude, this is a proposal for infill development in which an existing duplex is to be retained and 4 new townhouses are to be constructed. This design has gone through numerous iterations. The planning department and I have worked hard to consider all options for this site. The proposal's current form I believe is the best possible for the site and I believe is a good project for the area. The owners of this project, my immediate family, intend to occupy some or all of proposed units. As such we have designed spaces we would like to occupy. The variances requested reflect the challenges of infill development. However, I would respectfully suggest the benefits of this proposal justify approval of these requests.

Sincerely,

Andrew Mills

Applicant

Appendix A: List of Green Building Features

Retention of existing duplex:

Development proposal is infill development that will ensure retention of the existing duplex.

Transportation:

The proposed development meets schedule C car and bicycle parking requirements. This will discourage multiple cars per family and encourage walking, bicycling, and transit use.

Proposed development is on an existing bicycle route and is located within easy walking distance of many amenities including recreation, groceries, restaurants. It is also on major bus routes.

Energy Efficiency:

The proposed building will be constructed in compliance with step 2 of the BC energy step code

This proposal will employ water conservation measures including low flow faucets and showerheads, dual flush toilets, and drought resistant landscape features to minimize irrigation needs.

Site Permeability:

New construction will utilize permeable surfaces on drive aisles and pathways.

Landscaping and Urban Forest:

Design ensures boulevard trees will be maintained.