

1702 Quadra Street

We acknowledge with respect the Ləkʷəŋən and W̱SÁNEĆ peoples on whose traditional territory the property stands and the Songhees and Esquimalt nations whose historical relationships with the land continue to this day.

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RE: 1702 Quadra DP Submission

Dear Mayor and Council

We are pleased to present this letter outlining the core content of our application to redevelop the lands at 1702 Quadra Street. Enclosed is a summary of the proposed 12 storey, ninety two (92) unit purpose-built rental building that introduces a mixed use development to a core location in the city’s downtown.

Since first hosting a preliminary information session on December 8, 2021—followed by additional engagement events throughout 2022—our proposed development at 1702 Quadra Street has gone through a series of thoughtful revisions in response to valuable Staff and community feedback, which you’ll find detailed throughout this document.

The biggest evolution of the proposal is in the form of building design which has been revised to address Staff feedback surrounding setbacks and incorporate input from the neighbourhood. While initially considering the preservation of the existing building’s exterior facade, our emphasis shifted towards fulfilling community desires for enhanced housing diversity and vibrant commercial areas that contribute to a dynamic future streetscape. As the exterior facade has undergone changes, our dedication to celebrating the rich history of the subject site persists. This commitment is reflected in our pursuit of collaborative design possibilities that seamlessly integrate the past and present, all while valuing the input of community members.

As you will find detailed throughout this document, this proposed development will add to the diversity of rental stock and commercial offerings in North Park, while supporting a car-lite, community-driven lifestyle. While some elements of the proposal have evolved, our original goals—to create much needed mixed-use purpose-built rental housing that contributes to neighbourhood vibrancy—continue to be emphasized in the design, and in many ways, now exceed what we were able to deliver with the previous proposal.

Combined, we believe that this proposal focuses on the important tenets of city building; placing the right homes in the right places, thoughtful design that acknowledges the neighbourhood context and future growth potential, all while contributing to a diversity of housing that supports a myriad of lifestyles.

I look forward to discussing this proposal with you in more detail as we progress throughout the approvals process.

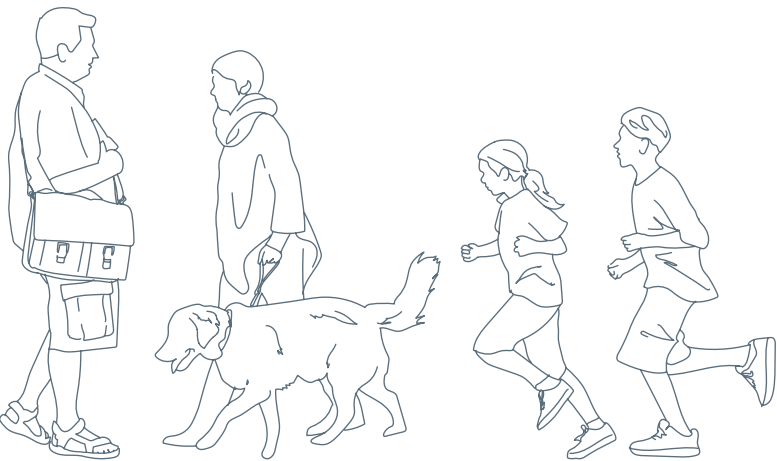
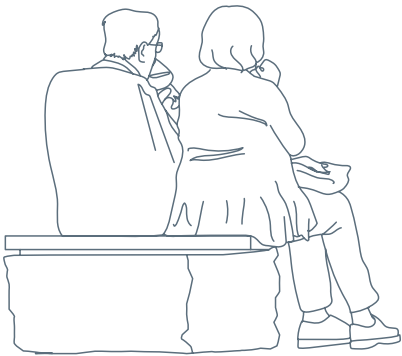
Vinit Jain

Vinit Jain
Development Manager
Aryze



Aryze Philosophy

We’re an integrated home building, development and urban planning team committed to increasing the quality of homes and communities in Victoria, BC.



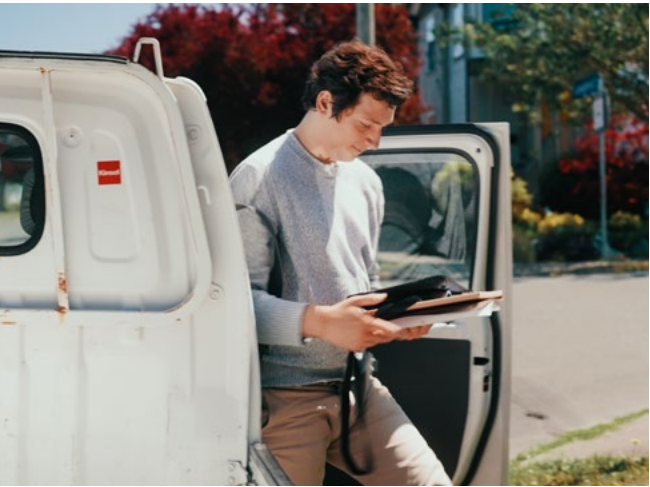
Diversity

A healthy city needs quality housing options across the spectrum, including varying forms of tenure. We build a range of home types, in order to allow new households to form, young families to grow and downsizers to stay in their community.



Design

We are a close, cohesive team that will always strive to make a personal and significant impact on our built environment. Creative architecture and intelligent design add value to the urban fabric that makes our city more interesting, diverse and fun.



Engagement

Community discussions are a valued benefit to our process. Members of the community are an excellent repository of the aspirations, needs and challenges of the neighbourhoods we work within and engagement is critical to the success of our projects.



Analytics

Building something just for the sake of building isn’t good enough. Proprietary data sets inform our decisions, and help us understand how people in urban areas interact with the built environment. Every Aryze home is created with its neighbourhood in mind.

Project Team

Rotunda, Victoria BC



Aryze Developments

We believe that every neighbourhood should have diverse housing types and tenures for all incomes and demographics. With a focus on innovation across a full spectrum of housing types, Aryze’s projects include custom homes constructed in partnership with some of Canada’s most acclaimed architects, along with creative urban infill developments built in established neighbourhoods you already know and love.

With nearly two decades of home building experience Aryze combines traditional building methods, innovative construction technologies and intelligent design to deliver architecturally-significant multi-family developments which are attainable to more people in their journey along the housing continuum.

aryze.ca

90 Alexander, Winnipeg MB



546796 Architecture

5468796 Architecture promotes a collaborative approach amongst its 20 members, leading a new wave of contemporary architecture in Winnipeg. The firm has been described as “Canada’s most exciting new architectural firm in a decade, one dedicated to applying design innovation to the humblest of tasks, a plains-born, good-humoured, resolutely resourceful verve for building modestly, but with elegance.”

As an integral part of practice 5468796 Architecture established a number of research and engagement platforms to promote design culture and design-related initiatives within a broader community.

5468796.ca

1326 Pandora, Victoria BC



Biophilia Design Collective

Biophilia Design Collective is a landscape architecture firm with 13 years experience in landscape design, urban planning and project management. Through their experience with residential, commercial and civic projects, they understand the value of achieving goals through innovative design, conservative planning and cost effective implementation measures.

Biophilia believes that exterior landscape and interior green space should respect, enhance and work symbiotically with architecture and be accessible to people of all abilities to help improve health and well-being. Their focus is to create synergies between the soft plantings and the hardscape aspects of the built environments they create that both relate to and enhance the architecture while ensuring accessibility.

biophiliacollective.ca

Area Context



Legend

-  Subject Site
1.

Crystal Pool & Fitness Centre
2.

Habit Coffee
3.

Parsonage Café
4.

Royal Athletic Park
5.

Save-On-Foods
6.

Save-On-Foods Memorial Centre
7.

Sherwood
8.

Tacofino
9.

Victoria Public Market at the Hudson
10.

Wildfire Bakery
11.

Zambri's

North Park is a vibrant and diverse up-and-coming community home to approximately 3,400 people and numerous small businesses such as restaurants, shops, job centers and health services, as well as larger recreational facilities including Royal Athletic Park and the Crystal Pool in Central Park. This makes the subject site an ideal location for increased housing options and provides all the benefits of a 15-minute city for the future residents. Occupying one square kilometre, North Park is one of Victoria's oldest and smallest residential neighbourhoods and is well recognized for its collection of historic religious landmarks.

