



Purdey Group // ARYZE Developments  
1839 Fairfield Rd  
Victoria, BC V8S 1G9

April 1, 2019

Mayor & Council  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

Dear Mayor & Council,

### Proposal

The development attempts to address affordability by providing greater living options to professionals and young families in close proximity to transportation, businesses, and community amenities. The project incorporates underground parking at a reduced ratio with Transportation Demand Management in consideration of the highly walkable, amenity rich, and well connected Quadra Village location. While the current zone is for Single Family/Duplex (R-2), the property falls within an Urban Residential designation within the Official Community Plan (OCP) which supports higher density up to 2.0 FSR and six storeys in height.

### The Site

The development site is located at 2566, 2570, and 2580 Fifth Street in the Quadra/Hillside neighbourhood of Victoria which is just north of the North Park area which borders downtown Victoria. The three parcels combined measure approximately 145 feet in width with a site depth of approximately 135 feet resulting in a land assembly of 19,430ft<sup>2</sup> (0.45ac). The properties are currently zoned R-2 and the surrounding site condition is:

1. North- A four storey multi-family rental building facing Kings Rd (zoned R3-2) followed by Quadra Village Fairway Market (zoned C1-QV1)
2. East- Fifth street followed by a transition to single family houses (zoned R-2).
3. South- previous location of the Vancouver Island School of Art (zoned R3-2).
4. West- Commercial and multi-family residential buildings facing Quadra street (zoned C1-QV).

## The Project

The proposed development is a 64 home rental building with a gross floor area of 49,300ft<sup>2</sup> laid out in two distinct building masses separated by a generous interior courtyard and connected by exterior corridors. The front building mass fronting onto 5th Street is a four storey structure with a mix of ground oriented garden homes at grade with one and three bedroom apartments stacked on top. The back building is a five storey structure above underground parking, partially ground floor commercial space for the Vancouver Island School of Art. The unit mix is studio, one bedroom and two bedroom, and two bedroom plus den homes which are thoughtfully designed for a range of potential occupants including students, artists, singles, seniors, and families with or without children as all two and three bedroom apartments and garden homes will feature two bathrooms for occupant flexibility. We also envision a solar panel system on the back building to reduce operating costs and showcase more sustainable, self sufficient project design.

Overall, the development includes:

1. 64 homes, rental tenure in perpetuity, featuring a diverse mix for a broad spectrum of people and incomes:
  - (a) Studio Homes: 20 (31%) at 380ft<sup>2</sup>
  - (b) 1bed & 1bed+ den homes: 29 (45%) ranging from 475ft<sup>2</sup> to 655ft<sup>2</sup>
  - (c) 2bed & 2bed+ den homes: 8 (13%) ranging from 775ft<sup>2</sup> to 830ft<sup>2</sup>
  - (d) 3bed homes: 7 (11%) ranging from 830ft<sup>2</sup> to 905ft<sup>2</sup>
2. A 6,600sq.ft new home for the Vancouver Island School of Art on the ground floor fronting 5th Street
3. Two building layout with a partial planted green roof and generous central courtyard
4. Pedestrian and bike focused amenities and layout. Abundance of green space and surface parking largely hidden from streetview.
5. Transportation Demand Management
  - (a) 25 car underground parking stalls
  - (b) 84 bicycle parking stalls with repair station
  - (c) One developer supplied MODO car with on-street reserved stall
  - (d) Subsidized MODO membership program

## Design Rationale

The site was conceived as a modern approach to urban living, where the interaction between neighbours is encouraged and car ownership is discouraged in favour of a compact, walkable lifestyle. We've been sensitive to the existing neighbourhood by terracing the project with ground oriented homes facing a predominantly single family street to a taller apartment block facing commercial buildings in the urban village on our rear lot line. We achieved this by specifically:



1. Breaking the massing into two linear blocks running north/south. The lower (four storey) ground oriented block on the west side of the site is reflective of the single-family nature of the street opposite and the taller more dense block on the west side toward Quadra Street.
2. The lower block fronting 5th Street will feature a series of ground oriented family homes, each with a private entrance and patio off 5th Street which again, is replicating the single-family nature of the properties opposite. The street edge condition is strategically designed to provide eyes-on-the-street with the various ground-oriented home entries direct from the street. Architectural elements along these edges are intended to provide interest and pauses for pedestrians passing by the development. Modern materials such as clear glass, cement panels, and metal panels are to provide interest to the street level.
3. The open courtyard space between the two blocks will be planted with birch trees that will bring light and green into the space and act as a privacy screen. In addition, the courtyard space will feature space to socialize and congregate in order to create private amenity space for the building residences. The view of exterior of the building will be surrounded by tall trees that at maturity will reach the height of the building.
4. The architectural character proposed is modern with clean volumetric massing components and articulation to the form of the buildings. The expression captures a refreshed modern approach to urban living limiting the use of materiality, colour and texture to a small palette of finishes. Exterior materialization will be a combination of glass, cementitious fibre board, and metal panels. The finish palette is simple, clean and modern.

## Transportation

The 5th Street location in Victoria is an ideal location for market & affordable rental housing. Located on the border of Quadra Village the site is a short walk from various transit routes and just a block from the Graham Street / Vancouver Street cycling route. Future residents will find a wide array of commercial amenities and services all within a five minute walk. We also propose to leverage the site's location by actively promoting more sustainable and inclusive transportation modes. We will offer a wide range of transportation demand management initiatives to future residents including significant on-site cycling amenities, the provision of a car-share vehicle and subsidized car-share memberships to all residents who do not lease a vehicle parking space.

## Affordability

As per the recently adopted policies regarding inclusionary and affordable housing, we propose that our project be secured by covenant as rental in perpetuity. Even though this excludes us from the proposed inclusionary housing affordability requirements, we proposed the following initiatives:

- 10% of the homes affordable in perpetuity, a mix of home types will be selected
- A further 10% affordable for 5 years

- All homes in the project qualify as affordable under BC Housings Housing Hub Rental Supply program
- The proposed rent roll we have provided to the Development Planner and Housing Planners was indicates that 65% of the project qualifies as affordable housing under the guidelines however due to bank financing restrictions, we cannot secure these rates in perpetuity.

As a separate initiative outlined in the recently adopted Create Victoria Plan, we are offering the Vancouver Island School of Art brand new commercial space at below market rates for their school to successfully operate out of the neighbourhood for years to come.

## Conclusion

In our view, this development supports values that ultimately will lead us into the future. It is inclusionary, walkable, amenity rich, and designed to be neighbourly to the existing area. The Quadra Village neighbourhood has all the things that make communities great: compact forms, walkability, services, sustainable healthy living, parks, and neighbourliness. This development will introduce new residents and a number of unique housing types. Through our efforts to make these homes affordable, it will in a small way help maintain the vitality of the neighbourhood, creating a richer environment for everyone to enjoy.

If you have any additions questions or requirements for more information, please do not hesitate to contact me.

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