

Revised May 20, 2020

The City of Victoria
Attention: Mayor and Council
1 Centennial Square
Victoria, BC V8W 1P6

RE: 1224 Richardson Street, Rezoning and Development Permit Application

Utilizing the principles and practices of gentle density, this proposal for 1224 Richardson Street envisions 24 affordable to buy, one- and two-bedroom strata units distributed in three traditionally designed house-like buildings. With the provision of modest car parking, car share services and extensive secure outdoor/indoor bike parking, this proposal also minimizes the need for and use of the automobile and better positions this neighbourhood for a sustainable future.

These units will be provided without subsidy and at densities conforming to the OCP and existing built form and character of the neighbourhood. At an average target price of \$330,000 for a new built one bedroom unit, and \$480,000 for a new built 2 bedroom unit, this pricing is substantially lower than the average one bedroom which is offered for \$482,703 and the average two bedroom unit that is offered for \$1,211,586 (see Schedule 1 attached, for MLS data, as of June 10, 2019). Further, all units in this project will meet BC Housing's definition of 'affordable housing' and 22 of 24 units will meet the City of Victoria's definition of "affordable housing".

The proponents guarantee that the current list price will be used upon completion, or adjusted no more than the Home Price Index through the Victoria Real Estate Board, based on the market change up or down as of June 2019 until the date the properties come to market.

In addition to the at market affordability, the proponents further propose to place a covenant in perpetuity on all units: that any buyer must hold their unit for a minimum of 3 years. Should they sell their unit prior to 3 years, they will pay 50% of the difference between their purchase price and the increased sales price to the City of Victoria housing fund.

In so doing, this proposal will significantly increase the supply of affordable housing for moderate income households, and encourage diversity of housing types within the Fairfield/Rockland neighbourhood now and in the future.

Description of Proposal

The proposal seeks to remove the existing duplex structure and replace it with 3 ground oriented house-plex buildings and a surface automobile parking lot. Each unit will have its own front door. All buildings are lobby and corridor-free, making the buildings reduced in scale and effectively 100% efficient. The front building will contain 6, 1 bedroom units and the two back buildings will each contain: 6-1 bedroom units and 3-2 bedroom units for a total of 24 affordable strata ownership units. The proposal will rezone the existing R1-B "Single Family" zoned site to a site specific zone to support the proposed uses. A concurrent Development Permit will also be required. The proposal will result in increased density but with a resulting FSR of .67 and lot coverage of 31%, the density will be well within the form and character of the neighbourhood. Two existing tenants will be displaced and will be accommodated as per the City's Tenant Assistance Policy.

Government Policies

As a gentle densification approach to increasing affordable and sustainable housing options in the City, that respects the form and character of its neighbourhood, the proposed rezoning and development of 1224 Richardson is consistent with a large number of the goals and objectives of the City of Victoria's Official Community Plan, specifically:

Land Management and Development

6 (A). Victoria has compact development patterns that use land efficiently.

6.1.5 Traditional Residential consists primarily of residential and accessory uses in a wide range of primarily ground-oriented building forms including single, duplexes, townhouses and row-houses, house conversions, and low-rise multi-unit residential

6.2 consider the form, place character, use and density guidelines provided in Figure 8, providing finer grained policy and regulatory guidance in response to local context and development opportunity.

Which for Traditional Residential Designated lands allows for an FSR up to 1.1:1

Place Making- Urban Design and Heritage

8 (d) That social vibrancy is fostered and strengthened through human scale design of buildings, streetscapes and public spaces.

8.43 Encourage high quality architecture, landscape and urban design to enhance the visual identity and appearance of the City.

8.44 Support new infill and building additions that respond to context through sensitive and innovative design.

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.

8.48 Integrate off-street vehicle parking in a way that does not dominate development or streetscapes

Environment

10.5 Enhance the adaptive capacity of ecosystems and the urban forest to withstand climate change impacts through increasing the use and diversity of native and climate change adapted species on both public and private lands

Infrastructure

11.20 Promote sustainable site design that reduces peak runoff volumes and rainwater contaminants through elements such as on-site retention, pervious surfaces, green space, and plantings.

