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To: Mayor and Council

cc: Planning Department

City of Victoria
1 Centennial Square
Victoria, B.C.

Re: Rationale for 1171 Rockland Ave. Rezoning

Dear Mayor and Council,

We are applying for the rezoning of 1171 Rockland Avenue from a legally approved twelve light housekeeping units to its current state as eight rental units. This proposal would include updating the safety systems of the building through the installation of fire suppression and sprinkler systems.

1171 Rockland Avenue, named *Dundalk*, is a Queen Anne style residence built in 1908 by architect W. Ridgway-Wilson. Wilson was responsible for several homes built on Rockland Ave. from 1890 to 1912. The home's first owners were Dr. Thomas and Annie Jones. Dr. Jones was also the first resident of another now designated home, *Trebatha* located at 1124 Fort Street. Dundalk received its heritage designation in 1977 and since then the house has undergone several conversions which have resulted in its current layout.

The current zoning for Dundalk allows a house conversion of six units, but as previously mentioned, it has long been established as eight rental units. The suites range in size from 19 sq.m. (204 sq.ft.) to 54 sq.m. (581 sq.ft.) providing rental diversity in one building. The current site coverage is 38.7% with an F.S.R. of 1.02 and will not be increased. The home currently has a single car stall, however over the extensive period which *Dundalk* has been divided into affordable rental suites, parking has not been an issue. This is due in part to mitigating factors such as unit size, affordable rent structure, and street parking. We have added adequate bike parking both in long and short term on the property. The property is situated close to downtown, public transit, and several modo car share (one located directly across Rockland Ave), limiting the need for a motor vehicle.

We are proposing an extension to the existing dormer on the south elevation for Unit 8 on the top floor. This minor alteration would increase Unit 8 from 49.14m² (529 sq. ft) to 53.12m² (572 sq. ft.) an overall increase of 3.98m² (43 sq. ft.). The change would allow more natural light into the living areas, while not impacting the heritage characteristics of existing heritage building. To enhance security we are proposing to relocate the front entry door to Unit 1 on the lower level to the south elevation. They would have an entrance path off of Linden Ave, which would require minor alterations to the existing masonry wall that would be in kind. The end columns and wrought iron gate would match the existing opening off Rockland.

We are seeking to maintain the existing units while simultaneously improving the home's safety systems. Tenants will not be evicted while work is being done. Work taking place in the units will take place in coordination with the tenants and alternative accommodation will be arranged if required. There will be minor changes to the exterior of the home, resulting in little impact to the surrounding neighbourhood. It is important to preserve these affordable rental suites, especially within the periphery of the downtown core, and enhance the life safety systems.

Sincerely,

A handwritten signature in black ink, appearing to be 'J. Keay', written in a cursive style.

John Keay, Architect