Site Context

Legend

- A

Subject Site
1702 Quadra Street
- B

Sandpiper Apartments
1630 Quadra Street

Condominiums
12 Storeys
120 Homes
- C

Fisgard House
844 Fisgard Street

55+ Subsidized Senior Housing
7 Storeys
52 Homes
- D

North Park Manor
875 North Park Street

55+ Subsidized Senior Housing
16 Storeys
158 Units



The “Abbey Apartments” is one of the many multi-family buildings that make up the area’s diverse housing stock. Built in 1911, the building is representative of the social and economic transition of the area prior to World War I, as the homes were part of a surge of development in the city as trade and commerce expanded at a rapid pace. As a result—with the neighbourhood’s proximity to downtown and nearby amenities—North Park became a popular place for multi-family homes, as the population grew quickly alongside the city’s prosperity. As many of the area’s residents were immigrants, the neighbourhood was a hub of multiculturalism. With its close proximity to Victoria’s Chinatown, a

number of prominent Chinese residents and local businesses called the area home.

The site is framed by a number of existing 1960s era housing towers, ranging from 7–16 storeys in height. It shares sidewalk frontage along Quadra Street with the modernist First Baptist Church, and is directly across the street from the First Metropolitan United Church, which is a heritage building. The current structure at 1702 Quadra Street is a two storey residential building and is home to 16 individuals/families. As it stands, however, it is heavily underutilized for a lot in the urban core of our City.

Policy Context

Part of the Urban Core

The subject site is located on the north-western border of the City of Victoria's downtown core, thus falling within the Urban Core Residential designation, which provides the highest density and greatest mix of uses in the City of Victoria. The proposal meets and exceeds the majority of the goals and vision within the OCP which calls for new developments to make efficient use of land through compact development, reduce fossil fuel dependence through advancement of multi modal connectivity and mobility, preserve the culture and history in the area—and most importantly—provide much needed diverse housing that is secure and inclusionary. The proposal was also informed by the NPNA Community Survey Results which talks about the values and priorities of the neighbourhood.

Even at the neighbourhood level, the strategic direction is anticipated to accommodate new population and housing growth within walking distance of the North Park Village and enhance pedestrian connections with both Downtown and the Douglas Street rapid transit corridor.

In terms of the Development Permit Area the lot falls under DPA 3 (HC): Core Mixed-Use Residential and the guidelines for development include

	Height	Density
Existing Zone (R3-C)	37m	3.0
OCP (Core Residential)	75m (20 storey)	5.0
Proposed	42m (12 storey)	5.5*

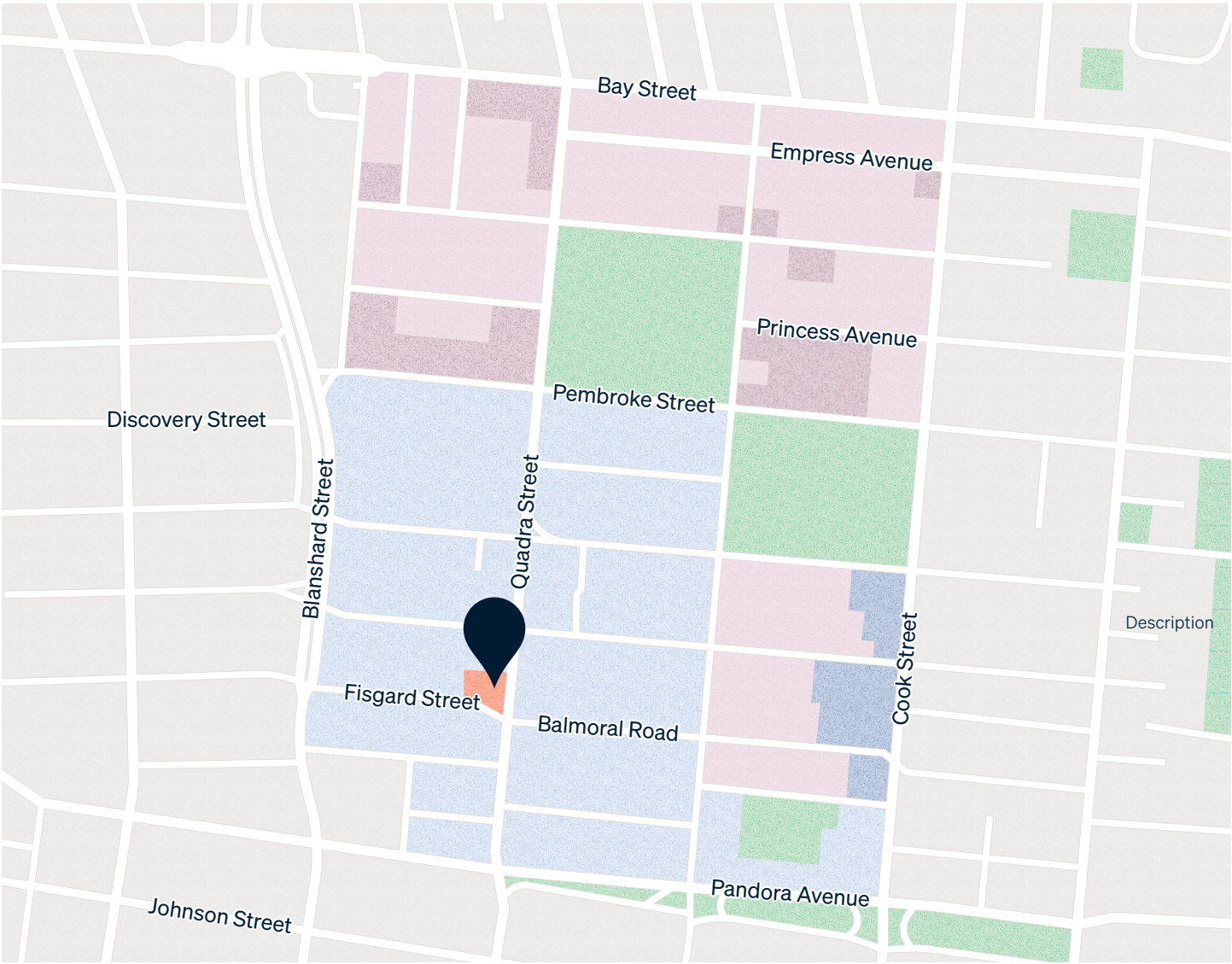
*Additional density supported by expanded purpose-built rental housing and reduced carbon footprint

transforming the function, form and character of the area through mid-to-high-rise residential mixed use and commercial buildings. It also talks about enhancing the area through a high quality of architecture and urban design that reflects the function of a major residential centre on the edge of a central business district in scale, massing and character, while respecting the neighbouring prominent heritage landmark buildings.

The proposal also conforms to the design guidelines of the Residential Mixed Use District of Downtown Core Area Plan (DCAP). DCAP anticipates that the subject area will experience a shortfall of between 110,000 squared

metres and 600,000 squared metres of space within the next 10 to 15 years, emphasizing yet again that developing the existing lands to their full potential is not only a need, but a responsibility to the community.

In an attempt to achieve this, the proposal is meeting the City's goals for allowable density by advancing the OCP's vision of valuable public amenity contributions. By thoughtfully incorporating density, the proposal supports a car-lite lifestyle and the provision of purpose-built rental housing that is architecturally advanced and sustainable—amenities which help offset the impacts of density by activating the public realm.



Information taken from the City of Victoria's Official Community Plan

Legend

- Subject Site
- Core Residential
- Large Urban Village
- Urban Residential
- Traditional Residential
- Public Facilities

Project Pillars

The proposed development at 1702 Quadra has been designed with the consideration of three key project pillars. These core project elements have evolved in response to community feedback and collaboration to ensure the proposal contributes to numerous benefits for the residents and community at large.

Key Pillars

- Compact Development* →
- Commercial Vibrancy* →
- Housing Diversity* →



Compact Development

As the City grows more expensive and available housing stock continues to decline, people find themselves without the opportunity to live within Victoria’s urban core. We need to create housing in the locations that can respond to population growth and changing demographics that naturally lend themselves to more density.

