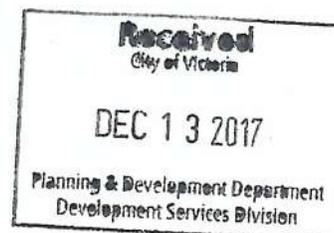




October 16, 2017

City of Victoria
#1 Centennial Square,
Victoria BC
V8W 1P6



**SUBJECT: Development Permit Application
 Addition of 7 Residential Units
 1928 Oak Bay Ave.**

Your Worship Mayor Helps and Members of Council,

We are pleased to submit our application for Development Permit for our property located at 1928 Oak Bay Avenue. Our application allows for the addition of seven residential apartments to the existing commercial building. The commercial space will be reduced from its current size, and the apartments will be market rental.

The property is currently a vacant one level commercial building, purpose built in 1995 for the dental industry. The property is located directly across the street from the new Red Barn Market on Oak Bay Avenue. The Oak Bay Avenue location continues to grow and expand as one of the larger urban villages within the City of Victoria, and possibly the largest urban area when combined with portions of Oak Bay Avenue within the District of Oak Bay.

Design Elements

The building is designed to complement and continue the general improvements that are occurring with properties in our area along Oak Bay Avenue. A combination of exterior materials and colours will provide a subtle yet interesting appearance for this boutique building, balancing the pedestrian focus of the commercial main floor, with the residential nature of the upper two floors

The building addition and improvements utilize the current land use zoning, and the addition to the building has been designed within the existing building foot print. The addition includes two residential stories' above the existing commercial main level.

The residential floors have been set back from Oak Bay Avenue, to provide a visual focus on the commercial space along the avenue, as well as to maintain an open feeling for pedestrians on Oak Bay Avenue. The front set back of the residential floors above is in keeping with the front elevation of the adjoining property at 1932 Oak Bay Avenue.



The side yard setback on Redfern Street is maintained within the existing building setback, with the upper levels set back at various points, as well as the introduction of balconies with privacy glass for all residential units.

The interior side yard setback of the existing building, primarily a concrete block wall, will be enhanced and defined using colours, stucco areas and aluminum reveals.

Although we have utilized existing setbacks and the existing building exterior walls, the side yard setbacks for the upper residential floors are considered variances.

The rear setback for the residential floors has been set back and stepped back from the existing building setback on the commercial main floor. This stepped setback approach was intended to focus the building toward Oak Bay Avenue, and soften the building appearance from neighboring residential properties on Redfern Street.

The building mass has been perceptually reduced using colour, different exterior materials and by stepping back the 2nd and 3rd floors along Oak Bay Avenue (Front), Redfern Street (Side) and the rear elevation.

The building is designed to reflect modern elements, including a flat roof. The flat roof also lessens the height and massing that can occur with traditional sloped roof designs. Soffits have been designed with either T&G cedar soffit over the commercial and residential entrances, or mill finish aluminum soffit for the upper level residential roof overhangs.

The primary access to the residential apartments has been located on Redfern Street, with the residential access being enhanced and visually prominent using differentiated cladding material, prominent signage, lighting, and a separate overhead canopy.

Sustainability

The project proposes to re-use the existing building with much of the foundation, exterior walls, and fenestration to be retained in place. The components of the building that are being removed (roof and framing) will be re-used, or recycled as facilities exist.

The site is an established and developed site and the re-purposing of the existing site and building will save substantially on new resources required for the project. It will also densify a relatively low-density site, bringing it up to a more urban standard of density that is still within the limits of the zoning.

Efforts in design have been guided by the principals of the Built Green standards, and where possible separate items will be included, such as;



- Continuous insulation to the exterior building envelope;
- Increased roof insulation (R50);
- Low U-Value ($\leq U = 0.30$) windows and ($\leq U = .42$) doors;
- ERVs (Energy Recovery Ventilators) in each suite;
- Individual tank-less hot water heaters in each suite;
- Ultra-Low flush / low flow water fixtures and fittings;

We will engage the services of an energy modeler to confirm that the measures above, if adopted, would allow the project to meet or exceed a step Energy Code Level of 3.

