

CASCADIA ARCHITECTS

DAMANT + JOHANNKNECHT

March 16, 2023

City of Victoria
No.1 Centennial Square
Victoria BC
V8W 1P6

Attn.: Mayor & Council

Re: 1039/1043 Meares Street Rezoning and Development Permit Application

Cascadia Architects is pleased to submit, on behalf of Jawl Residential Ltd. and Bradbury Developments Ltd., a Rezoning and Development Permit Application for the properties located at 1039 and 1043 Meares Street. The application proposes the construction of a 6-storey 50-unit residential building that carefully responds to the relevant 2012 Official Community Plan directions, 2019 Fairfield Neighbourhood Plan and City of Victoria Design Guidelines for Multi-Unit Residential.

The group's vision for this application is to deliver a building for the future that addresses energy performance, increased electrification and leads by designing a building with common spaces more equitably allocated between the car and alternative modes of transportation. This site is a unique opportunity to provide a net gain in homes that advance the city's goals of sustainable, car-lite development. In preparing this application, the design team has received preliminary input from neighbours, the Fairfield Gonzales CALUC, City staff, and specialist consultants, including a certified arborist, transportation planner, landscape architect, and civil, structural and geotechnical engineers. The public consultation and review process to-date included the following meetings:

- Various individual meetings and correspondence with neighbours and the CALUC – January 2022 - Present
- Pre-CALUC Neighbour Group Meeting – March 28, 2022
- Multiple Planning Meetings – with City of Victoria staff from Planning, Engineering, Parks, and Transportation
- CALUC Community Meeting – June 27, 2022
- Advisory Design Panel Presentation – September 21, 2022
- Check In/Update Call with CALUC Members – March 8th, 2023.



CASCADIA ARCHITECTS INC
101-804 Broughton Street
Victoria BC, V8W 1E4
Canada

T 250 590 3223

Meaningful changes to the design have been implemented based on the consultation meetings, including:

- **Location of water and sewer connections.**
- **Increased (37%) bicycle parking.**
- **View impact mitigation to the neighbouring building.**

www.cascadiaarchitects.ca
office@cascadiaarchitects.ca

A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP,
Interior Architect AKNW Germany

- **Increase in number of trees on site along Meares Street through careful consultation with BC Hydro and City Parks Department.**
- **Accessible Parking to meet upcoming changes to Schedule C Parking Bylaw.**
- **100% of parking to receive EV chargers – installed at occupancy at no cost to residents.**
- **Permeable pavers on boulevard for BC Hydro PMT access.**
- **Adaptable floorplan option available for designated unit(s).**
- **Preservation of trees and landscape buffer on neighboring properties.**
- **Trees installed overtop parkade to provide privacy for neighbours.**
- **Enhanced setbacks to buildings at south and west.**
- **Rooftop Garden fully accessibly by all residents.**

Existing Zoning, Site Characteristics, and the Fairfield Neighbourhood Plan:

The existing parcels are home to a surface paved pay parking lot and total 1352m² in total area. They are zoned as R3-1 Multiple Dwelling District lots which permits density up to 1.2 FSR and height up to 6 storeys. The lots are currently used for surface parking. Located in a designated Core Residential area of the Fairfield Neighbourhood Plan, the proposal neighbours an existing 4-storey buildings to the west, and a 6-storey BC Housing Supportive Housing building is under construction to the east. Directly across Meares Street is an over height 6-storey mixed use building, and to the south is another 4-storey residential building. The Core Residential Area allows 6-storeys and, 20m in building height. This area is easily accessible via transit and the AAA bicycle network, and is valued for its proximity to downtown, amenities, and local parks.

Description of the Proposal:

The proposed development is a 50-unit building with a mix of studio, 1-bedroom, 2-bedroom and 2-bedroom plus den units. By providing a variety of unit sizes, with larger balconies and decks, this project will help to support a diverse population in a walkable neighbourhood with easy access to goods and services. The building is sited close to the north and east property lines where the adjacent BC Housing Supportive Housing project has a blank wall. This serves to minimize overlook and noise impacts and maximize light and views for the buildings to the south and west. The material expression is elegant, composed of panelized warm grey durable cladding with custom patterned balcony glass that relates to the expressive cladding of Mosaic building across Meares St. The rest of the exterior palette extends the refined architectural expression, using high-quality finishes, including cementitious finishes, metal cladding, clear glass, and full height glazing on the ground floor facing the street.