Creating homes near existing services, workplaces and amenities with a purpose-built, thoughtful and progressive design we can inspire a healthy city, where residents can work, live and play all within 15 minutes.

Locations like these are great candidates for more housing as they demonstrate an efficient use of urban infill, which respects our limited land resources by avoiding urban sprawl.

City policies speak to the need to reduce car dependency, showcase climate leadership and promote diverse housing choices in existing neighbourhoods.

With this proposal, we have the opportunity to advance some of these goals around sustainability and housing policy by creating the right homes in the right places. This location is perfect for

the car-lite lifestyle with active multi-modal transportation options nearby and mutiple bus routes running nearly every five minutes.

It is widely acknowledged that we are falling behind on our goal of adding new housing for the diverse needs of the City’s current and future residents. Without net new housing supply, the City of Victoria will continue to fall behind in keeping up with the demand. Instead, we need to embrace locations like 1702 Quadra Street, which present a real opportunity to provide housing choice for many on a highly underutilized site.



Commercial Vibrancy

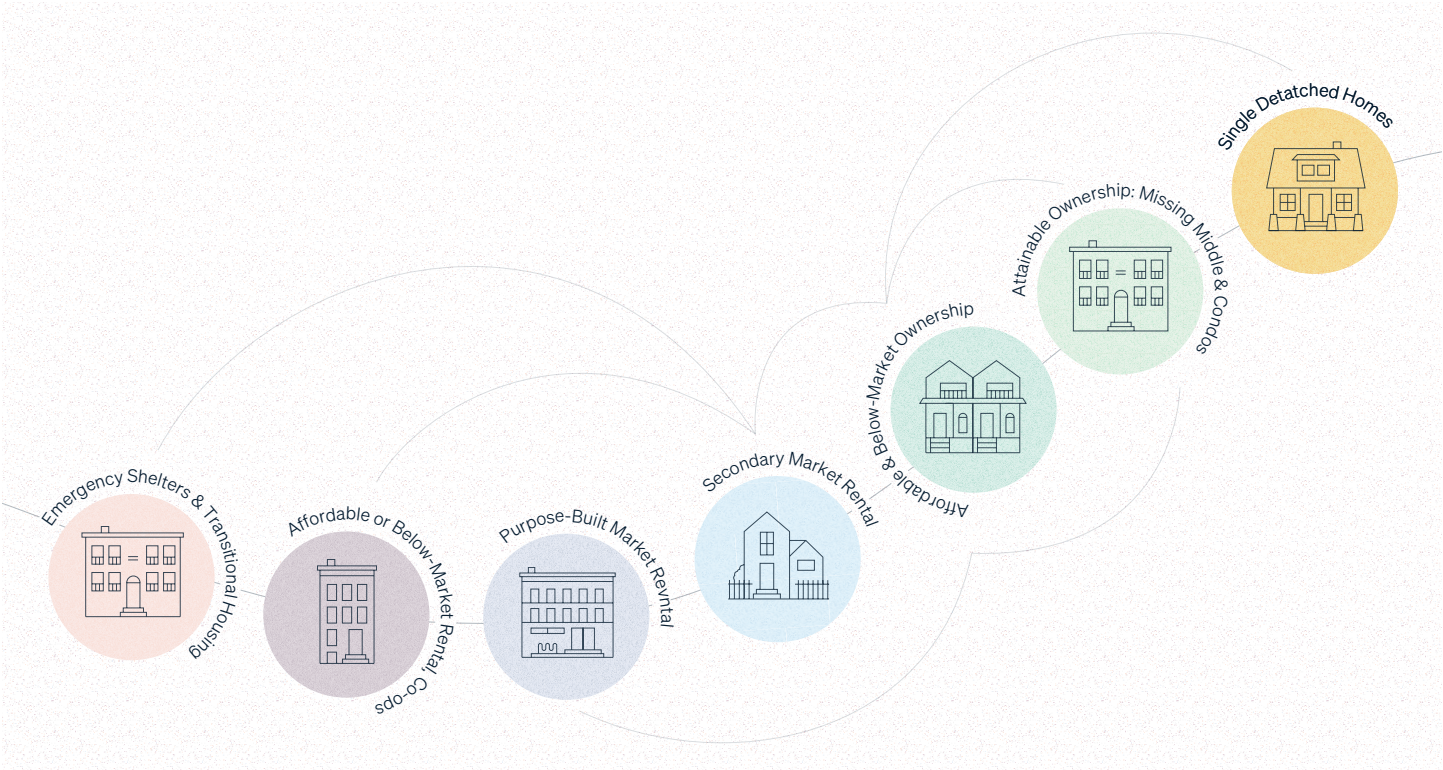
The area surrounding the subject site has always been a marriage of commercial and residential, and this proposal aims to carry that forward with consideration of the current and future potential of the highly underutilized site. The commercial space and live-work residences located on the ground floor have been designed in response to the corner site orientation—and the City’s design guidelines for Mixed-Use Residential buildings—adding commercial vibrancy and opportunities for community connection to both streetscapes.

Situated on the southeast corner of the site, the commercial space mimics

the original layout of the existing building while increasing visibility and expanding upon the varied commercial offerings on the block. The North Park Neighbourhood Association’s Community Values Survey highlights the community’s desire for local, diverse businesses that contribute to the vibrancy of the neighbourhood and we hope to honour that desire as we continue to explore suitable commercial tenants for the CRU space.

Located along Fisgard Street, three work-live units will provide a unique opportunity to add to the public realm with pedestrian activity through small commercial spaces during the day and

residential activity after work hours. While adding to the diversity of rental stock in the city, live-work units support a car-lite, community-driven lifestyle—important tenets of the 15-minute city. We look forward to engaging with prospective tenants about the benefits of live-work homes and envisioning ways that the hybrid living arrangement can support their individual ventures and the community as a whole.



BC Housing Strategy's Housing Continuum

Housing Diversity

The essential nature of this proposal is one of providing secure purpose-built rental (PBR) housing stock, with a diverse unit mix, for a city facing a housing crisis.

PBR housing is the strongest form of tenure and represents a possible—and sometimes beneficial—alternative to homeownership. Common benefits to rental housing are the lack of maintenance or repair costs, increased access to amenities, no property taxes, more flexibility where you live, predictable monthly payments and no

requirement for a down payment. If we are going to make urban progress in affordability, climate change and social equity, we need to increase rental housing across the city in areas well connected to walking, cycling and transit corridors. As a PBR, the proposal has been designed with leasing in mind.