Climate Change and Energy

12.4 Continue to promote the reduction of community greenhouse gas emissions, through:

12.4.1 Compact land use patterns such as walkable and complete centres and villages.

12.4.2 Transit-oriented development

12.17 Continue to support and enable the private development of green buildings, subject to development control and building regulation, with features that may include but are not limited to:

12.17.1 Alternative transportation facilities; 12.17.2 Sustainable landscaping; 12.17.5 Energy efficiency technology; 12.17.6 On-site renewable energy technology; and, 12.17.8 Efficient plumbing fixtures and systems.

Government Policies continued

Housing and Homelessness

13 (d) That a wide range of housing choice is available within neighbourhoods to support a diverse, inclusive and multigenerational community

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, and to facilitate aging in place.

13.10 Encourage a mix of residents, including households with children, by increasing opportunities for innovative forms of ground-oriented multi-unit residential housing.

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 consistent with the guidelines in Figure 8.

Food Systems

17.11 Encourage the provision of gardens and other food production spaces for the use of residents in new multi-unit housing.

This lot is within the Rockland Neighbourhood and borders the Fairfield Neighbourhood. With respect to the Neighbourhood Directions for Rockland, Section 30 of the OCP, the proposal is consistent with the strategic directions which seek to “encourage a diversity of population and housing in consideration of the neighbourhood’s heritage and estate character” and “continue to conserve the historic architectural and landscape character of the neighbourhood”.

With respect to Fairfield, Section 21 of the OCP, the proposal is consistent with the strategic directions which seek to “maintain and enhance established character areas”, and “maintain neighbourhood population to ensure to support the viability of community and commercial services and schools.”

The addition of 24 residential units within the walkable Rockland/Fairfield community will also support the goals outlined in Figure 3 of the OCP, specifically, to accommodate an additional 2000 people in Victoria by 2041, in areas outside of the urban core, town centers and large urban villages.

As the project is situated in General Development Permit Area #16, the design incorporates the strategies in “Advisory Design Guidelines for Buildings, Signs and Awnings” (1981), “Design Guidelines for Attached Residential Development” (2018), and “Guidelines for Fences, Gates and Shutters” (2010), as outlined below:

- Units are oriented to the street [2018 1a) i, iv, 2]
- Units have adequate separation to support landscape and sensitive transitions to adjacent existing development and open spaces, to maximize daylight and to minimize shadowing and overlook on neighbouring properties [2018 1a) iv, 2]
- Vehicular access, circulation and parking are minimized to limit impact on fronting streets and neighbouring properties [2018 1a) vi]
- Building form, design and materials are of a high standard, enhancing the form and character of neighbouring properties and on a human scale [2018 3 1), 2)]
- Open space is enhanced to support the urban forest, provide privacy where needed, emphasize unit entrances and pedestrian accesses, reduce storm water runoff, and to ensure that front and rear yards are not dominated by parking. [2018 3 4)]

- Landscaping complements the building, is suited to local climate, and includes deciduous trees for light penetration in winter [2012, 5.1 & 5.6]
- Private open space in form of balconies provided wherever possible [2012, 5.8]
- Required parking located interior to the lot, with some paving of permeable materials [2012, 8.1.3 & 8.3]
- All proposed fencing is based on existing style to integrate into surroundings, and made of materials that will weather gracefully [2010]

Project Benefits and Amenities

The key benefits of the project – adding 24 affordable strata units, while minimizing the need for and use of the automobile– are interlinked and foundational to the proposal’s ability to sensitively integrate with the neighbourhood, while providing much needed housing and adding resiliency to the City of Victoria.

Need and Demand

The proposal responds directly to a current shortage of affordable market housing, where extremely high prices have locked out many Victoria residents from home ownership. While existing zoning permits only one detached residence, the proposed rezoning would permit a total of twenty-four (24) households on the property, so that more citizens can comfortably live, work and shop within blocks of downtown Victoria. This ‘gentle density’ form of development offers more housing without impacting the residential character of the neighbourhood.

Neighbourhood

The context is typical of transitional urban-residential zones, with a mix of renovated heritage homes, house conversions and multi-storey apartment buildings of various ages. Many of the adjacent and neighbouring properties are already in fact larger and more densely sited than this proposal. As noted above, this proposal will help enhance this character with gentle densification infill housing.

