

To Mayor and Council

01/01/2019

Proposed for 2220 Cook St. (at Queens) is subdivision of a large lot into two separate parcels. Current improvements to the property include a garage to the South and large Edwardian home to the North. This well maintained 2-1/2 story older building has been leased by VIHA for more than 20 years enabling them to provide a mix of eight rooms and suites to their clients.

Approval of this subdivision would allow the garage on the South lot to be removed and replaced with a new strata triplex. The North lot and existing apartment building would be retained for VIHA's continued use with no displacement or disruption to their tenants.

Additional parts of this proposal would include a 4.91 meter statutory right-of-way along the Cook street frontage in favour of the city of Victoria, almost one quarter of the property!

Instead of the R2 legal non-conforming zone/use, the existing building and land will be provided with suitable zoning for its use and registered in perpetuity as rental apartments only. The existing building will encroach into the new SRW. Therefore, in the event it is ever damaged to the point where reconstruction is required plans are provided to demonstrate it's still possible to rebuild eight one bedroom apartments in a form similar to the existing outside of the SRW.

Future lease agreements with VIHA will include a clause giving them a right of first refusal to purchase the rental property should selling it ever be contemplated by the owners.

Moving the driveway access from Cook street to Queens will reduce the access points onto Cook street and provide more on-street parking along the Cook street frontage. The proposed shared access to the two lots from Queens avenue will be achieved by widening an existing driveway crossing servicing the neighbouring property to the West. This will minimize any loss of on-street parking along the Queens avenue frontage.

On-site parking for this development will provide two stalls for the proposed triplex, two stalls for the apartment building and one stall permanently dedicated to a community car share. As well as for the community's use, both buildings will be enrolled in the car share program as will two multifamily buildings being proposed 1-1/2 blocks away at 945 Pembroke street. By providing car share on-site no street parking is lost and the option to provide a charging station for an electric car becomes possible. More than required bicycle parking is provided in this proposal.

The garage is mostly unused, replacing it with an energy efficient triplex will provide three new two bedroom homes within walking distance to all amenities. This proposal is consistent with directions outlined in the OCP, it's scale and character style build-form are similar to that of the surrounding buildings. It provides respectful development with no loss of homes or displacement of people, provides benefits to the city and comes with support from the community and VIHA.

Thank you for your consideration of this proposal.

Sincerely

Garde Colins