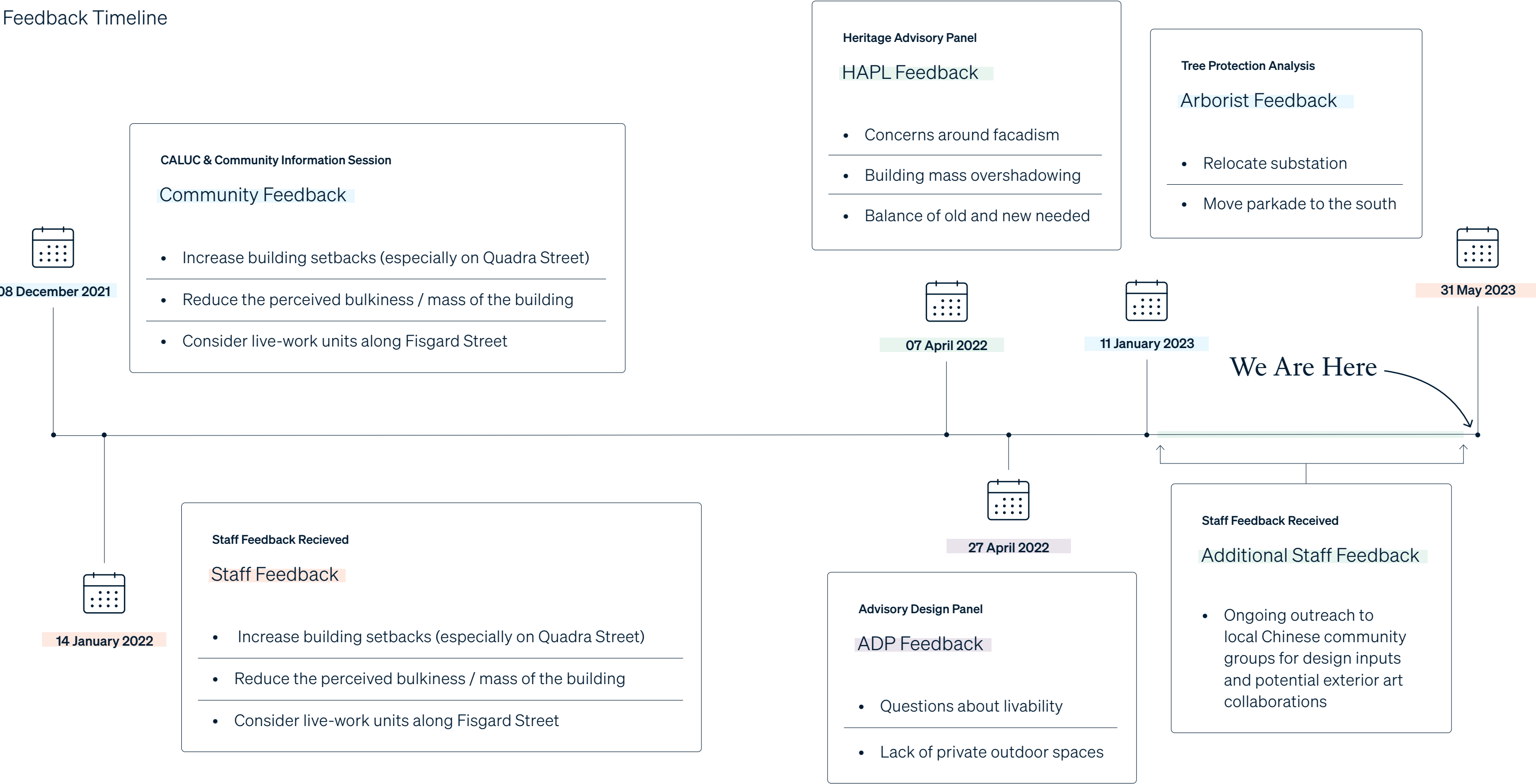
Sixty-one percent (61%) of households in Victoria rent their home; these are diverse people with diverse needs. The building programming in our proposal is reflective of that by providing a mix of studio, one bedroom and two bedroom

units throughout. That means all rental units in our proposed development are tailored to increase livability through the form and function of the units and to support the likelihood of long-term tenancies.

The best thing we can do for affordability across the board is to build more housing, period. As Victoria’s rental vacancy rate continues to remain well below the healthy threshold of 5%, an ongoing lack of available rental inventory is a strong detractor to the affordability and health of our city.

What We Heard

Feedback Timeline

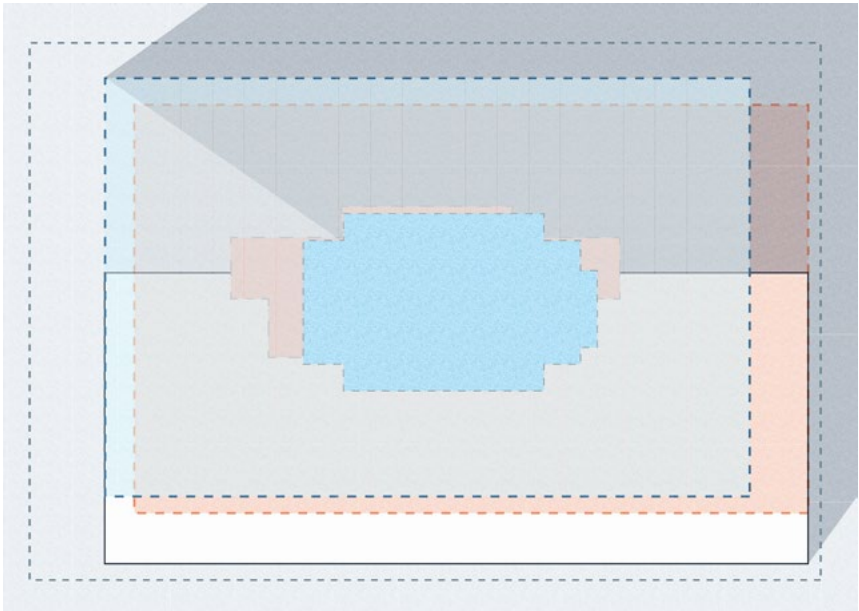


What We Heard

& How We Responded

Building Setbacks

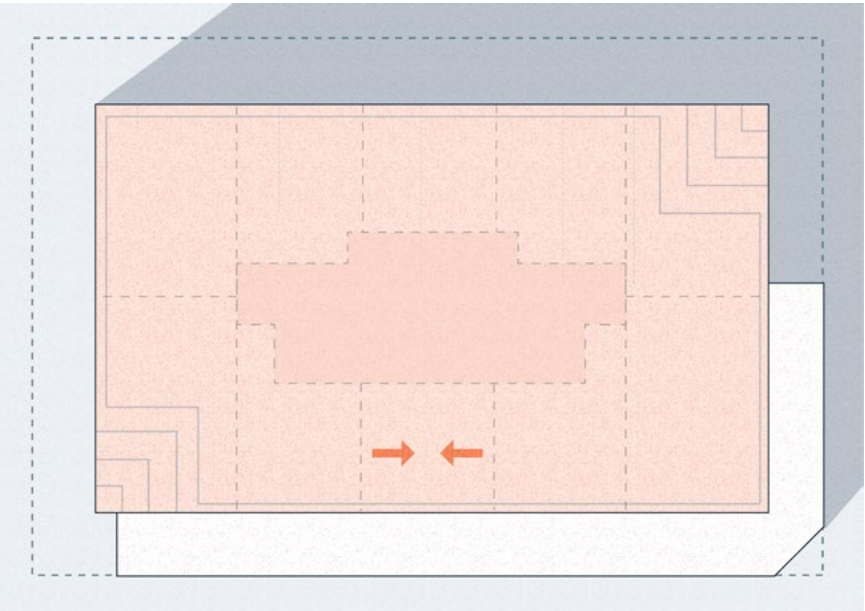
We heard Staff concerns around building separation and size. The original design had limited setbacks especially on the east side of the building. In close coordination with City Planners, this was changed to increase the setbacks, therefore resulting in a reduced floorplate and slightly higher building.



Comparison

Prioritizing Livability

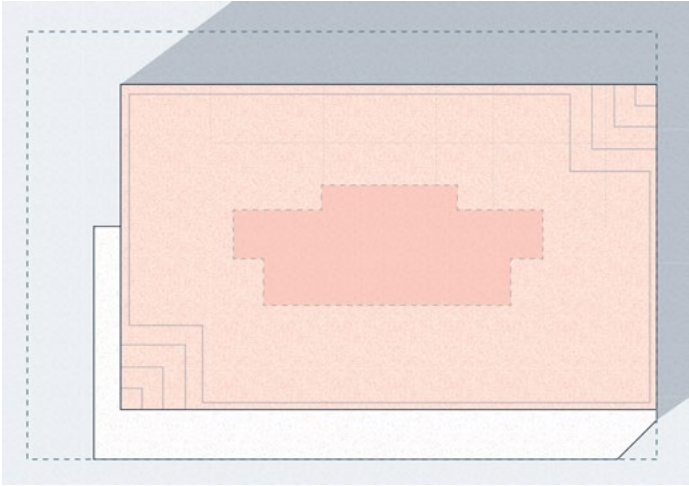
Our feedback from the community and City Staff was that they wanted bigger suites, which provides the opportunity for increased livability. We achieved this by creating larger suites spread over more floors— increasing the width of the suites by 10%-15%, which means suites have more “frontage” and therefore more natural light.