Impacts

The configuration of the development was designed specifically to avoid visually impacting the character, and massing of the Neighbourhood. The front building is smaller to more closely match other buildings fronting Richardson Street while the rear two buildings are slightly larger to match the more closely adjacent buildings on Linden located across the lane that runs up the west side of the subject property. While the result of the proposal will be more people living on the property, care has been taken to ensure all parking is discreetly incorporated within the property, such that the availability of street parking is unaffected. The change to apartment use should not have an adverse noise impact and is complementary to the surrounding uses and buildings.

Design and Development Permit Guidelines

As the site is located within General Development Permit Area #16, there are no specific design guidelines applicable in this instance, beyond those mentioned in the Government Policies section above.

Safety and Security

The proposal acknowledges and integrates key CPTED principles to maintain and enhance safety and security. Entrances have been located for maximum visibility and directness from the street, and proposed living spaces facing all directions provide and promote passive surveillance. Short term bicycle parking will be visible from the sidewalk, and/or internal sidewalks, thus discouraging opportunities for crime. Exterior lighting will be provided at exits for safety but will also make them more secure. Along the private alley to the west of the property, fencing will be lower and see through to encourage overlook into the alleyway and minimize opportunities for negative activity such as petty crime and graffiti. Along the street, the increased proximity of the front building to the street will increase street overlook and better communicate an image of maintenance and care, further enhancing apparent street safety and comfort.

Transportation

An explicit objective of the project design has been to encourage non-automobile transportation options, such as walking, bicycling, bus and car share options, both to enhance the affordability of the development and lower its ongoing environmental impact. Nevertheless, all required off-street automobile parking requirements are still met on site, so as to minimize parking impacts to the surrounding neighbourhood. The property has a walk score of 87, considered very walkable and is within 20 minutes' walk of downtown, several shopping areas, schools, parks and recreation facilities. Additionally, this proposal will provide bicycle storage facilities in accordance with the requirements of Schedule C, (in fact, larger than required to accommodate cargo bikes and with potential to charge electric bikes). Given the project fronts on Richardson St. (a future enhanced bike route) and is proximate to Vancouver Street, access to designate bike routes is superior. The site is also within blocks of major bus routes on Cook, Richardson, Fort and Fairfield Streets with connections to the entire CRD region. Finally, as part of this development the proponents will purchase a modo carshare vehicle and provide 24 car share memberships (attached to the units). A dedicated parking spot will also be provided on site for the car share vehicle. These transportation advantages will all serve to reduce the demand for single occupancy vehicle traffic and parking.

Heritage

The existing residence is not a designated or registered heritage building. While restoration and redevelopment were considered for the building, as part of this rezoning and development, its size and character do not allow for the efficient redevelopment of the site. All efforts will be made to move and reuse the building.

Green Building Features

While the project is not seeking a third-party green building certification, it is targeting Step 3, Energy Code standards and achieves several sustainable objectives intrinsic to infill housing, namely walkable density and opportunities for comfortable compact living. Further, the buildings will be structurally designed and solar pre-plumbed to accommodate solar PV and electric vehicle charging. All plumbing fixtures will be low flow and the landscape plan includes drought resistant design and species to reduce water usage. The landscape plan also accommodates stormwater retention swales, infiltration areas and permeable pavers in some of the hard surfaces required to meet the Schedule C parking requirements to limit peak storm water runoff. The landscape features will also maximize planting areas, include space for

vegetable gardens and increase the urban forest via the net addition of 28 new trees, including a significant number of fruit trees. No excess vehicular parking is proposed, and additional short-term bicycle parking can be readily added in future. The existing building will not be retained, as it does not allow for the efficient and sensitive redevelopment of the site. The building will be moved to a suitable site if possible. If not, the building will be deconstructed to reuse as much of the building materials as possible: structural old growth fir, copper wiring, metal plumbing fixtures, etc.

Infrastructure

There is adequate public infrastructure to support the proposal. In fact, given its gentle infill nature, we believe densification will only lightly increase the load on existing infrastructure while substantially enhancing the economic and social vitality of the neighbourhood and city.

Summary

The proposed rezoning and redevelopment of 1224 Richardson St. represents a sensitive and contextually appropriate project for the Rockland/Fairfield neighbourhood. Support of the proposal will serve to add 24 affordable market strata units without need for subsidy and provide a 'gentle density' form of housing infill, which shall help enhance and sustain the community at large.

