

By email to: Michael Angrove,
City of Victoria mangrove@victoria.ca

3 November 2020

Dear Michael Angrove:

Re: Community Meeting for 1025 Kings Road

Community Meeting Details

Date: 17 September 2020

Location of meeting: Online – Zoom format

Meeting facilitators: Hillside Quadra Neighbourhood Action Committee (NAC): 3 members

Attendance: 5: 0 in notification distance, 5 outside notification area, emailed questions; 2 proponents

Meeting Chair: Jon Munn

Note taker: John Hall; Zoom Host: Rowena Locklin

The chair noted technical difficulties. Several people had difficulty entering the online zoom meeting. After the meeting one person within the notification distance indicated they could not establish a link to participate. Participants questioned the viability of the zoom format. Some questions were raised regarding access to the development review discussion for those without computers or related knowledge to link via a phone. It was noted that the city notice form did not provide space to describe how to electronically communicate or any advice or encouragement by the city for the community to effectively communicate regarding the proposal.

Proposed Development Details

The proponents—Carly Abrahams, Development Manager at Aryze Developments Inc. and Luke Mari of the Purdey Group and Partner at Aryze presented the proposal and answered questions.

Currently there is a 15-unit three-storey apartment building at 1025 Kings Road at Fifth Street zoned R3-2 Multiple Family Dwelling District with an Urban Place Designation of Large Urban Village. The proponents are seeking a new comprehensive development zone in order to build a six-storey 57 unit apartment building with under-building parking similar to what exists. The density of the building is proposed at a floor space ratio (FSR) of 2.74

The proposed apartment units were described as:

- 4 ground floor townhouse style units along Kings Road; 1 studio, two 1 bedroom plus lofts.
- 12 studio units,
- 25 1-bedroom units,
- 5 1-bedroom plus den units,

- 13 2-bedrooms units and
- 2 3 -bedroom units.

A shadow study was presented to show shadows across Kings Road and the Fairways store to the north.

Traffic demand study to support 20 stall parking variance was presented. The applicant is proposing 22 car stalls, 0.39 stalls per unit. Alternatives to car use include 79 bike stalls (72 in secure bicycle room) and Modo car share membership with a \$500 driving credit for occupants.

Discussion

Issues

A number of issues were discussed.

Affordability

Questions were received by email about affordability and price. Luke replied that the intent was for a percentage of units to be affordable for 5-10 years to be implemented by a legal agreement. Part of the intent is to be 100% affordable by BC Housing definitions, regarding monthly rent: \$1300 for 1 – bedroom, \$1800—\$2000 for a 2-bedroom, and \$2100-2200 for a 3-bedroom. There were additional questions raised regarding how affordable that was for different family types. It was noted that there were very few units that could accommodate families with children.

Concerns were expressed about evictions or relocation of tenants that could be priced out of the new development. Carly noted that the longest tenancy is perhaps 19 years, with most less than 5 years; of the current 15 units, 11 units are tenants of a year or longer, the other 4 will turnover with the development. The proponent indicate they will follow and exceed the current tenant relocation plan as set out by the City of Victoria. They have engaged a property manager to assist relocation and moving costs. There will be amount of rent based on length of tenancy. One option is to relocate some tenants to the Fifth Street BC housing supplemented project, and [perhaps other options as builds complete in the neighbourhood.

Playground Amenity

There was a significant discussion regarding the connection of this development to a proposed day care playground on the nearby city-school district land formerly occupied by the Vancouver Island School of Art (VISA) at 2550-2560 Fifth Street. It was unclear how implementation of this proposal would take place and if it would officially be a part of a community amenity contribution. It was implied that the city could choose increased affordability or a contribution to a playground on city-owned land. Attendees commented that both would be good; affordability is a big concern. Two playgrounds are proposed, one for 0-3 aged children and the other for 3-5 year olds, plus garden boxes, and a pathway. This project would pay for the playground and the adjacent Aryze project under construction on Fifth Street would pay for the rest. The design is open for change.

Transportation/ Parking

Meeting participants questioned the viability of the parking variance. Residents of the adjacent proposal had expressed concern regarding availability of on-street parking and the lack of a resident parking permit system to help control parking demand. The concern that 22 parking spaces would not be adequate for the 57 units was discussed. Feedback received through the development tracker were concerned about too much density and the number of existing developments, as well as not enough parking.

Design – Building Form and Character

Some building design elements were discussed. The ground-oriented townhouse style units were indicated as a good addition to street life, but at-grade parking limited the size and functionality of the units—potentially good for families, but the at-grade under-building parking limited the benefit. The proponent indicated that “there was no design language” in the neighbourhood. There was some disagreement voiced, but no further discussion. The concrete cladding and colour was briefly discussed.

Sustainability Features

Energy efficiency was briefly discussed. The proponent noted that the building would meet Step 3 of the building code as required by the city.

It was noted several times that it was disappointing no one within the notification distance was in attendance, as there are likely some issues that are not being discussed. Community participation was seen as suffering under COVID-19 restrictions and lack of facilitation from the city. The main concerns expressed were about affordability, family housing and parking/ transportation.

Jon Munn
CALUC Co-Chair
Hillside Quadra Neighbourhood Action Committee

cc. Hillside Quadra NAC, Luke Mari