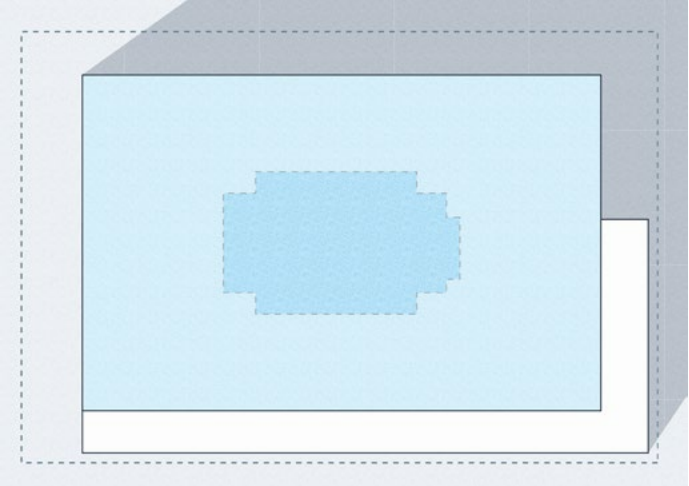
Original Proposal

Legend

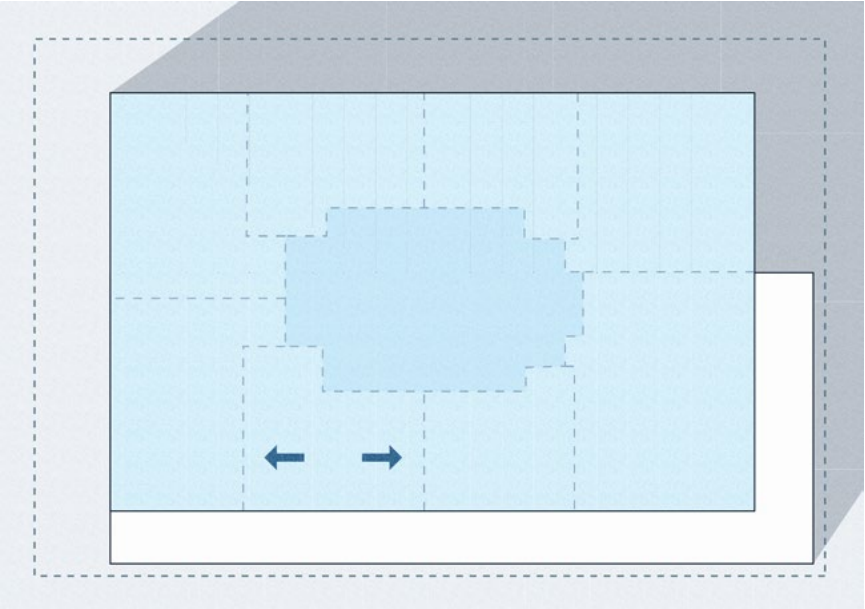
- Original Massing
- New Massing



Original Proposal



New Proposal



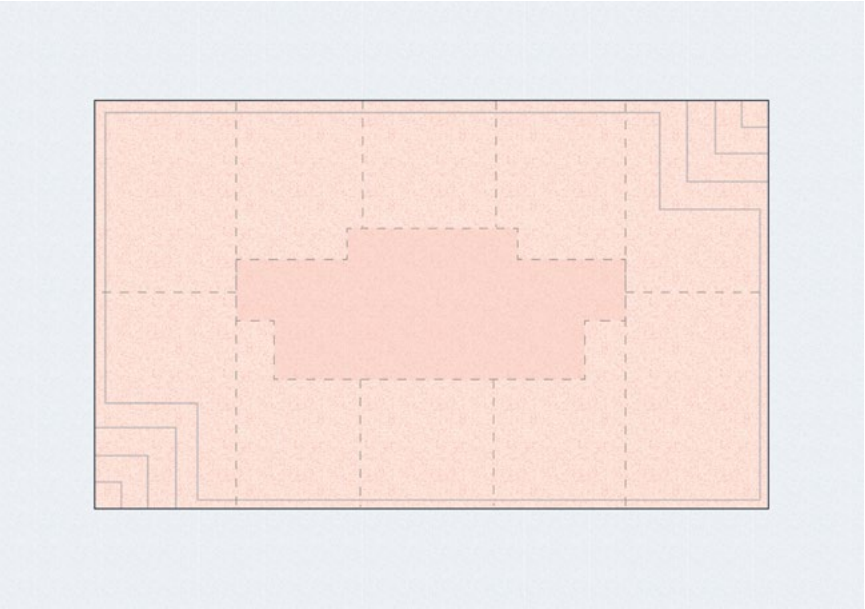
New Proposal

What We Heard

& How We Responded

Private Balconies

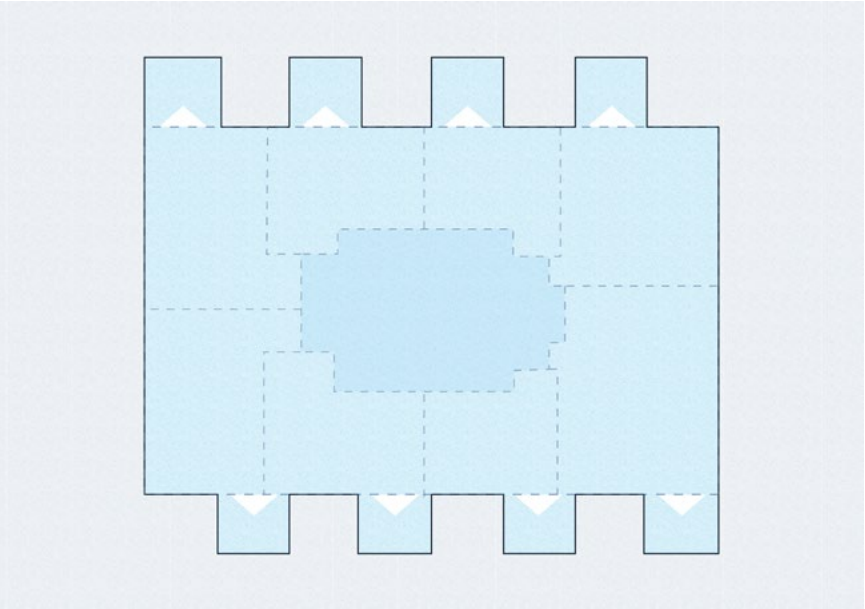
We understand the importance of private outdoor spaces for residents’ physical and mental health, so we redesigned the building to provide private balconies to all the homes after feedback from Planning Staff. The original design had no private balconies and focused instead on a common outdoor space on the rooftop patio.



