



April 23, 2019

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC
V8W 1P6

**RE: Development Permit Application
561 and 565 Toronto Street**

Dear Mayor Helps and members of City of Victoria Council,

On behalf of Parry Street Developments, Waymark Architecture is pleased to submit for your consideration a development permit application for 561 and 565 Toronto Street in James Bay.

Included in this application are the following items:

- Development permit application form
- Architectural drawing set consisting of 14 sheets
- Landscape Architecture drawing set
- A Building Code data sheet
- Current title certificates for the two subject properties
- Owners authorization forms completed by all owners

Please find in the following pages a thorough description of our proposal. I thank you for your consideration and look forward to advancing this project in collaboration with staff and council.

Sincerely,

Waymark Architecture

Will King, Architect AIBC, MRAIC. LEED AP





DESCRIPTION OF PROPOSAL

The proposed development is a 24 unit four storey strata building, which includes 7 two bedroom and 17 one bedroom units, ranging in size from 62.4m² to 42.9m². This proposal would replace two single family dwellings and amalgamate their lots.

Located a block away from James Bay village, our proposal would create home ownership opportunities for living in one of Victoria's most walkable neighbourhoods. These homes are targeting a modest market price point, aiming to increase the supply of housing options available in this vibrant neighbourhood.

Immediately adjacent to our proposed development to the south and west, are three and four storey multi-unit residential buildings.

PROJECT BENEFITS AND AMENITIES

Our proposal has made every effort to meet objectives identified in the Official Community Plan, in particular:

- item 6.23: Generally support new development in areas designated Urban Residential that seeks densities toward the upper end of the range identified in Figure 8 where the proposal significantly advances the objectives in this plan and is:
 - 6.23.2 within 200 metres of Town Centres or Large Urban Villages
- item 8.43: Encourage high quality architecture, landscape and urban design to enhance the visual identity and appearance of the City.
- item 8.44: Support new infill and building additions that respond to context through sensitive and innovative design.
- Item 8.45: Encourage human scale in all building designs, including low, mid-rise and tall buildings, through consideration of form, proportion, pattern, detailing and texture, particularly at street level.
- item 13.1: Seek to accommodate population growth in the strategic locations, as identified in Map 2, including an additional 10,000 residents in the Urban Core; 8,000 residents in and within close walking distance of Town Centres and Large Urban Villages, and 2,000 in Small Urban Villages and the remainder of residential areas in the city.

[Our proposal is designated as "urban residential" in Map 2 and is adjacent to the James Bay Large Urban Village.]
- item 13.9: Support a range of housing types, forms and tenures across the city and within neighbourhoods to meet the needs of residents at different life stages
- item 13.10: Encourage a mix of residents, including households with children, by increasing opportunities for innovative forms of ground-oriented multi-unit residential housing.
- item 13.34: Promote a diversity of housing types to create more home ownership options such as multi-unit developments, the creation of small residential lots, street-oriented fee simple row-houses and other housing forms

This proposal would increase the available housing stock in James Bay, which is consistent with the OCP objectives identified above. 33% of the units are two bedroom, suitable for families.



NEIGHBOURHOOD

Our proposal meets the following objectives identified in the Official Community Plan specific to the James Bay neighbourhood:

- item 21.15.1: A densely populated mixed-used neighbourhood with a Large Urban Village
- item 21.16.1: Maintain a variety of housing types and tenures for a range of age groups and incomes.
- Item 21.16.3: Maintain an interesting diversity of land uses, housing types and character areas.
- item 21.16.5: Continue to support sensitive infill.

The site is within 200m of the James Bay Large Urban Village, and immediately adjacent to multi-unit residential buildings to the south and west. To the east and across the street to the north are single family houses.

DESIGN AND DEVELOPMENT PERMIT GUIDELINES

Our proposal meets all of the requirements of the R3-2 zone with the exception of setbacks, for which we are asking for a variance described in more detail below. The subject property is also in *DPA 16: General Form and Character*, and as such we have consulted the *Design Guidelines for Multi-unit residential, Commercial and Industrial Development (2012)* in the development of this proposal.

