

Richard Elliott

From: Luke Mari [REDACTED]
Sent: July 20, 2020 11:52 AM
To: Victoria Mayor and Council
Subject: 956 Heywood: Project Details
Attachments: 20.07.08 956 Heywood Mailer.pdf; 956 Heywood - Letter of Support - Jawl Residential.pdf

Good Morning Mayor and Council,

Our project at 956 Heywood requiring a Development Permit with Variances is coming before you this week for consideration. We just want to note that the neighbourhood correspondence in the agenda package is largely from 2018 and 2019 when the project was first presented. Over the last 2 years, we have reduced the height, increased the setbacks, decreased the number of units, and changed window placement to do our best to satisfy neighbor concerns. We mailed out the attached PDF highlighting the changes to all of our neighbours to highlight the moves made in response to their concerns.

We've also included a letter from David Jawl, the developer of 986 Heywood highlighting how their project was 80% sold to people downsizing out of their single family homes which resulted in these homes being made available to others. We modeled our project design on this very principle.

We hope you like the project and consider forwarding us to the Public Meeting.

Thanks for your time,

Luke

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Luke Mari, MCIP/RPP

Principal, Development

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 w: <http://aryze.ca/>

956
Heywood Avenue

Design Concept Evolution

July 2020

Development Permit
No. 000547

Rezoning
No. 00689

ARYZE

Hi Neighbour!

Thank you to everyone who lent their voice to the redevelopment vision of 956 Heywood Avenue.

We're grateful for all of the feedback that was shared through our community consultation process and we're excited to share the evolution of the project's Design Concept with you.



Introduction

956 Heywood Avenue is located on a small 0.092 ha / 0.23 ac site across from Fairfield's Beacon Hill Park. The site is currently occupied by a single-family home — one of the last remaining on the block amongst a context of built out multi-residential buildings. The site is being reimagined as a compact, six-unit residential building that strives to fit into the established community by taking cues from the natural environment and existing neighbouring architecture.

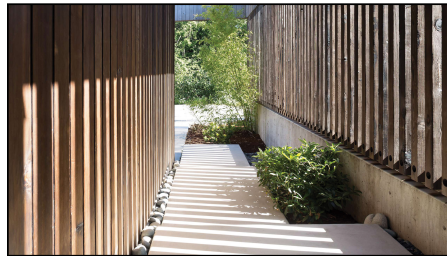
The first development submission was shared in March 2019 and in the months following, the project team launched a community consultation process. In response to the feedback we received, the building has undergone numerous design changes, as outlined in the Design Concept Evolution Summary on the following page.

