

July 8th, 2019

Mayor and Council  
City of Victoria  
1 Centennial  
Square Victoria,  
BC

RE: 1301 Hillside Avenue,  
Resubmission – Development Permit Rezoning and OCP Amendment Application

Dear Mayor and Council,

On behalf of NVision Properties, I am pleased to resubmit for your consideration our development proposal for the vacant land and former gas station at 1301 Hillside Avenue.

Over the past few months we have been working with City Staff and our Consulting Team on a number of improvements to this unique and innovative project. We have recently had a second CALUC Meeting, as well as been through the Advisory Design Panel process. As a result, 1301 Hillside is now a 49 unit market condo project with 14 units of affordable ownership housing (28.5%) – through a partnership with BC Housing. The site is a former gas station site on 2 arterials. The FSR is 2.38 and the difference from the site zone 2.0 to 2.38 is the affordable housing component.

Parking is provided at 0.48:1

The scope of improvements include:

- a) New parking access point off Cook St.
- b) Parkade entry is set back from the street to allow for more efficient pickup and drop off as well as 2 visitor parking spaces.
- c) The ground floor has three – 2 storey live/work units along Hillside Ave.
- d) Bicycle Parking has been moved from the mezzanine level to the Main Floor – with convenient street level access points along Hillside. As biking is an affordable and likely transportation option for this site and building, a 1.34 : 1 bike parking ratio is proposed.
- e) Electrical bike parking is also planned.
- f) A bike wash, and pet wash are proposed.
- g) We have changed the project from a purpose built rental to an affordable ownership housing project. Of the 49 total homes in the project – 14 will be targeted as Affordable Ownership Housing. We are in discussions with BC Housing to set up a program where units can be affordable by a) being priced at a value below market b) purchasers will have maximum income qualifications and c) minimum tenure requirements. Further details will follow.



COMMUNITY VALUES LIVE HERE

227-1175 Cook Street, Victoria, BC Canada V8V 4A1  
[nvisionproperties.com](http://nvisionproperties.com)

- h) While the lower floor plans remain the same shape, the building will step back on the upper two floors – to give the building a lower feel and more sensitive relationship to the street.
- i) Second floor units that face onto the Cridge lands, have been designed to open onto the same level as the Cridge Park – which will give these units more of a townhouse at grade feel. An exterior walkway leads from the street to these “ground oriented” units.
- j) A two storey brick base – will give the building a traditional/heritage feel to the lower levels. The brick material compliments the Cridge brick as a building material.
- k) As the site is situated along a number of major bus routes, a bus seating area has been incorporated along the Hillside street level
- l) The total FSR at 2.38 is under the DCAP large urban village of 2.50.
- m) The difference between the total FSR (2.38) and the zoned FSR (2.0) will be designated as affordable ownership housing.
- n) The building as designed has 49 units, 16 are studios including 3 live/work units, 21 are one bedrooms and 12 are two bedroom units.

In response to the City's concerns:

- a) Floor areas now shown have been taken from the inside dimensions of all units.
- b) We recalculated grade as per the City's comments and so Average Grade changed slightly in the data tables as well as affected building height. Also, we adjusted the building grades at Level 1 to better accommodate existing grades and sidewalk as per comments.
- c) The parking area access point has been redesigned so that stalls 22 and 23 have a minimum of 7.0m rear aisle clearance.
- d) Parking Calculations for both bicycle and vehicles are shown on Drawing A1.02 – as well as in the recently submitted Watt parking study.
- e) Visitor Parking stalls have been identified as 22 and 23.
- f) % value of driveway and parking slopes have been added to the drawings A2.01
- g) Property lines and SRW lines have been removed from elevations.
- h) Architectural and Landscape Plans should now be coordinated.  
The Bike Wash and Pet Wash areas have been moved – to be closer to the garbage room
- i) All Data tables have been adjusted to match revisions
- j) A sewage attenuation report was previously submitted.
- k) In terms of transportation comments:
  - i. The size of stalls 22 and 23 have been adjusted to comply to requirements.
  - ii. The Cook St drop off zone has been eliminated – as suggested.
  - iii. Measures identified in the Parking Study to reduce the projects parking requirements are currently being worked on. We will advise when finalized.



With the attached development permit, rezoning and OCP amendment application, NVision Properties offers The City of Victoria a unique solution to a challenging and important development site in the Hillside Corridor. Contained in this package are the details for what I believe will become a landmark building at the corner of Hillside Avenue and Cook Street. As mentioned, unique to this 49 unit project will be the 14 affordable ownership housing units that have been developed into this building.