The primary design initiatives which reference the **2012 Official Community Plan, and 2019 Fairfield Neighbourhood Plan** can be summarized as follows:

- The proposal reflects the intent of the Official Community Plan as well as the Fairfield Neighbourhood Plan with a height of 6-storeys, surface parking, and a density (FSR) of 2.49:1, below the maximum threshold of 3:1.
- The massing and material finish have been crafted to suit the neighborhood's multi-unit buildings and mixed-use buildings.
- This building aligns with northwest Fairfield's predominance of multi-family housing with units of varying sizes to appeal to a diversity of occupants.

- The proposal introduces a semi-commercial ground-oriented live and work unit which increases the visible activity and community connection around the building and strengthens semi-commercial uses that characterize this block of Meares.
- Through thoughtful massing, the building's alternating rhythm of balconies provide articulation and breaks up the massing. Large windows and balconies provide eyes to the street. Resident amenities include a roof top garden space, and the south-facing level two units have full walk-out patios that provide additional livability for those units, and landscaped screening for privacy to and from the building to the south.
- To take advantage of Fairfield's active transportation network, this proposal provides more bicycle parking than required. A ground level bike room facing Meares Street with secure access to bicycle storage will serve occupants and visitors.
- Fourteen new trees on the ground level (5), level two (6) and roof deck (3) deep planters, will add to the city's urban forest canopy.
- This proposal strives to enhance the transition between downtown and single-family and multi-residential buildings to south. The strong architectural design is compatible in character and quality with the Fairfield context.

Transportation and Infrastructure:

The project is exceptionally well situated and served by City of Victoria infrastructure. Schools, parks, and recreation facilities, as well as shopping destinations are all within walking or rolling distance of the site. The future residents will have a range of transportation options available to them. Infrastructure for vehicles, walking, and particularly cycling is immediately accessible from the property, with the newly constructed Fort Street and Vancouver Street AAA cycling corridors less than a block away. The location is a biker and walker's paradise with a bike score of 99 and a walk score of 93.

The project will include 22 surface parking stalls accessed from the driveway at the northwest corner of the lot. Due to the redevelopment, two existing driveways will be consolidated into one new driveway. The parking lot includes a total of two accessible parking stalls, one being larger to accommodate van parking, in voluntary compliance with changes to the City of Victoria parking bylaw that took effect after the initial submission, on September 19, 2022.

A well-appointed space located in a prominent location on the main level of the building provides those using bicycles for recreation and commuting, a quality area for storing and maintaining their bikes. A total of 82 long-term bicycle stalls (37% above Schedule C), including 8 cargo bike stalls, will support individual and family cyclists. 8 short-term bicycle stalls are also provided in front of the building and along the frontage. There is also a ground floor bike kitchen and bike (and dog) wash station, as added features for residents.

To encourage a car light lifestyle, the project will additionally offer a multi-faceted Transportation Demand Management Strategy including the following items:

- **Improved Access to Long Term Bike Parking**
 - The Bike Parking Room is situated adjacent to the buildings Accessible Lobby, facing Meares Street. This room will also be equipped with electronic access controls, CCTV Security Cameras, wider doors

with automatic door controls to make coming and going from a multi-unit residential building that much more convenient, when coming and going by bike.

- **Bike Maintenance Facility**
 - The bike room will be equipped with a bike maintenance stand and washing station.
- **Additional Long Term Bike Parking**
 - A 37% increase in resident long-term bike parking is being provided for the project.
- **Electric and Cargo Bike Parking**
 - 10% of the long-term bike parking being provided is for cargo/non-standard bike sizes
 - All bikes within the bike parking room will have access to a 110V plug for future proofing for e-bike charging.
- **Car Share Package**
 - To incentivize residents to choose alternative modes of transportation the following will be provided to all residents:
 - \$500 MODO Car Coop Memberships
 - \$100 in driving credits towards EVO Car Share,
- **Unbundled Parking**
 - By providing unbundled parking the applicant is creating the situation where purchasers will have to opt in to purchase a parking stall while being incentivized to not purchase a parking stall.
 - Those individuals who do not purchase a parking stall will be provided a 3 Year Eco Pass to BC Transit.
- **Welcome Package**
 - To encourage a car light lifestyle for all residents the following will be provided upon move in:
 - Information about transportation opportunities in the region including bike and bus maps and car share information.
 - \$500 gift card to local bike shop for the purchase of a new bike
 - 10 BC Transit Tickets

The applicant has also agreed to offer an additional option (outlined as Option B in the updated TDM Report) that would be conditional on City Staff agreeing to designate a parking space out front of the project. This dedicated space would be for a new MODO EV Vehicle. This vehicle purchase would be paid for by the applicant. In addition, the applicant would furnish the dedicated parking stall with an EV Charger. As noted in the updated TDM, this would further increase the reduction in parking demand for the project.