Design Principles

Emulate Horizontal Character



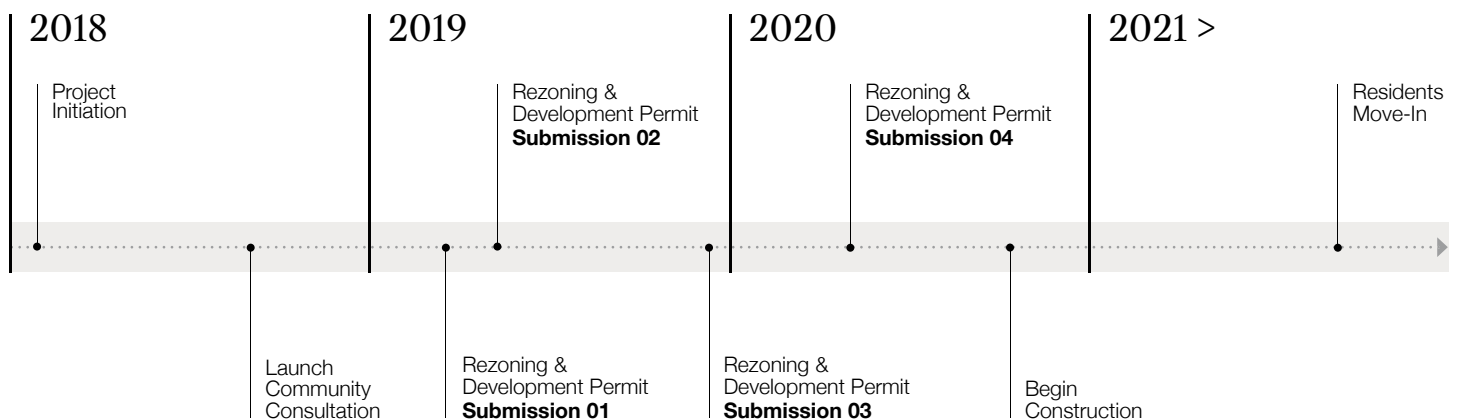
Embrace Light & Shade



Incorporate Natural Materials



Application Process



Design Concept Evolution Summary



Design Concept Overview

956 Heywood Avenue's horizontal character, predominantly wood façade, and use of sliding screens are inspired by the decorative qualities of balconies on neighbouring buildings. Combined with a flat roof and sympathetic massing, the revised building design aims to fit seamlessly into the existing multi-residential streetscape.

The building setbacks have been revised to provide additional space between 956 Heywood Avenue and the neighbouring buildings, as shown on the setback refinements diagrams to the right. The front yard setback has been expanded from 3.99m to 6.63m; rear yard setback from 1.21m to 3.79m; north side yard setback from 1.31m to 1.37m; and the south side yard setback from 0.59m to 1.37m.

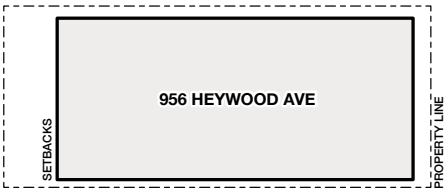
The widened setbacks and recessed residential units are sensitive of neighbours' privacy and allow for an exterior walkway and open staircase that serves each unit's exterior entry door. The design creates a "vertical rowhouse" that encourages interaction amongst neighbours, adds eyes to the street, and creates active connections to Beacon Hill Park.

Key Building Design Refinements

- 01 Added a screened gate and reduced the prominence of the parking entry for a more pleasant public view
- 02 Revised the entry with a large, more legible sculptural door creating an inviting procession to the main entry
- 03 Reduced hard surfaces and increased landscaping in the front yard for visual interest, increased biodiversity, efficient stormwater management, and a natural transition to the meadows of Beacon Hill Park
- 04 Reduced the amount of screening on the front façade for a lighter architectural appearance
- 05 Added window garden beds for visual interest and increased privacy for both residents and neighbours
- 06 Reduced the overall building height from 14.6m to 13.49m for sensitive streetscape integration

Setback Refinements

Original



Revised





Mayor Helps & Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

July 08, 2020

Re 956 Heywood Ave

Dear Mayor & Council,

Having recently completed the 986 Heywood project in August of 2019, I would like to provide an overview of the individuals served by the construction of those 20 homes, as I believe the 956 Heywood project, by Aryze, aims to meet the housing needs of a similar demographic.

Our vision for the 986 Heywood project was similar to that of 956 Heywood, in that we aimed to serve the local community by catering to prospective downsizers looking to "age in place". Our research showed that many individuals currently living in single family dwellings had aspirations of downsizing but did not want to leave their current neighborhood. Due to a lack of housing options, those individuals were remaining in their single-family homes. By providing appropriate housing for this demographic through larger suites, increased storage and single level living, we were able to provide an outlet so that those individuals could move more seamlessly move through the housing continuum and create opportunities for families to occupy the vacated single family homes.

Our research based vision for our project came to reality with 100% of the homes having been sold to BC residents, 80% of whom were already living on South Vancouver Island. Many of the residents had previously lived in the Fairfield and James Bay neighbourhoods for decades.

The majority of the homes (80%) were sold to downsizers, with the balance going to working professionals. To our knowledge, a very limited number of homeowners did not intend to downsize immediately, and those units have been rented to the local market in the meantime. The individuals interested in the homes and the ultimate homeowners were not speculative investors.

We are aware that 956 Heywood Ave aims to serve a similar demographic as 986 Heywood, and while our group is acutely aware of the demand for affordable and non market housing, we also feel strongly that there is a need for diverse housing types that allow for the expansion of the housing options in Victoria. Given the proximity to our past project, and our demonstrable success in serving the local downsizer community, we believe that the Aryze project at 956 Heywood will have an immediate positive impact to the overall Fairfield Community.

Sincerely,

David Jawl

Jawl Residential Ltd.