Our proposal speaks to Victoria's future as a less car dependent city and directly addresses the need for new affordable ownership housing in our rapidly growing city. For this project – 24 parking spaces are provided – a rate of 0.48: 1.0 Sub Surface parking at this site, cannot be achieved due to the previous use of the site as a gas station. Bike parking is intended to be convenient – with the Bike parking room with bike wash at grade – with direct access from Hillside. Scooter parking is also available in the parkade.

We have taken the opportunities and constraints inherent to the land at 1301 Hillside head on and designed a timeless building that speaks to the future of Victoria and the future of the Hillside Corridor as articulated in the Official Community Plan. The site has amazing opportunity in the form of; an Urban Residential designation; its location directly adjacent to two major arterials that provide transit access to the Downtown, Camosun and UVic; as well as its central and walkable location, which is book-ended by Hillside Mall to the east and Quadra Village to the West. Due to all these locational benefits – we believe that a building with a 2.38 density can be justified.

Additional parking is constrained as a result of its past use as a gas station, by way of a restriction on any subsurface uses (i.e. underground parking), a result of the environmental remediation process that it has gone through.

As such, an ordinary approach to this site would be inappropriate. Instead, our building program was carefully thought out and custom tailored to the site and built on the assumption of limited vehicle parking, given that we are prohibited from constructing underground parking. Our solution to this challenge was to propose an affordable housing project with the following components:

- a) smaller unit sizes
- b) a high volume of bike parking
- c) transit accessible
- d) 3 live/work units on the main floor of the building

The walkable location will attract residents who are interested in living a less vehicle-oriented lifestyle. With a strong understanding of the market and potential users of the site, matched with intelligent product design that delivers on the needs of these users, we feel confident that we've designed a winning project, whose limited parking supply will not negatively impact the surrounding neighborhood or our future residents.



COMMUNITY VALUES LIVE HERE

227-1175 Cook Street, Victoria, BC Canada V8V 4A1  
[nvisionproperties.com](http://nvisionproperties.com)

Strategies and policies to support our proposal include; the inclusion of 3 live/work units, secure bicycle parking at a rate of 1.34 stalls per unit – directly accessible from the street, we feel the building will be compelling to young professionals, small families and students who may be looking to live car-free or with only one vehicle. An on-site transit stop, walkability to nearby parks, schools, the Cridge Center for the Family and the amenities found in Quadra Village, such as groceries and coffee shops rounds out the package.

From the policy perspective, the OCP calls for Hillside Avenue to become a major apartment Corridor and suggests higher densities are appropriate in locations that are within walking distance of the corridor. We believe that our proposed density of 2.38 is consistent with these objectives.

We feel the timing of this proposal is right and that it supports the vision Victoria Council has embarked on to reduce our collective reliance on single occupant vehicles and instead encourage more trips to be made by walking, cycling and transit. As one of the first major projects in the Hillside Corridor, we take comfort in knowing that our proposal is taking many of its cues directly from the vision Council has articulated for a better designed, healthier Hillside Corridor. Our proposal plays a vital role in supporting Council's vision for this area, transforming a forgotten corner and a former gas station into something much more valuable to the community.

We envision a landmark building that creates a new design language for the neighborhood, one that will improve the pedestrian experience at Cook and Hillside and spur positive change in the Quadra Village. Our future residents are exactly what is needed to rejuvenate this corner and bring new life to this forgotten site. They will use the new pedestrian and cycling infrastructure upgrades that Council is implementing today. Many will rely on transit as their primary mode of transportation for long distance trips and will walk or cycle for their daily trips to pick up groceries or visit the local coffee shop.

Our novel approach to this formerly contaminated site directly supports Council's goal of transitioning the Hillside Corridor into a transit-oriented multi-family area. Most importantly, although this application is in progress and not subject to Council's new housing policy – we are proposing an ownership project that provides 28% affordable housing units – that can be supported through increasing density.

We are very excited to submit this application for your consideration and sincerely hope you will find merit in our proposal. I hope Council can share in our vision of this site and recognize that such a unique property requires a unique solution. We believe passionately that this proposal represents the best possible outcome for the site and that it will be very successful in creating appropriate and accessible housing. We hope that you will feel as passionate as we do a look forward to presenting the details of this project to both City Council and the general public.

Sincerely;

Michael Bacon  
Development Manager



July 17, 2019

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria BC  
V8W TP6

**RE: Rezoning Application 1301 Hillside Ave., Victoria, BC. - Sustainability Statement**

Our 49-unit multifamily development on Hillside Ave incorporates numerous sustainable features, as outlined below.

**1. Built Green**

In addition to meeting the requirements of new step code 2, The development will be targeting Built Green Silver Certification.

