

Aneesa Blake and Reed Cassidy
2740 Fifth Street
Victoria BC
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Dear Mayor and Council,

RE: 2740 and 2742 Fifth Street: Rezoning Application No. 00709 and Development Variance Permit Application No. 00236 (Hillside/Quadra)

Response to Council Meeting Minutes dated December 12, 2019

The existing dwelling located at 2740 and 2742 Fifth St is a Passive House Certified duplex, built in 2017. The proposed rezoning is to add a two storey, 1481 sqft 3 bedroom, 2.5 bathroom single family dwelling in the rear yard of the property, with one proposed variance to reduce the rear yard setback from 3m to 1.2m. We are proposing to change the zoning of the property to R2-38, which matches that of the neighboring Southern property. The Southern property has a heritage home facing the street and a duplex in the rear yard. Our proposal encompasses 3 off-street parking spots.

The proposal aligns with the OCP in many ways and fits in with the density of the neighbourhood. Offering an energy efficient, single-family, ground-oriented home, with off-street parking and manageable yard space is perfect for the modern family and a bold idea that achieves new results.

We addressed council at the public hearing on December 12, 2019 to explain our proposal and request the proposal proceed. Council agreed to allow this to proceed to public hearing, granted conditions were met. Those conditions (in ***bold italics***) and the actions we have taken to resolve them, are as follows:

- a. ***Preparation and execution of legal agreements to secure the design of the existing and proposed buildings including the energy efficiency certifications, to the satisfaction of City Staff.*** A covenant has been registered on title to secure that the building will be built as a Passive House Low Energy Building. The benefit is that future tenants will enjoy quiet, efficient and comfortable homes while the CoV further increases the number of Passive Houses in its jurisdiction.
- b. ***Preparation and execution of a Housing Agreement to secure the proposed dwelling as rental for five years.*** A housing agreement has been registered on title to secure the proposed dwelling as a rental for ten years. The addition of rental housing directly supports the Victoria Housing Strategy.
- c. ***That the motion be amended by adding a point c as follows: c. Subject to refinements being made to the proposal with respect to the length of rental tenure and the passive house standard of the new building.*** Rentals of this nature are currently in high demand and have exhibited a 0% vacancy rate over the last few years. In spite of this, we feel as though ten years of rental tenure is adequate because the rental issue is a current issue. The city's strategy is to provide adequate rental housing, therefore there is potential that in ten years, the market will have improved.

The proposed building has been energy modelled with the Passive House Planning Package software. Passive House Low Energy Building is the certification that has been selected due to the shady nature of the site; the apartment building to the West and the tall duplex to the South limit winter sunlight from reaching the proposed building. This certification best compliments the proposal, providing superior energy efficiency, the prestige of a Passive House certification, and is not cost prohibitive. The Passive House Low Energy Building standard is roughly equivalent to Step 5 of the BC Building Code Energy Step Code.

We have always been passionate about energy efficient rental housing, however having recently welcomed a new addition to our family (baby Ziggy), we're even more convinced that everyone deserves an opportunity to reduce their ecological footprint and preserve resources for future generations. We are excited at the opportunity to contribute to centrally located, low maintenance rentals, for families like ourselves to enjoy. We are equally thrilled to do so while helping Mayor and Council achieve the Housing Strategy and increasing the tax base.