Sincerely,

A handwritten signature in cursive script that reads "Tim Stemp".

Tim Stemp, Gene Miller, Dan Pringle & Harry Newton
Per,
1224 Richardson Property Corp.



Current Listings

Address	SCl	Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%	L/A%
Your Property													
815-1029 View St	Con	1	1	2019	388	388	\$325,000			33	\$838		
624-1029 View St	Con	1	1	2019	441		\$325,000			40	\$737		
508-1029 View St	Con	1	1	2019	388	388	\$325,000			41	\$838		
622-1029 View St	Con	1	1	2019	441		\$349,000			40	\$791		
409-777 Herald St	Con	1	1	2020	455	1	\$374,900	;\$10,097,700		101	\$824		3.7
626-1029 View St	Con	1	1	2019	441		\$379,000			40	\$859		
314-1029 View St	Con	1	1	2019	435	435	\$425,000			24	\$977		
205-989 Johnson S	Con	1	1	2019	743	743	\$460,000			45	\$619		
501-613 Herald St	Con	1	1	2018	520	562	\$465,000		\$363,200	12	\$894		128.0
E-1204-989 Johnsc	Con	1	1	2019	611	611	\$480,000			45	\$786		
805-777 Herald St	Con	1	1	2020	606	1	\$485,900	;\$10,097,700		101	\$802		4.8
418-1029 View St	Con	1	1	2019	624	624	\$499,000			66	\$800		
307-1628 Store St	Con	1	1	2021	562	562	\$500,000			76	\$890		
802-777 Herald St	Con	1	1	2020	556	1	\$519,900	;\$10,097,700		101	\$935		5.1
531-1029 View St	Con	1	1	2019	669	669	\$594,500		\$500,000	25	\$889		118.9
305-530 Michigan S	Con	1	1	2021	698		\$699,900			96	\$1,003		
304-888 Governme	Con	1	2	2020	895	895	\$998,850	;\$22,641,000		89	\$1,116		4.4
Count	17	Average	1.0	1.1	2019	557	452	\$482,703		\$8,966,217	57	\$859	44.2
		Median	1.0	1.0	2019	556	562	\$465,000		;\$10,097,700	45	\$838	5.0
		Minimum	1.0	1.0	2018	388	1	\$325,000		\$363,200	12	\$619	3.7
		Maximum	1.0	2.0	2021	895	895	\$998,850		;\$22,641,000	101	\$1,116	128.0

Overall Summary

	Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%	
Your Property												
Count	17	Average	1.0	1.1	2019	557	452	\$482,703		\$8,966,217	57	\$859
		Median	1.0	1.0	2019	556	562	\$465,000		;\$10,097,700	45	\$838
		Minimum	1.0	1.0	2018	388	1	\$325,000		\$363,200	12	\$619
		Maximum	1.0	2.0	2021	895	895	\$998,850		;\$22,641,000	101	\$1,116

Explanation of Terms

Current Listings - listings on the market now; Pending Sales - listings where sales have been agreed but not completed; Recent Sales - listings where sales have completed; Listings That Did Not Sell - listings that did not sell and are no longer on the market

SCls - Listing Sub-Class; Bd - total bedrooms; Bth - total bathrooms; Built - year built; FinSF - finished square footage; Lot SF - lot area in sqft; List\$ - last list price; Sell\$ - selling price; Assess\$ - BCA assessed value; DoM - Days on Market (for Current listings, the number of days the listing contract has been in force; for others listings, the number of days the listing contract was in force before going off-market); \$/FinSF - price per finished square foot (selling price for pending and recent sales, list price for others); S/L% - selling price divided by last list price, expressed as a percentage; L/A% - last list price divided by assessed value, expressed as a percentage; S/A% - selling price divided by assessed value, expressed as a percentage

Listing Sub-Class Abbreviations: SFD - Single Family Detached; SDp - Strata Duplex Unit; Con - Condo Apartment; TwN - Townhouse; Rv2 - Revenue Duplex; Rv3 - Revenue Triplex; Rv4 - Revenue 4-Plex; MDw - Manu Double-Wide; MSw - Manu Single-Wide; Rec - Recreational; Oth - Other