**2. Site Selection and Design**

The existing vacant lot does not contain any existing buildings, plants, streams, rivers, lakes, ponds, wetlands, marine shorelines, wildlife or plant communities. Our development is consistent with the Official Community Plan (OCP), which identifies the site, located on Hillside Ave., as being suitable for a 6-storey multi unit complex.

Our proposal accommodates this with a market housing project, with various unit sizes, including large decks and considerable amounts of exterior amenity spaces. Our proposal is situated near many amenities, including Hillside Mall, Oaklands Elementary School, Cridge Centre for the family and on two major bus routes and bike lanes.

The lot is a former service station with associated soil contamination. Part of our proposal is the procurement of a Certificate of Compliance from the Ministry of the Environment certifying satisfactory environmental protection.

**3. Passive Design Practices**

Many Passive Design Features have been adopted in the project, such as the orientation of the building aligned along the East-West axis to improve solar gain in winter months, thereby reducing heating loads. Other features include using appropriate insulation and energy efficient windows to mitigate heat loss in the winter and heat gain in the summer. The internal layouts have been designed to reduce the need for artificial lighting especially in living areas.



COMMUNITY VALUES LIVE HERE

227-1175 Cook Street, Victoria, BC Canada V8V 4A1  
[nvisionproperties.com](http://nvisionproperties.com)

#### 4. Innovation and Design

We plan to use an integrated Design process to reduce on-site and off-site impacts, to reduce energy and water consumption and to increase construction waste diversion.

A number Rainwater Gardens are proposed on site and in the boulevard, which collect water run off from the buildings roof and patios. These rainwater gardens and planters are designed with under drains and a high capacity overflow drain, which connects to the onsite, storm drainage systems. The gardens are sized such that they are 5% of impervious site area (as per City of Victoria's Stormwater Guidelines). On site facilities such as the garbage room on the ground floor encourage on site facilities for recyclables, organic materials and general waste.

Where possible, materials with high recycled content, and, or locally sourced materials will be used. This includes the usage of recycled content Brick cladding, recycled floor underlay, energy star appliances and low VOC paints and stains.

We have also designed the building to be solar ready – this a shaft that will run from the roof into the mechanical room – for future solar hot water.

The construction of the proposed six-storey apartment building will generate employment for local contractors and sub-trades. With the 49 units that will be provided on this site (replacing the former service station) we expect to see a rise in the tax base. The increase in residents will also greatly benefit the local economy and nearby businesses, as the building is within walking distance to Hillside Town Centre and Quadra Village.

The proposed development will be tying into the existing municipal infrastructure and services. Reduced long-term maintenance for the building is another environmental factor that has been considered: the proposed cladding is durable and requires little maintenance; and the use of brick has been employed to ensure durable, long-lasting performance.

#### 5. Transportation

Being situated on Hillside Ave. allows for excellent access to public transportation: the bus routes to downtown, UVIC, Swartz Bay and Mayfair Shopping Centre run along the Avenue. Oaklands has 2km of existing bicycle routes with future routes proposed. We have provided a secure, enclosed bicycle room, with 66 long term bicycle racks at the ground floor and six short term spaces at the entrance to the building for easy and convenient use. There is also a bike wash station as well as plug in locations for approx. 20 E bikes. Car share options in the area include Modo and Zipcar, which provide alternate modes of transport. It is also planned to rough in 4 EV charging stations for electric vehicles.

The building is also situated within walking distance to many basic needs in the Town Centre such as Hillside Mall and Quadra Village, restaurants, convenience stores and medical and dental offices.



COMMUNITY VALUES LIVE HERE

227-1175 Cook Street, Victoria, BC Canada V8V 4A1  
[invisionproperties.com](http://invisionproperties.com)

## **6. Energy Efficiency**

We plan to use the services of a professional engineer/envelope consultant who specializes in energy modeling to reduce the energy used in the building. The building is designed to meet Step Code 2 as well as built green silver. It is also planned to rough in 4 EV charging stations for electric vehicles.

## **7. Water**

The proposal reduces typical water usage on site by incorporating low flow fixtures, faucet aerators, and a high efficiency irrigation system inclusive of an envisioned storm water retention tank. Dual flush toilets ultra-low flow will also be used.

## **8. Site Permeability**

We plan to use Permeable Unit Pavers where possible on the site. The gaps/ pores in the concrete paving blocks allow stormwater to drain into a stone filled reservoir base below the surface, then into the soil.

## **9. Landscaping and Urban Forest**

The lot contains one existing tree, which we propose to retain. The lot does not exist in an ecologically sensitive area requiring restoration nor does it exist in an area that lends itself to wildlife corridors. Green design considerations include the possible planting of new trees at the north and the west of the site to create canopies for shade and privacy. We propose to introduce plants and trees with a strong emphasis on native species where possible, to contribute and enhance the urban forest and to provide insect and small animal shelter. The site is located adjacent to a Garry Oak meadow located on the Cridge property, and care will be given to protect these trees while we are under construction.

