

Date: November 9, 2022

To: City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attention: Charlotte Wain, MCIP, RPP, MR TPI

RE: 2848-2852 Shelbourne Street - Letter to Mayor and Council



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Victoria, BC V8W 1S6
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Dear Mayor and Council members,

Description of the project

This application is for a Rezoning and Development Permit, consists of 7 townhouses located at 2848 and 2852 Shelbourne St in the Oaklands neighborhood.

Project History:

In 2020, JB Development bought the 2 properties with single family houses on it. Stellar architectural Consulting Inc was engaged for the design of the townhouses and conducted all the neighborhood consultations. In 2022 the project was sold to the new owner. The new owner terminated the contract agreement with Stellar architectural consulting Inc and engaged Studio 531 architects as the registered coordinating architect.

The Site:

The 2 properties combined are 1224 m². We are proposing 1:1 Floor Area Ratio and setbacks like other townhouse projects that have been approved on other properties along Shelbourne. Because the current zoning only allows single family housing, we request a site-specific rezoning for townhouses.

OCP

OCP Map 29 Oakland Strategic Directions (p 165) shows that the site is in a traditional residential designation area.

Project benefits

The project provides several benefits for the residents and the community

- 7 new townhouses, 3 story building with onsite parking
- Limited to 1 curb-cut for the driveway
- Durable and high-performance building: permeable paver, solar panels, heat-pump, ...
- BC transit bus stop within 10m of the property (OCP map 5)
- Fire hydrant located within 45m of the property
- Part of the greenway network (OCP map 6)

Neighborhood context

2852 is located within the residential neighborhood of Oaklands. The property is located on the west side of the Shelbourne corridor, near the Victoria-Saanich border in the Oaklands Neighborhood Association area. The property is also located near to traffic corridor Hillside Avenue, regional and frequent BC Transit routes, and is close to easily accessible cycling and pedestrian infrastructure. The neighborhood provides a series of significant park amenities and playfields. The location is serviced by major commercial and service nodes located near the

"town-centre" of Hillside Shopping Centre to the North, as well as the small urban village area of Haultain Corners. There are several school and work opportunities nearby.

Steller architectural consulting did the community engagement meeting with the neighborhood. A shadow study was developed that responds to the concerns of the neighboring family at the north site of the property. The impact on their vegetable garden was minimal and satisfied their concerns. Neighbors have said that they would like a solid wood fence built around the property, and express support for the overall proposal. They also like the traditional design and have stated that they prefer the proposed orientation of the single building on the lot as opposed to the other option of two buildings, one with street-facing units and the other with a rear-yard orientation compromising the privacy of the rear neighbors.

The previous owner and architect started a community consultation process with the owners of the neighboring properties and the City of Victoria. The neighbors made it clear that they would support the project as it is now presented.

Rezoning:

	Zoning R1-b	Proposed: Site Specific
Use:	Single Family Dwelling	Townhouses
Setback Front:	7.5m	8.27 (7m SRW + 1.27m)
Rear:	7.5m or 25% of lot depth	min. 4m
Side:	1.5m or 10% of lot width	min.4m
Site Coverage:	40%	39.13%
Hight (m)	10.50	10.27
Vehicle P. Resident	7	7
Vehicle P. Visitor	1	1
Drive aisle (m)		7
Bicycle Parking	6	6

Applicable guidelines:

- Design Guidelines for: Multi-Unit Residential, Commercial, and Industrial (2012)
- Revitalization Guidelines for Corridors, Villages and Town Centers (2017)
- Advisory Design Guidelines for Buildings, Signs and Awnings (1981).

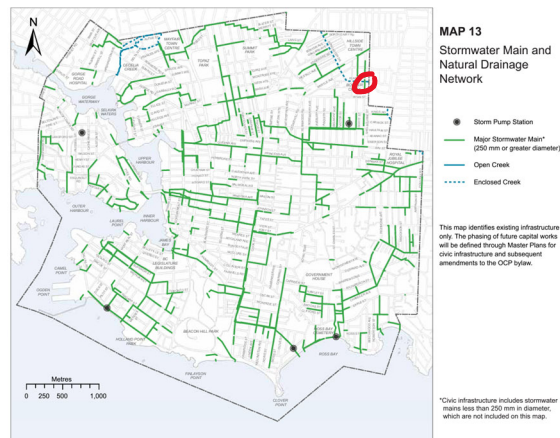
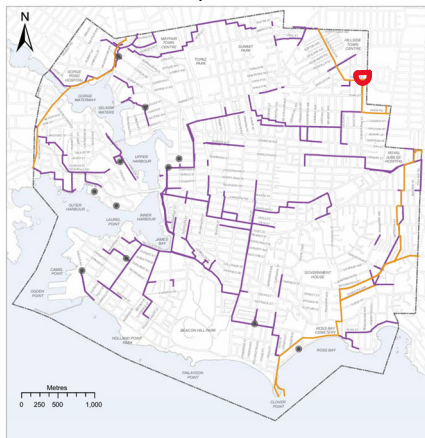
Tenant Displacement and Demo

The existing houses on the property are empty, fenced and boarded up. There are no tenants to be displaced. The owner will soon submit a demolition permit for those houses as they are now vulnerable for break ins, vandalism and form a possible risk homeless seeking shelter. This poses a risk for the neighborhood and community.