In particular we would like to bring the following to your attention:

- Context:
 - There are large buildings and single family houses in close proximity to this building. As a medium sized building, we believe this proposal will effectively act as a transition in the current context and continue to fit in as the neighbourhood evolves
- Streetscape
 - Ground level units facing the street will have private access from the sidewalk up a few steps to a patio, providing a positive relationship to the street. Privacy will be achieved through medium height planting.
 - There is a change in cladding material from brick at the ground floor to stucco at the second floor, articulating human scale height and the building's relationship to the street
- Massing and Material treatments:
 - On floors 2, 3 and 4 on both the North and South sides individual units are articulated by a material change outlined by white panel cladding, again giving a human-scale reference to the architectural features.
- Exterior Finishes
 - Primary cladding materials proposed are brick, cement panels, and cedar. These materials were chosen because there are precedents for using them in the neighbourhood, and because together they provide robustness, variety, and warmth.
- Open Spaces and Landscaping:
 - In addition to private patios or balconies in each unit, outdoor amenity space is provided for all of the building's residents along the southwest side of the property, including raised garden beds.
- Parking:
 - all parking is entirely underground, and the roof of the parkade is designed to be indistinguishable from on-grade landscaping





VARIANCES

The proposal is requesting the following variances to the zoning requirements:

- Lot Coverage: The project would meet the lot coverage requirements except that we agreed to provide additional cover over the driveway descending to the underground parkade. Because the structure that covers this driveway is above the natural grade, it counts as lot coverage and therefore requires a variance to zoning requirements
- Open Site Space: Meeting the open site space would not be reasonable with the driveway to the underground parking area, especially after considering the SRW which lengthens the driveway considerably. While a significant portion of the driveway has been covered by landscaping and amenity space, it does not count as open site space due to the fact that it must be higher than natural grade. We do therefor require a variance to this requirement.
- Front, Rear and Side Yard setbacks: The project is proposing to locate the principal structure within the site so that it maintains the front yard setbacks of the neighbours and creates reasonable garden space all around the building. The proposed setbacks have been proposed after discussions with the planning staff.

TRANSPORTATION

This site is located in one of the most walkable neighbourhoods in the city, and is approximately 500m from the Legislature Transit Exchange. Our proposal meets the automobile parking and the bicycle parking standards of Schedule C.

HERITAGE

The existing buildings we are proposing to replace are not designated heritage buildings nor do they have particular heritage value.

GREEN BUILDING FEATURES

Site Selection:

Being situated next to James Bay Village, residents will be a stone's throw from amenities, as well as being walking distance from the downtown core, with excellent access to public transportation. Residents will have the option to live car free.

Building Reuse:

As much as is practical of the two single family houses that will be removed to make room for our proposal will be salvaged for reuse or recycled.

Transportation:





We have provided a secure, enclosed bicycle room with racks as required by Schedule - C. As well, all parking spaces shall be serviced by electrical conduit that can support the installation of an electric vehicle charging station.

Energy Efficiency:

This project will meet Step 2 of the BCBC Energy Step code at minimum, and will make every reasonable effort to achieve Step 3.

The building is designed to have a very efficient form in order to improve the Thermal Demand Energy Intensity. As we proceed with detailed design this form will facilitate making a high performance thermal bridge free and envelope.

Heat Recovery Ventilation (HRV) units will be used to provide high indoor air quality without compromising energy performance.

Lighting - energy efficient LED lighting will be used throughout the building.

Daylighting - High windows are designed to bring sunlight deeper into the interior spaces, reducing the need for electric lighting during the day. One of the exit stairs will also be day-lit.

Water:

Low flow fixtures will be used throughout the building.

Flow-through landscape planters will reduce the rate of stormwater runoff.

We will look at retaining stormwater for irrigation.

Landscaping and Urban Forest:

Our landscaping opportunities will be located above the parkade. Despite this limitation, we have designed for soil depths that can support significant planting as well as outdoor usable space. Please see the landscape drawings for details.

Urban Agriculture:

Our proposal includes raised beds which residents may use for growing vegetables.

INFRASTRUCTURE

Being located in a neighbourhood that already contains multi-unit buildings, there is currently adequate sewer, water, sidewalks, roads and parks within the area.

CONCLUSION

By Providing a high quality, well designed multi-family market development in a neighbourhood that has the infrastructure in place to support it, we feel this development is a positive and sustainable addition to the James Bay neighbourhood.





Sincerely,
Waymark Architecture

Will King, Architect AIBC, MRAIC, LEEP AP