## **10. Urban Agriculture**

There are large decks proposed on the second, fifth and sixth floor in the project, which could act as possible vegetable garden plots for residents.

## **11. Community Consultation**

As outlined in our letter to Mayor and Council, NVision Properties conducted a thorough engagement process with community members around the project site. The process included door-to-door introductions, delivery of information flyers and two separate public open house meetings with the nearby neighbours. Neighbourhood feedback received during the engagement process helped shape and improve the design and character of the final design of this submission.



COMMUNITY VALUES LIVE HERE

227-1175 Cook Street, Victoria, BC Canada V8V 4A1  
[nvisionproperties.com](http://nvisionproperties.com)

## **12. Community Character and Liveability**

Architectural design features adopted help to enhance the streetscape along both Hillside Ave. and Cook Street creating visual permeability and engagement between the pedestrian realm and the interior space. The traditional materials of brick and wood have been chosen to acknowledge the heritage buildings in the area,

## **13. Employment**

The construction of the proposed six-storey apartment building will generate employment for local contractors and sub-trades.

## **14. Diversification and Enhancement**

With the 49 units that will be provided on this site (replacing the former service station) we expect to see a rise in the tax base. The increase in residents will also greatly benefit the local economy and nearby businesses, as the building is within walking distance to Hillside Town Centre and Quadra Village shopping areas.

## **15. Efficient Infrastructure and Operational Cost Savings**

The proposed development will be tying into the existing municipal infrastructure and services. Reduced long-term maintenance for the building is another environmental factor that has been considered: the exterior cladding is durable and requires little maintenance; and the use of brick has been employed to ensure durable, long-lasting performance.

### **Conclusion:**

By providing a high quality, well designed multi-family market rental development in a area that has the infrastructure in place to support the increased density, we feel this development will be a positive and sustainable addition to the Oaklands Neighbourhood.

Michael Bacon B.E.S., M. Arch., MAIBC

Development Manager

NB Vision Properties



COMMUNITY VALUES LIVE HERE

227-1175 Cook Street, Victoria, BC Canada V8V 4A1

[nbvisionproperties.com](http://nbvisionproperties.com)



**ABSTRACT**  
developments

September 3, 2019

Mayor and Council  
City of Victoria  
1 Centennial Square  
Victoria BC  
V8W TP6

**RE: Rezoning Application 1301 Hillside Ave., Victoria, BC. – Accessibility Statement**

Our 49-unit multifamily development on Hillside Ave incorporates numerous mandatory and voluntary accessibility features, as per the City of Victoria the District of Saanich's guidelines. In summary we are compliant with Section 3.8 of the BCBC and in addition, the following details are used to further enhance the building for accessible living.

**Building Access**

Abstract Developments has ensured that barrier-free access shall be provided to each dwelling unit and to each type of common amenity space from the street. As well, barrier-free access from a private parking area will also be provided to the same building components.

Both the street entry, as well as, the private parking area will have elevator accessibility. Further, a 1500mm by 1500mm covering over the building entry area will also be achieved. On-site parking will include one accessible parking stall.

**Doors and Doorways**

The minimum clear opening for doors/doorways are as follows:

- i. All suite entry doors and doors in common areas are more than 850mm.
- ii. All interior doors within a dwelling unit are more than 800mm.

All patio/balcony doors will have an 800mm clear doorway opening.

**Maneuvering Space at Doorways**

Suite entry doors and door assemblies in common areas will not have less than the following:

- i. Pull door (swings toward the area), 1220mm long by the width of the door plus at least 300mm clear space on the latch side
- ii. Push door (swings away from the area), 1220mm long by the width of the door plus at least 300mm clear space on the latch side
- iii. Doors in a series in common areas have a separation of at least 1220mm plus the width of the door.



**ABSTRACT**  
developments

### **Corridor Widths**

Common corridors will be more than 1220mm wide (minimum width for accessible corridors)

### **Bathrooms**

All en-suite bathrooms will have sliding pocket doors which increases accessibility.

### **Windows**

Abstract will ensure that the window sill height does not exceed 750mm above the floor, as well as, the window opening/locking mechanism will not exceed 1170mm above the floor.

The above outlines a few of the features that will make living more accessible at 1301 Hillside.

### **Michael Bacon**

Development Manager

T 250.883.5579 C 250.801.1317

E [mbacon@abstractdevelopments.com](mailto:mbacon@abstractdevelopments.com)



**ABSTRACT**

301-1106 Cook St., Victoria, BC Canada V8V 3Z9

[www.abstractdevelopments.com](http://www.abstractdevelopments.com)