A Traffic Demand Management study conducted by WATT Consulting Group and updated in March of 2023, calculates that the proposed measures will reduce parking demand for the project by 24 stalls, thereby fully meeting the expected requirements of the site according to the Schedule C Parking Bylaw.

In terms of Infrastructure, the project will be supplying and installing with BC Hydro a PMT on private property. This is being done after careful coordination with BC Hydro and City Parks and with the installation of permeable boulevard crossing, to minimize impacts to public infrastructure.

Project Benefits and Amenities:

This project will bring 50 Net new housing units to the city, through a carefully designed building on the existing 60 stall parking lot. The simple and elegant design is well-suited to the neighborhood and will contribute further vibrancy

to the community. The frontage improvements include an enhanced green space and tree canopy which will be complemented by roof deck tree planters. The vehicle access and surface parking have been designed to minimize impacts to existing large trees on the southwest side of the site. While it is estimated that five trees may be removed, a total of 14 new trees will be planted, to provide a net benefit of at least 9 additional trees to the urban forest. In addition, opportunities for interaction and gathering amongst residents are accommodated through a rooftop amenity space. This area will include spaces for social interaction, vegetable gardening and food preparation.

In response to the City of Victoria Inclusionary Housing Policy, the applicant has agreed to comply with the policy. As a result, the City conducted an Economic Land Lift Analysis that concluded an economic Land Lift of \$157,400.00 which translates into a Community Amenity Contribution of \$118,000.00. The applicant does not dispute this contribution and commits to paying this money in connection with the rezoning and development permit per the policy.

Safety and Security:

This development will introduce a new population of residents in the neighbourhood and contribute additional 'eyes on the street'. The overall design has considered passive surveillance of the property, and views to all common areas and access points. The ground floor unit will have an individual front door and patio, re-enforcing the street presence with its landscaped area as an active space. Site lighting illuminates the areas around the entire building to promote safety and visibility of landscaped areas. It is important to note that this lighting will be shielded and kept at a lower mounting height in order to avoid glare and light pollution to neighbouring properties. Lastly, access to the property will be secured and available only to the residents and permitted guests.

Sustainable Features:

The following is a list of green building initiatives that will be deployed within the project:

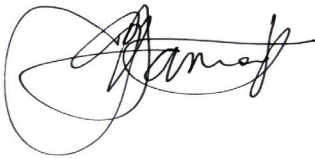
- Zero Homes or Residents displaced in development of this project.
- Net Positive Housing Creation (50 homes).
- Meeting Step 3 of the BC Energy Step Code.
- Site is located within 250m of Vancouver Bike Greenway, Fort Street Bike Lanes and Vancouver Bike Connector to Pandora and Wharf Street Bike Infrastructure.
- High efficiency LED lighting throughout common areas and homes.
- Secure bike storage at ground level includes an automatic door with electronic access control.
- Electrical outlets for electric bicycle charging locations within bicycle storage.
- CCTV cameras for secure bike parking.
- A bicycle wash station and repair stand in convenient location inside the bike storage room.
- Robust Welcome Package to incentivize car light lifestyles emphasizing active transportation opportunities.
- All 22 parking stalls to have EV car chargers installed at building completion at no additional cost to the homeowners.
- Heat Recovery Ventilation provided to all suites bringing fresh air ducted to each home.
- Fuel source for all appliances and space heating will be electric including high efficiency induction cook tops.
- High efficiency common domestic hot water boiler system.
- Stormwater Management Plan implemented during construction.
- Over 90% Construction Waste Diversion Plan implemented during construction.
- Community Rooftop Patio for ALL Residents with Urban Agriculture Spaces.

In preparing this application package the team has carefully considered community input, the relevant Official Community Plan objectives and the Fairfield Neighbourhood Plan. It is our belief that the design for this project is responsive to the neighbourhood context and proposes timeless architecture that will contribute positively to the community experience.

If you have any questions or require further clarification of any part of this application, please do not hesitate to contact our office.

Sincerely,

CASCADIA ARCHITECTS INC.

A handwritten signature in black ink, appearing to read 'G. Damant', with a large, stylized circular flourish on the left side.

Gregory Damant, Architect AIBC, RAIC, LEED AP
Principal

A handwritten signature in black ink, appearing to read 'P. Johannknecht', with a large, stylized circular flourish on the left side.

Peter Johannknecht, Architect AIBC, RAIC, LEED AP
cert. Passive House Designer, Principal