Other items that have become standard specification items for buildings that we build will be incorporated into this project, including:

- Low / No VOC paints, stains, adhesives, sealants, millwork, floor finishes;
- Drip irrigation system for new and existing planted areas;
- Dual flush toilets, low flow faucets and shower heads;
- All building envelope elements (Walls, floors, roofs) will exceed the minimum specified RSI values in the BC Building Code;
- Building ventilation flush prior to occupancy;

The building location provides residents easy access to several amenities and services within close proximity;

- Public transit routes exist along Oak Bay Avenue;
- Daily needs shopping is close by along Oak Bay Avenue, with Red Barn Market and Home Hardware located directly across Oak Bay Avenue from the site;
- A major shopping center exists within 1 km at Fort Street and Foul Bay Road;
- Oak Bay Rec Centre is located within 1 km;
- Personal services are available within walking distance along Oak Bay Avenue;
- Redfern Park and playground is approximately 250 m from the site;

Parking

Parking for the residential apartments and the commercial space will be located on the existing parking area accessed off Redfern Street. The parking area will be slightly enlarged and improved to provide additional parking, while not substantially impacting the existing mature vegetated screening that surrounds the parking area.



The building use is traditional commercial residential, located within an Urban Village as defined by the Victoria Official Community Plan. Due to the property's location, the area functions in conjunction with the Oak Bay Village.

The main floor commercial has been calculated using the "medical / dental use" parking requirements. This use is considered the highest demand for this type of space. The existing parking bylaw requirement for medical / dental is the same as proposed in the updated parking requirements. The net parking requirement for the commercial use is 5 stalls.

The residential units are similar to comparable buildings on Oak Bay Avenue, and similar to other buildings in Urban Villages. The anticipated need for parking for the residential units has been internally estimated at .6 per unit, however we have used the proposed parking requirement for Villages / Centers of .7, therefore requiring a net parking of 5 stalls.

Based on proposed parking requirements for an urban village, which we support as providing a true representation of parking demand for this type of building, our requirement for parking would be 10 stalls, therefore no parking variance would be required.

The building is in an area that provides easy walking access to shops and services that meet daily needs, and public transportation is readily available within steps of the building. The building design will also offer bicycle facilities to encourage and accommodate residents.

The current parking bylaw requires 1.3 parking stalls per residential units, which creates a need for a parking variance the time of application. As shown in supporting data from the city's parking review, the 1.3 parking requirement far exceeds the actual use and need for a building as proposed.

Oak Bay Avenue is a popular cycling route for recreation and commuting. The application provides bicycle parking, both short term and long-term facilities.

Landscaping

The addition to the building is being restricted to the existing building foot print, therefore the mature landscaping that surrounds the building will be retained, and if necessary due to construction, will be replaced or enhanced according to the buildings original landscape plan.

In addition to existing vegetation, enhancements will include the addition of two boulevard type trees that are positioned to frame the commercial entrance on Oak Bay Avenue.



It is important to us, and we believe the community, that the existing boulevard trees along Redfern Street be retained and protected, and that any boulevard improvements or servicing work required by the City of Victoria consider these mature trees.

Summary

We are pleased to submit our proposal to add residential rental apartments to the existing commercial building at 1928 Oak Bay Avenue. We have attempted to provide a quality boutique building that updates existing commercial space, adds residential rental opportunities, and is considerate of our neighbours and the City of Victoria goals.

Please contact the undersigned at 250.812.0554, or by email at wayne@merdyngroup.com with any questions you may have, if you require further information, or if you would like to visit the site.

We look forward to presenting our proposal to you at the earliest opportunity.

Sincerely,
1928 Holdings Ltd.

per Wayne Hopkins