Original Proposal

Legend

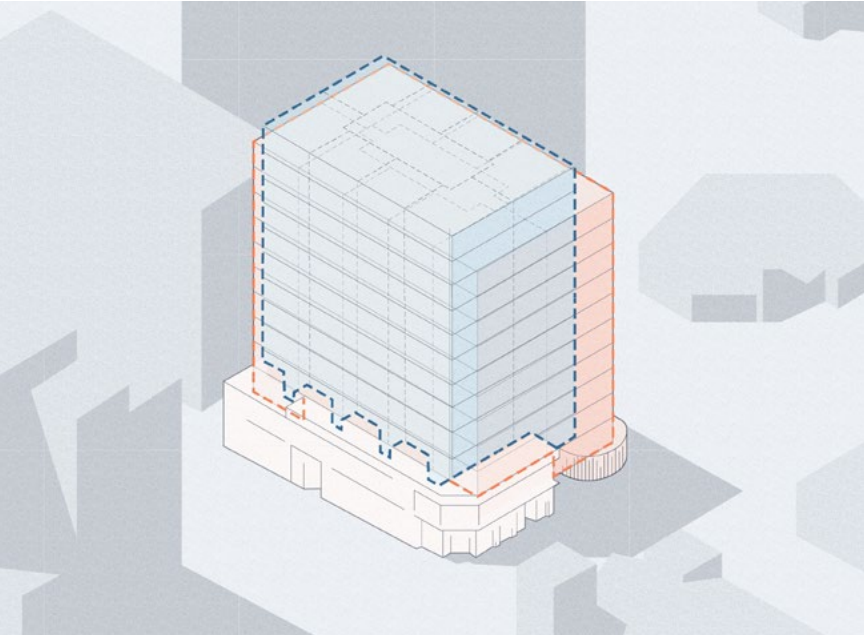
- Original Massing
- New Massing



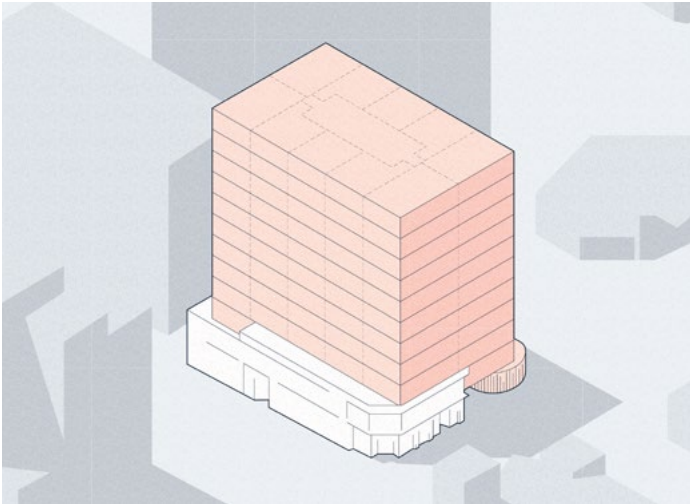
New Proposal

Building Massing

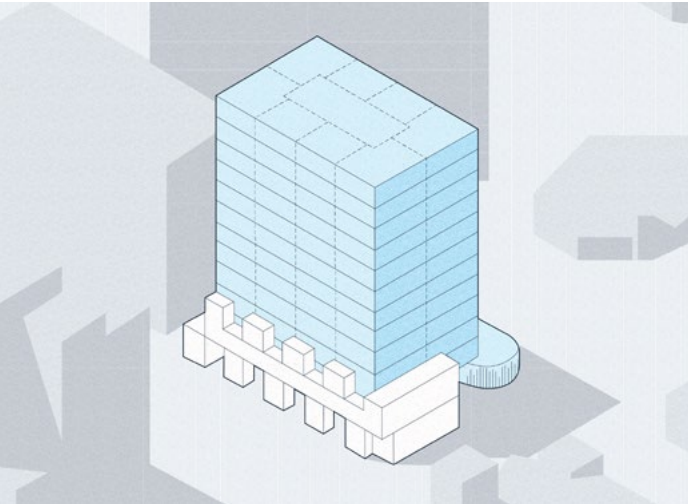
By increasing the setbacks on all sides the new building design footprint is 114 square metres—a full 20% less compared to the previous design. The new building will be 12 storeys with a height around 42 metres; the original design was 10 storeys plus a rooftop terrace, approximately 36 metres tall. Massing has an important effect on the appearance and character of the building. Implementing these changes means that there will not be a large difference in actual massing, but a big difference in how the building relates to the street and how it is perceived when set against the surrounding tall buildings.



Comparison



Original Proposal



New Proposal

What We Heard

& How We Responded

Resoinding to Staff Feedback

As the building design has undergone significant changes, some of the staff comments on the previous design are no longer applicable. With this in mind, we have embraced a creative approach to address the staff feedback in a thoughtful manner.

Within this application brief several pages, topics, and sections have been dedicated to responding to the primary concerns regarding building expression, mass, setbacks, the inclusion of private outdoor spaces, and overall livability. Taking into account the technical comments raised by Staff, we have carefully incorporated these insights into the current design. In the following section, we provide a comprehensive overview of our response to the technical comments raised and shed light on how the current design has thoughtfully addressed these concerns.



Staff Comment	Our Response
Please consider live-work units along Fisgard Street to further restore the opportunities for ground-floor commercial uses	Live work units have now been added along Fisgard Street
Consider adding some soft landscaping to soften the visual impact of all the hardscape	Additional green spaces are now added
Provide an image of the proposed fence along the north and west property lines.	Black metal picket fence added
Relocate the young tree on Fisgard Street that's closest to the intersection	The tree is now proposed to be relocated to further west on the Fisgard Park
Widen the intersection corner on the Fisgard Street frontage, show tactile mats, sidewalk scoring pattern	Drawings are now updated to reflect these offsite upgrades
Revise pavement rehabilitation to the centreline of both roadways and update notes for other proposed upgrades	Pavement rehabilitation now shown to centreline of both roads
Upgrade the nearby bus stop to a Type 3 shelter with a new bench, widen the sidewalk to the property line, and bring power to this shelter	Bus Shelter and street upgrades are now proposed as requested
Please provide data to support the recommended quantity of bicycle parking	A detailed analysis justifying the proposed bike stalls is submitted as a part of this submission
Increase the number of cargo size bicycle parking stalls to a minimum of 10% of the required stalls	Cargo bike stalls have now been added to both long and short term bike parking facilities
The sewer and storm services must be perpendicular to the mains and existing irrigation service to be upgraded	Updated civil drawings reflect the requested changes
Consider retention of offsite and municipal trees	All offsite trees and the municipal tree on Quadra Street are now proposed as retained
Meet tree replacement minimums	Unfortunately, due to the constrained site size, we are proposing cash in lieu

Celebrating History

While the exterior has shifted in form throughout design iterations, the rich history of the subject site is still important to celebrate and we continue to look for ways to honour the building’s history and neighbourhood context through design, research and collaboration.

In previous iterations of the proposed development we explored opportunities to retain the existing building facade as a way to honour and celebrate the rich history of the site as a mixed-use building with storefronts and apartments. There has been a growing trend towards ‘facadism’ where building facades are preserved as a way to honour the history of the existing structure. Many heritage advocates are rightfully critical of this design approach—by focusing only on the exterior wall an awkward juxtaposition is often created between the old and the new.

After exploring the process to retain this facade, construction complexities were discovered which would have limited site access and reduced our ability to bring utilities to the site while exponentially increasing costs. Complete removal of

the facade will produce a larger degree of flexibility and options to build a robust and functioning building for current and future generations.

With this in mind, and in reviewing the North Park Neighbourhood Association’s Community Values survey, we opted to focus our design approach on meeting community priorities of increased housing diversity and commercial spaces that enliven the streetscape.

Currently, this looks like exploring potential creative measures which create a material memory of the existing building while adding dimension to the materiality of the ground floor and exterior. One example of this is the proposed use of salvaged brick from the demolition of the existing building to demarcate its location through a series

of short walls and planters along Fisgard Street—bringing historical awareness and textural references to the original building at the pedestrian scale.

We are also interested in continued collaboration with local makers and creatives to explore design opportunities that weave the old with the new while remaining receptive to feedback from community members. The commercial and live-work spaces also present a variety of possibilities in terms of design and streetscape activation through the exterior facade which takes visual cues from the existing building in both form and function.



A new super-graphic neon sign takes inspiration from the existing building



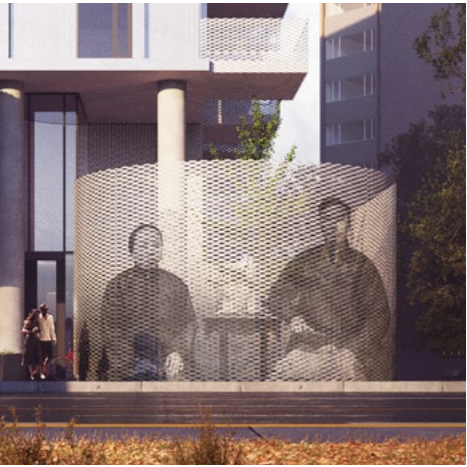
The Hong Yuen & Company Vegetable Market

Site History

Researching the historical significance of the building’s design we discovered that in 1942 renovations had already been made to help transition the floorplans from commercial to residential.

Commissioned in 1911 by local business magnate Lee Dye, the originally mixed-use building capitalized on the early twentieth century development boom in the city and reflects the longstanding and important contributions of the Lee family to Victoria.

The subject site’s ground floor saw the previously existing commercial space as home for The Hong Yuen & Company Vegetable Market. When the building underwent significant modifications in the 1940’s the stables at the western side of the site and the three commercial storefronts were converted to apartments resulting in a lot of its original structural elements being lost. The building, though more than a century old, is neither heritage designated nor is on the City of Victoria’s Register of Heritage Properties.



A proposed art installation on the metal facade



Mr. and Mrs. Lee Dye, City of Victoria Archives

Researching the subject site has been an important step in understanding the local community aspirations and future potential of this highly underutilized site. Our proposed development aims to preserve the site’s mixed-use history with an approach that is contemporary and contextually relevant and takes advantage of its prime location on a key intersection.

