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June 30, 2020
 Mayor and Council
 City of Victoria
 1 Centennial Square
 Victoria, BC V8W 1P6

Re: 430 Powell Street Proposed Development

Dear Mayor and Council,

Introduction

The proposed development is a sensitive infill which seeks to improve a parking lot by providing 2 single family homes in close proximity to James Bay Village and Capital Park.

The Site

The subject site at 430 Powell St. is a legal nonconforming lot zoned as *R-2 Two Family Dwelling District* and is currently being used as a Robbins' monthly parking lot. Our proposal seeks to rezone the parcel to a site specific zone, sub dividing it into 2 small lots similar in size to 429 & 431 Parry St., the neighbouring properties sharing their rear yard boundary with 430 Powell St.



430 Powell St. is adjacent to James Bay Village and half a block from the Capital Park Development. The area offers access to amenities, transportation, and community services like the James Bay Community Project, Five Corners retail, Capital Park, and Irving Park. Powell St. itself has a range of housing typologies suitable for a variety of tenures. Our proposed development will add additional family housing in the community while maintaining a design aesthetic complementary to the immediate context.

Design Rationale

The design of the 2 proposed single family homes draws inspiration from the buildings in the immediate area. Specifically, the gable roof form of the traditional pattern houses which define the character of Powell St.

The material palette is refined and limited consisting primarily of western red cedar, fibre cement panels, and acrylic stucco—all contextual references to the site's surroundings. This ensures that the established quality level of materials remains consistent on Powell St. For example, the front facade has large amounts of glazing which brings an element of lightness and transparency to the street edge while defining and creating a welcoming front door. The front facade is further articulated with Western red cedar accents. The side elevations are finished with a combination of either cedar and fibre cement panels or acrylic stucco and fibre cement panels. Punched openings in the side elevations were carefully placed and sized to respect neighbours privacy and limit overlook.

Green Building Features

The 2 proposed residences incorporate the following green building features:

- Designed to Step Code 3
- High efficiency heat pump system
- Low flow plumbing fixtures and dual flush toilets
- Permeable driveway pavers
- Low maintenance native plantings
- Net increase of trees and vegetation

Policy Framework

Our proposal is consistent with the OCP James Bay Strategic Directions and align with the following:

- 21.16.1 Maintain a variety of housing types and tenures for a range of age groups and incomes.
- 21.16.5 Continue to support sensitive infill.

Additionally, the creation of 2 new single family homes supports the growth management goal of having 40% of new population by 2041 occurring in Large Urban Villages. Our site is adjacent to the James Bay Urban Village and is only 70m from the Urban Core southern boundary, therefore it is ideally located to help support this objective. Furthermore, the infill project helps enhance the City's sustainability goals as follows:

- Our proposal is family-oriented and contributes to the diverse mix of housing types and tenures characteristic of the area. This is an essential component for a vibrant, mixed-used urban village.
- Daily destinations are highly walkable in an amenity rich Large Urban Village.
- The site is adjacent to transportation options including a transit corridor, well-developed sidewalk network, and is in close proximity to the expanding bicycle network, which will all contribute to reduced automobile use.

Conclusion

Our proposal takes an asphalt parking lot and transforms it into 2 single family homes thus adding to the diverse range of housing typologies in the area while aligning with the OCP goals and strategic directions. It is our hope that providing additional housing we can help contribute to the positive growth and vitality of the James Bay Neighbourhood.

Yours truly,



Larry Cecco, MRAIC, AIA int.