All materials and components from the demolition will be recycled as much as possible and comply to the Demolition Waste and Deconstruction Bylaw (in effect since Sept 12, 2022) to salvage all valuable wood and other construction materials

Stormwater Management

The property is formally occupied by single family houses, which will be demolished soon. As the site was previously developed with several single-family housing, the new post-development will not substantially increase the intensity of storm water to the infrastructure.



Design approach

The proposed townhouses are turned 90 degrees from Shelbourne St showing the side elevation as the front which aligns more to the neighboring context. This allows the project to have 1 driveway and 1 main entrance to Shelbourne. The setback from the North property line is increased to allow a 7m drive aisle between the property line and the building elevation. The West elevation has a 4m setback from the rear property line with minimal windows to maintain the privacy to the neighbors' lots. All residential units will have south facing garden, patios and living area at a 4m setback.

The townhomes have a peaked-roof style which increases compatibility with nearby traditional homes, and the overall forms are broken up with gables and boxed-out bay windows, covered balconies, shed roof covered entries, plus a variety of architectural details such as wide trim, windows with aprons, shingled exteriors, painted panels and trim, knee brackets, dentils, finials, tapered columns, and stone clad column bases. High quality materials will age gracefully. Each unit will have a private deck off the kitchen on the second floor plus access to private outdoor patio and garden space on the ground level. The homes are ``buffered`` from busy Shelbourne Street, and the property will feature extensive landscape enhancements including privacy plantings between units, and a permeable driveway that will delineate pedestrian, bicycle, and vehicle areas to provide a safe and comfortable courtyard with a clear pedestrian pathway from the street. The common yard at the front will also be attractively landscaped including another pedestrian route into the property and the entries to the residences are softened with additional garden elements. Year-round vegetative visual interest and privacy, as well as winter light optimization, have been a factor in the professionally recommended trees and plantings.

The townhomes will be developed to Build Green and BC Energy **Step Code 4** construction standards. This will exceed the current STEP 3 energy performance for Victoria. The units will be solar-ready and will utilize a low-carbon heating source such as air source heat pumps for heating and cooling. Each garage will be wired for an electric vehicle charging station, and storage for 6-8 bicycles will be provided on site. The proposed new townhomes will employ landscaping measures to ensure that stormwater is effectively managed on-site, employing techniques such as permeable surfaces, indigenous and drought-resistant planting, etc. The entire perimeter of the project will have a landscape border; outdoor lighting will follow Dark Sky principles.

Setbacks:

- Front setback: 7m Statutory Right of Way (SRW)
- Increased setback at the rear: 4m
- Interior setback North: 7m for the drive aisle width
- Interior setback South: 4m

Townhouse layout:

- 1st floor: entrance, garage, media room, office, bathroom
- 2nd floor: living area, kitchen, washroom, deck
- 3rd floor: 3 bedrooms, 2 bathrooms, laundry room

Green Building Features

- STEP CODE: **STEP 4** (min STEP 3 required)
- All appliances EnergyStar® rated.
- Solar panels
- Heat-pump
- LED lighting throughout.
- Construction waste diverted from landfill during construction through recycling of existing materials and on-site waste management
- Natural and recyclable building materials, and where possible materials will be sourced within 800km of the site.
- Low-VOC paint in all interior areas.
- Low flow plumbing fixtures used throughout all units.
- EV-Charging stations in every garage
- All Individual residences have private outdoor deck living space
- Exterior insulated envelope
- Increased airtightness
- Natural and recyclable building materials, and where possible materials will be sourced within 800km of the site.
- Exterior envelope materials are highly durable, and detailing will suit life-span management of components.
- Multiple thermostatically controlled heating zones within each residence.
- All windows EnergyStar® rated.
- Interior layouts designed to optimize natural daylighting.

Advisory Design Panel (ADP)

The ADP requested some design changes to the original design created by Stellar architectural consulting.

- The landscape plan was changed to accommodate the requested replacement tree change.
- The proposed signage and fencing were relocated to maintain a 3x3m triangular side of view on each side of the driveway.
- The designer ensures the unprotected openings and spatial separations to meet the BCBC.
- A glass guardrail to be installed behind the decorative wooden guardrail to meet the BCBC requirements
- The egress is complying with BCBC 9.9.9.1 (3)
- The bedroom windows are complying with BCBC 9.9.10
- Location of fire hydrant is within 45m, located on the corner of Shelbourne and Pearl St.

Summary

We have spent considerable effort to ensure that this project is the right fit for this important block on Shelbourne Street in the City of Victoria. Compact, family-focused layouts will ensure that this application provides much needed Missing Middle housing while elevated BC Energy Step Code 4 standards, Built Green design, thoughtful landscaping, and stormwater management will minimize the modest development's environmental footprint.

Thank you for your support as we believe that this application presents a neighborhood appropriate design and settlement pattern for the Oaklands community.

If you have any questions, please contact our office.

A handwritten signature in blue ink, appearing to read "Tom Moore".

Yours truly,
Tom Moore
STUDIO531 architects inc.