Building Form & Design

Original Proposal

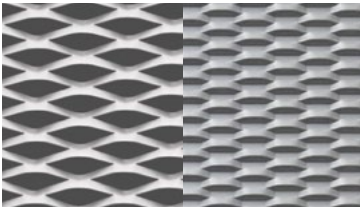


New Proposal

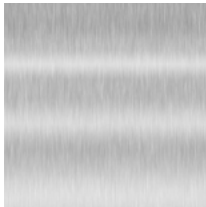


Materiality

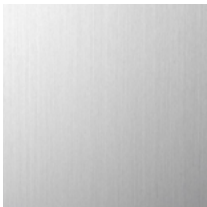
Materials



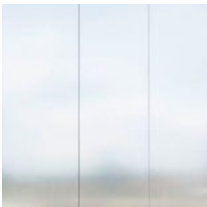
Expanded Metal,
Aluminum Finish



Aluminum,
Brushed



Aluminum,
Mill Finish



Aluminum,
Reflective



Cementitious Panel,
White

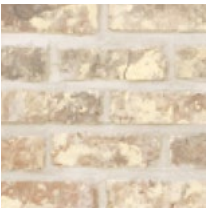
The material palette has been revised to balance old and new while remaining contextually sensitive and innovative, with contemporary aesthetics amplifying the sense of lightness inherent to the project.

The window wall system enables the creation of a checkerboard window pattern and an articulated cladding grid comprising solid raw aluminum panels, each featuring distinct finishes. The cladding system adds depth, texture, and a sense of uniqueness to the building facade, contributing to the proposed developments identity within the urban landscape.

A mix of windows with translucent glazing and reflective-finish spandrel glass creates a dynamic effect, fostering a connection between inside and outside, cultivating a sense of openness. On the other hand, the reflective glass reduces the visual impact on the surrounding heritage structures and lightens the building's appearance.

Expanded metal is used as cladding materials for the guardrails, screens, and the ground floor of the tower. This provides an additional layer of texture and continuity in material language from the base to the tower above. Wherever expanded metal mesh is used as cladding over solid walls, a white cementitious panel cladding is applied behind to provide structural support and protection to the underlying solid walls, promoting their longevity and resilience.

Altogether, the configuration of the balconies paired with the material palette enhances visibility and interaction with heritage in the vicinity. The concept aims to deliver a building that has consistency at a macro level with rich and interesting grain as you move closer. Respectful to the surrounding heritage structures and neighbourhood history, the material selection delivers a building grounded in context but contemporary in appearance.



Brick



Concrete



Translucent Glass

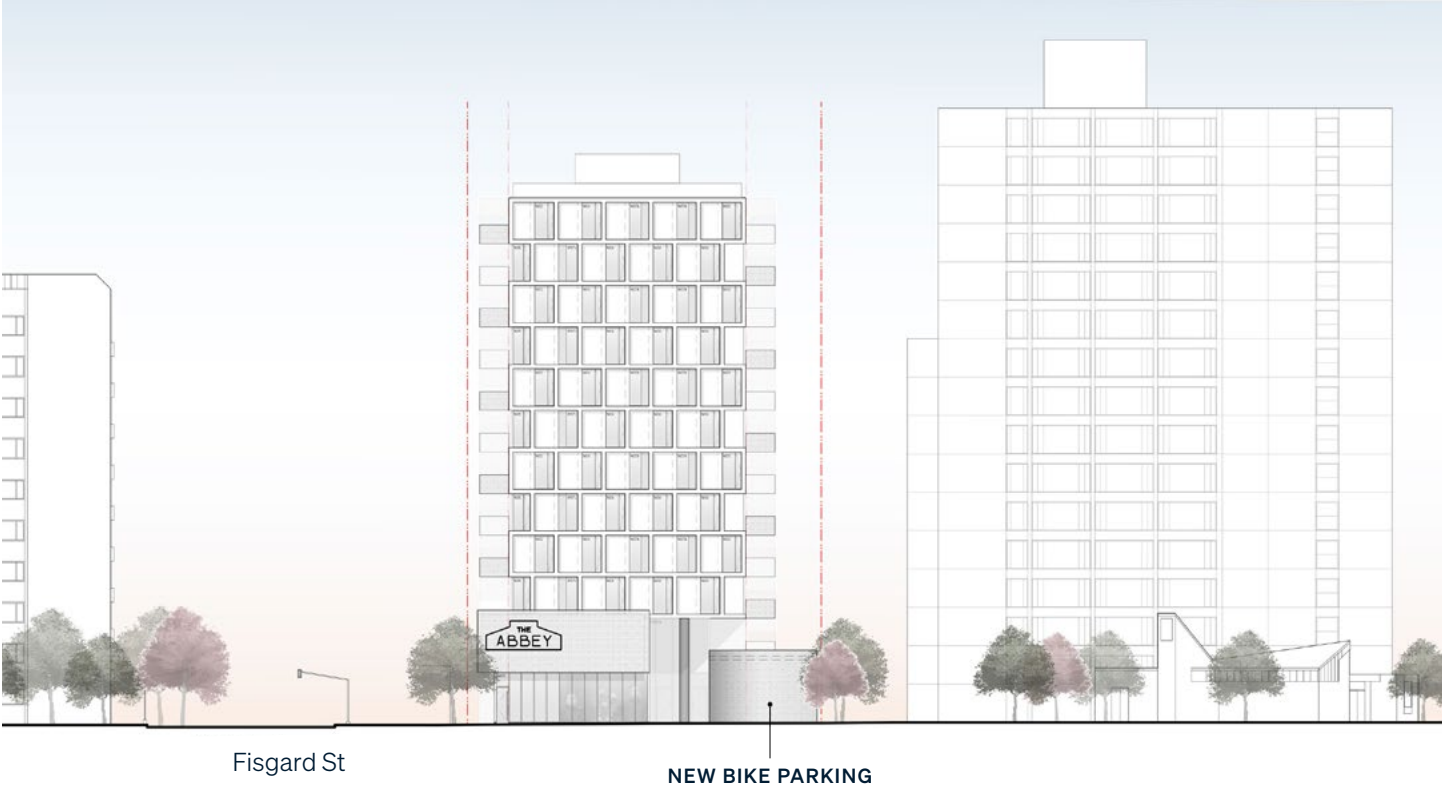


Reflective Glass



Elevations

East Facade



South Facade



Project at a Glance



Height
13 storeys



North Setback
5.5m



Number of Homes
91 Homes



Short-term Bike Stalls
32 Stalls

Site Area
10,202 sqft

East Setback
0.7-3.0m

Studio
23 Homes (25%)

Long-term Bike Stalls
170 Stalls

Floor Area
56,124 sqft

South Setback
0.8-3.0m

One Bedroom
55 Homes (60%)

Parking Stalls
2 Stalls (EV Ready)

Commercial Space
929 sqft

West Setback
6.5m

Two Bedroom
10 Homes (11%)

Car Share
1 Modo Car
+ Memberships

FSR
5.46 FSR

Work/Live
3 Homes (4%)

Site Coverage
78.7%

Residential Tenure
Rental in Perpetuity

Transportation

Overview

From the subject site’s doorstep there are diverse cycling routes, bus routes and walking options all nearby. It’s for these reasons we have chosen to design this building to promote a car-lite lifestyle. The proposal offers 3 below grade parking stalls to be shared between visitor, carshare and service vehicles and to support the proposal’s request for a variance in parking, a dedicated Modo car—along with memberships for each residential unit—are being provided for the lifetime of the rental building. Ecopasses are being considered for the commercial spaces and considerable bicycle parking is being proposed along with e-bike charging capabilities and dedicated cargo bike stalls.

Street Network

Quadra Street adjacent to the site is a four lane, two-way street extending North and South and is classified by the City of Victoria as an Arterial Road. A full traffic signal is located at Quadra Street’s intersection with Fisgard Street, a two-lane, two-way street facing West and East, with left turn lanes at intersections and is classified as a Secondary Collector Road. Non-peak period curbside vehicle parking is allowed on the site’s Quadra Street frontage.

Transit Network

The site is well served by public transit, with bus stops on the same block of Quadra Street servicing BC Transit bus route #6. There are also an additional 22 bus routes within 450m of the site (7 routes on Douglas Street, 450m from the site, 3 routes on Pandora Avenue, 250 m from the site, and 12 routes on Johnson Street and Yates Street, 300 m - 450 m from the site). All these bus stops, and bus routes are considered well within a typical walking catchment area.