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Current Listings

Address	SCI	Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%	L/A%
Your Property													
825-1628 Store St	Con	2	2	2021	1,118	1,118	\$1,025,000		\$0	79	\$917		
2104-777 Herald St	Con	2	2	2020	1,085	1	\$1,039,900	;\$10,097,700		101	\$958		10.3
303-550 Michigan St	Con	2	2	2021	1,123	1	\$1,139,900			96	\$1,015		
2102-777 Herald St	Con	2	2	2020	1,121	1	\$1,153,200	;\$10,097,700		101	\$1,029		11.4
205-1201 Fort St	Con	2	2	2021	1,268	1,483	\$1,200,000		\$1,111	51	\$946		
1902-848 Yates St	Con	2	3	2020	1,385		\$1,459,900			25	\$1,054		
412-888 Governme	Con	2	3	2020	1,373	1,307	\$1,499,000			19	\$1,092		
PH8-1018 Pentrele	Con	2	3	2021	1,575	2,113	\$1,900,000		\$1,111	50	\$1,206		
311-888 Governme	Con	2	3	2020	1,710	1,710	\$2,899,900			134	\$1,696		
207-888 Governme	Con	2	3	2020	2,160	2,262	\$3,499,900			134	\$1,620		
306-888 Governme	Con	2	3	2020	2,029	2,234	\$3,599,900			134	\$1,774		
1008-777 Herald St	Con	2	1	2020	783	1	\$627,900	;\$10,097,700		101	\$802		6.2
905-960 Yates St	Con	2	2	2018	860	860	\$655,000		\$476,000	26	\$762		137.6
S216-1105 Pandor	Con	2	2	2019	819	819	\$659,000			19	\$805		
W-802-989 Johnso	Con	2	2	2019	879	879	\$690,000			45	\$785		
E-706-989 Johnso	Con	2	2	2019	837	837	\$695,000			45	\$830		
203-1201 Fort St	Con	2	2	2021	795	881	\$735,000		\$1,111	54	\$925		
N413-1105 Pandor	Con	2	2	2019	894	894	\$739,000			36	\$827		
1603-848 Yates St	Con	2	2	2020	883	883	\$739,900			13	\$838		
701-777 Herald St	Con	2	2	2020	890	1	\$746,300	;\$10,097,700		101	\$839		7.4
2103-777 Herald St	Con	2	2	2020	854	1	\$755,900	;\$10,097,700		101	\$885		7.5
1003-777 Herald St	Con	2	2	2020	929	1	\$756,900	;\$10,097,700		101	\$815		7.5
402-848 Yates St	Con	2	2	2020	1,097		\$779,900			147	\$711		
213-530 Michigan St	Con	2	2	2021	812	1	\$789,900	;\$11,619,000		96	\$973		6.8
602-989 Johnson St	Con	2	2	2019	1,024	1,024	\$825,000			45	\$806		
311-1201 Fort St	Con	2	2	2021	896	1,057	\$899,900		\$1,111	56	\$1,004		
308-1628 Store St	Con	2	2	2021	1,143	1,143	\$985,000			74	\$862		
207-530 Michigan St	Oth	2	2	2021	1,183	1	\$1,149,900	;\$11,619,000		96	\$972		9.9
104-560 Michigan St	RTw	2	3	2021	1,451	1	\$1,489,900	;\$11,619,000		96	\$1,027		12.8
Count 29	Average	2.0	2.2	2020	1,137	797	\$1,211,586		\$6,851,689	75	\$992		21.7
	Median	2.0	2.0	2020	1,085	879	\$899,900		;\$10,097,700	79	\$925		8.7
	Minimum	2.0	1.0	2018	783	1	\$627,900		\$1,111	13	\$711		6.2
	Maximum	2.0	3.0	2021	2,160	2,262	\$3,599,900		;\$11,619,000	147	\$1,774		137.6



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		Bd	Bth	Built	FinSF	LotSF	List\$	Sell\$	Assess\$	DoM	\$/FinSF	S/L%
Your Property										\$0		
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		Median	2.0	2.0	2020	1,085	879	\$899,900	\$10,097,700	79	\$925	
		Minimum	2.0	1.0	2018	783	1	\$627,900	\$1,111	13	\$711	
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