

By email to: Michael Angrove,
City of Victoria mangrove@victoria.ca

12 October 2018

Dear Michael Angrove:

Re: Community Meeting for 2558 Quadra Street

[Community Meeting Details](#)

Date: 13 September 2018

Location of meeting: Quadra Village Community Centre, 901 Kings Avenue

Meeting facilitated by: Hillside Quadra Neighbourhood Action Committee (NAC)

Number of people in attendance: 10 community members, 4 NAC Executive, 4 proponents

Meeting Chair: Jon Munn

Note taker: Janis LaCouvee

[Proposed Development Details](#)

Proponent: Greater Victoria Housing Society (GVHS). GVHS (est. 1956), provides housing in 17 CRD properties for seniors, families, people with disabilities and low income earners. Currently the society can access provincial funding to build.

Presenters: James Munro—Director of Real Estate Development GVHS, Yvonne Blair--Director of Operations, GVHS, Rob Whetter—DHK Architects, Tamara Bonnemaïson—Murdoch De Greef Landscape Architects

Building Type and Use: 5-storey 40-unit mixed-use apartment (2-5 storeys) and office (ground floor GVHS Offices)

Unit Types and Sizes: 16 studios at 388 ft², 4 accessible studios at 517 ft², 16 one bedroom at 603 ft², 4 two bedroom at 872 ft². Note: 4 units less than presented at a preliminary meeting with the NAC Executive in June, as the result of a request for 2 BR units due to neighbourhood need.

Amenities

Space: ground floor room for resident and community use, ground floor patio adjacent to laundry room. Juliet balconies (minor access to outdoor space)

Transport: a Modo car onsite; 25 (perhaps 50) memberships will be offered to tenants by GVHS.

Affordability

Estimated Monthly Rents \$375 (studio) - \$1293 (2-bedroom) with a range of subsidies which include rent-geared-to income and disability allowance.

There is a tenant relocation strategy. Tenants will receive assistance with moving and hookup fees. The budget is \$55,000 to tenants for relocation. This relocation plan surpasses the terms of the new draft City of Victoria policies.

Building Standards (estimated long-term affordability and building quality improvement)

Energy: passive house / net zero (estimated 40% less energy use), triple glazed windows (quiet); parking plug-in for vehicles and bicycles.

Accessibility: building and all access routes will be designed using universal design standards.

Existing Site Details

3-storey 19-unit apartment building

Aging, not built to accessible standards

No information regarding unit sizes, rents and amenities.

Site & Building Details - Comparison

See table. Incomplete information.

Discussion

Questions and concerns raised included:

Shading—Urbanité at 2540 Quadra was planned with extensive landscaping on the side of the building. How will the new building affect existing planting?

Tamara Bonnemaison, landscape architect intern, spoke to the different planting, including native plants between the buildings.

	OCP	Existing	Proposed
Floor Space Ratio (FSR)	2.5	1.4	2.32
Built Area			2883.9 m ² (31,043 ft ²)
Height: storeys, (m)	6	4	5 (17m, 55.78 ft)
Lot Coverage			47%
Yard/ setbacks Front			3m (1 floor) 6m? (2-5/F)
South side			? (>5m)
North side			5m
Rear (lane)			12m
Office Parking			4 (ratio?) shared
Residential Parking – Car (ratio)			26 (ratio?)
- Bicycle long term			48 (ratio?)
- Bicycle short term			6 (ratio?)
Landscaping, street trees		Large trees	Tree well provided for a large tree; some native species

Noise from patio. How much higher is the patio on the back of Forest Heights than Corey Park (apartment building directly rear/ west on Wark Street)? Concerns were raised about noise, cut-through from the between Quadra and the lane.

Proponents said that trees will provide screening. A fob security system may be used for the patio access. The patio will provide eyes on the street and provide recreational opportunities for tenants. GVHS staff will closely monitor complaints and strive to be good neighbours.

Cladding a resident mentioned that they enjoy the bounce-light off the current building and wondered how proposed building dark surfaces will decrease that effect.

Some of the cladding is white hardi-plank and light would bounce. The contrast in the design renderings (black and white) is not as high in actual fact.

Algae on the building over time? Among the concerns raised regarding flat roof and right-angle building design features was the ability of the building to age gracefully. The building designer replied that there is no overhang which normally alleviates algae growth, but materials may resist this problem.

Construction. Access concerns were raised about the lane being blocked as happened with construction of Urbanité, 2540 Quadra. The proponent said they might not have to block the lane because the proposed building is set back farther than 2540 which is not set back. The proponent would, in any case, inform the neighbours in advance.

Parking. There was some discussion about on-site parking, but the proponent's approach was generally seen acceptable although met with skepticism by some community attendees.

Overall reaction

In general, participants in the meeting supported the concept and efforts of the designers to fit the project into the streetscape and massing of adjacent buildings.

Thank you on behalf of the neighbourhood for the opportunity to comment on this proposed development

Jon Munn
CALUC Co-chair
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra NAC, James Munro - Director of Real Estate Development GVHS