Car Share

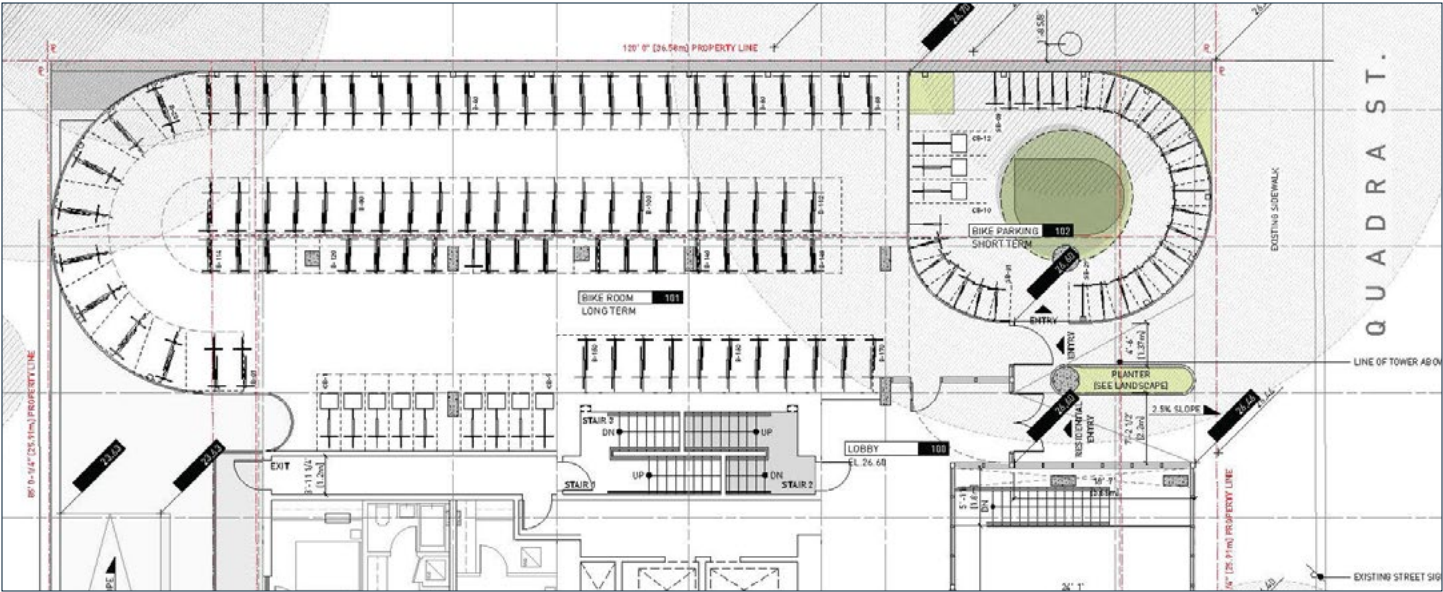
The site has eight Modo car share vehicles located within 500 m of the site and 27 vehicles within 1 km of the site, including three vehicles that are within a one block or approximate 240m distance. Modo is a two-way carsharing service; registered members can pick up the vehicle from a parking spot and must return it to the same spot when they are done. Vehicles range from compact cars and sedans to SUVs and minivans, all of which are present within 1 km of the site.

Contributing to a Sustainable City

This proposed development is intended to create the kind of sustainable middle density development, carefully positioned in relation to alternate modes of transit, that contributes to a vital, low carbon, sustainable future envisioned for the City of Victoria.

According to researchers, densification holds the key for cities’ fight against climate change as reducing automobile trips is the most significant component of reducing greenhouse gas emissions. As outlined above, the central location of the subject site in relation to multiple local amenities encourages a pedestrian and bicycle oriented lifestyle. The proposed development has been designed assuming walking, cycling and transit as primary transportation options for future residents. The building will be designed and constructed to BC Step Code 3, in accordance with the City of Victoria’s phased Step Code guidelines which were updated as of January 1st, 2020. Step Code 3 represents a 20% increase in efficiency. This includes designing the building systems in a way that will reach high levels of performance in Thermal Energy Demand Intensity (TEDI), Total Energy Use Intensity (TEUI), and airtightness.

Cycling Infrastructure



Cycling & Pedestrian Networks

The site is well connected to both walking and cycling networks. The site is 200m from the AAA cycling route on Pandora Avenue and 250m from the AAA route on Vancouver Street. People are often interested in cycling but concerned for their safety when riding adjacent to heavy traffic, so it is anticipated that these protected AAA cycling facilities will increase the rates of cycling to and from the development.

With its large volume of bike parking, the proposed development at 1702 Quadra Street is well-positioned to support the anticipated high level of cycling demand. The prime location is within walking distance of most everyday amenities and services, and all daily errands can be accomplished either on foot or bike.

Dedicated Bicycle Spaces

The proposed development is well-positioned to support cycling demand and we have ensured that future tenants and visitors will have access to ample bike parking. Overall, the bike parking facility will provide 170 long-term bike parking spaces and 32 short-term visitor bike parking spaces. With access directly from Quadra Street and positioned alongside the building's main entry lobby, the bike parking shelter will encourage residents using cycling as a key mode of travel. With EV charging capabilities, bike repair stations, and substantial cargo bike parking, the proposed bike parking will cater to diverse age groups and transportation needs.

The bike parking goes beyond serving only as a cycling storage facility,

providing an enjoyable environment for future residents that seamlessly blends with the streetscape. The metal perforated screen will allow natural light and ventilation to permeate the space and the incorporation of a tree within the visitor parking area will soften the user experience and provide an uplifting atmosphere. An art installation on the exterior of the metal facade is proposed to celebrate the area's rich history, adding cultural significance to the overall experience for residents and pedestrians alike.



Legend

- Subject Site
- Modo Vehicle
- Bus Stops
- Shared Streets
- Bike Lanes / Road Shoulders
- Multi-Use / Protected Bike Lanes

“Walker’s Paradise”

Walk Score

95

“Biker’s Paradise”

Bike Score

97

Community Engagement

Our goal is to create an atmosphere where people feel comfortable to share their ideas, hopes and aspirations for the community—and for them to ultimately see these values reflected in the project.

Engagement Overview

In September 2020 we began our engagement with notifying tenants of the proposed development at the subject site. This was done well in advance of any other engagement activities to open up a direct dialogue with our team. Prior to our Community Information Session in December 2021, we followed up with tenants to begin the Tenant Assistance process, and later held 1:1 introductory meetings to further our assistance efforts.

Nearly 1,500 residents in the immediate vicinity to the proposed development site received invitations to our formal

CALUC Community Information Session on December 8th 2021, hosted by the North Park Neighbourhood Association. We then followed up with tenant outreach and distributed an invitation for our second CALUC Community Information Session, held on October 25th, 2022. We were notified that neighbouring North Park Manor and Fisgard House residents faced difficulties with accessing technology to attend our virtual meeting. These residents are supported by the Seniors Services Society. We held a special meeting for these residents on November 7th 2022 in the NPNA

office, where we provided additional information on the project and answered questions.

After this session took place we learned that some residents of North Park Manor and Fisgard house had difficulty accessing our virtual event. In response, Aryze hosted an in-person Community Information Session on 7 November 2022, giving residents full opportunity to learn more about the project and have any questions answered.



Julian Kolsut, Engagement Coordinator

Engagement Timeline

08 December 2021 →	CIS hosted by the North Park Neighbourhood Association
25 October 2022 →	CIS hosted by the North Park Neighbourhood Association
7 November 2022 →	Special CIS Event for North Park Manor & Fisgard House Residents
8 November 2022 →	Post CIS questions (ongoing)

Shadow Studies

March 20 9:00am



March 20 12:00pm



March 20 4:00pm



September 22 9:00am



September 22 12:00pm



September 22 4:00pm



June 21 9:00am



June 21 12:00pm



June 21 4:00pm



December 21 9:00am



December 21 12:00pm



December 21 4:00pm



Application Process



Application Brief

02 June 2023

Contact

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Learn More

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ARYZE