

March 6, 2017

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

Attn.: Mayor & Council

Re: 986-988 Heywood Avenue Rezoning and Development Permit Application

We are pleased to submit this summary of the Rezoning and Development Permit application for 986, 988 Heywood Avenue on behalf of Jawl Residential Limited and Tri-Eagle Development Corporation (collectively the 'Applicant'). The rezoning and development permit are required to construct a four-storey multi residential building. The details contained within this application have been carefully crafted to respect the neighborhood, the park setting and the spirit/intent of the existing R3-AM2 zone that applies to the majority of the properties.

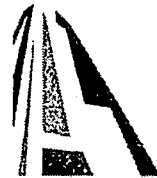
Prior to commencement of any design work, the Applicant immediately began a consultation process with the owners of neighboring properties as well as City of Victoria planning staff. The consultation and review process continued throughout the Schematic and Design Development stages and included but was not limited to the following meetings:

- ✓ Pre-Planning Meeting City of Victoria – July 6th, 2016
- ✓ Numerous Individual Meetings – July 2016 – October 2016
- ✓ 905-911 Oliphant Townhome Strata Meeting – July 12th, 2016
- ✓ 900 Park Strata Meeting – September 7th, 2016
- ✓ Public Community Meeting – September 13th, 2016
- ✓ Pre-CALUC Meeting - September 26th, 2016
- ✓ Formal CALUC Meeting at FGCA - October 20th, 2016

As the building design development progressed, follow up meetings were held where information was shared and refinements made based on the feedback received. Additional feedback from City Staff has been incorporated and the Advisory Design Panel has recommended approval of the project.

Existing Site Characteristics, Official Community Plan and Zoning:

The two parcels encompassed by the proposal are 1,463 sq.m. in total area, and are currently occupied by two detached houses that are not registered heritage. While efforts have been made to relocate the structures, the tree canopy along Heywood Avenue and Park Boulevard make any relocation impossible.



1060 Meares Street
Victoria BC V8V 3J6
Canada

T 250 590 3223
F 250 590 3226

www.cascadiaarchitects.ca
office@cascadiaarchitects.ca

A Corporate Partnership

Principals

GREGORY DAMANT
Architect AIBC, LEED AP

PETER JOHANNKNECHT
Architect AIBC, LEED AP
Interior Architect AKNVW Germany

The site is sloped, falling 2m from the SW corner (at Heywood) to the NE corner and is relatively flat in terms of tree canopy, with no bylaw protected trees.

The current zoning is R3-AM-2 – up to 4 storeys and 1.6:1 FSR, except the notch at the east property line of 986 Heywood, totaling 63 sq.m. is zoned RB-1. *The split zoning on the site is the primary reason that this proposal involves a re-zoning.* The site is designated Urban Residential by the OCP, meaning it is intended for multi-unit residential, as reflected by the existing R3-AM2 zone allowances.

The property is characterized by both its proximity to the natural landscape of Beacon Hill Park to the west and to the Cook Street village to the east, including the eclectic mix of single-family homes, townhouses, and 3 to 4-storey apartment buildings that constitute the Cook Street community. In fact, the site is bordered by a mix of all three building types. To the north is a 4-unit townhouse development. To the east, detached houses, and to the south 3 and 4 storey condominium buildings. Heywood Avenue is a local road but not part of the City's greenway network and does not host any transit service.

The project is subject to the OCP Design Guidelines for Multi-Unit Residential buildings, and will be part of the Fairfield community, whose neighbourhood plan is currently under development. The analysis of the OCP, zoning and site context reinforces the initial input of neighbours that the current R3-AM2 zoning reflects an appropriate level of development density for this site, and the proposal presented here is based on that starting point.

Description of Proposal

Massing & Siting:

The building design concept is based on two imperatives – firstly to maximize daylight and views to the east and west while maintaining a sense of privacy for the neighbours to the south and particularly to the north, where the backyards of the townhouses on Oliphant would typically be overlooked by the new building. The resulting building form is a series of stepped vertical solid and screened panels that create east-west views through their spacing, while reducing visually direct connections to the north and south. This addresses the OCP context-related guideline 1.6, which suggests that buildings “be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings.”

In terms of massing, the building reflects the intent of the current zoning, with a height of four storeys, underground parking, and an FSR of 1.6:1. This was an important principle for the design team to maintain, based on the site analysis and understanding of the neighbour priorities. However, the siting has been adjusted to respect the specific context, and the OCP design guidelines.

The building has been shifted south and west on the site to minimize shadowing of the smaller scale properties to the north and east. This shift results in setbacks from Heywood and the south property line that are smaller than typical, but are contextually appropriate given the precedent of the Tweedsmuir Manor building to the south, and the fact that to the west is the expanse of the park. Building setback distances to the north and east are maintained in keeping with the “one-half of building height” requirement of the current R3-AM2 zone.

Furthermore, the top-most storey has been set back, and the vertical ceramic-stone clad panels, which create "rhythm and visual interest" in the facades, are changed to screen elements at the building corners to "enable sunlight penetration to ... open space" as per items 3.3 and 3.5 of the guidelines.

Streetscape / Relation to street:

Along Heywood Avenue, three ground floor units have individual garden gates, patios, and main entrances. The building lobby features an extended canopy and all-glass front wall to clearly identify the primary building entrance. The adjacent parkade ramp is covered with a trellis structure to visually minimize the impact of the ramp and help muffle vehicle noise. These elements of the building form address the principles of the OCP Design Guidelines Section 2 that state "residential use at street level should have strong entry features and building designs that encourage interaction with the street" (2.4) and that "individual entrances with direct connections to the public sidewalk are encouraged." (2.5.1). The landscape design prepared by LADR Landscape Architects also includes continuous planter walls with trees growing to a scale appropriate to create visual interest at the public sidewalk without overwhelming the patio spaces.

The height of the building will require a variance relative to the R3-AM2 zoning limit. This height variance is the result of several factors. The R3-AM2 zone height allowance of 12m and 4 storeys equals less than 3m floor-to-floor (effectively a 2.45m or 8'-0" ceiling height) once floor assemblies and parapets etc. are considered, and without reference to the natural average grade. This is an out-of-date standard as market design is now 9'-0" clear ceiling height, and this 305mm (1') per floor accounts for 1.22 m of the variance. Additionally, as noted, this site slopes away from Heywood Avenue, with the resultant natural grade being on average just over a meter lower than the grade along Heywood. The main floor elevation is set to meet the average along Heywood to make the main entrance an accessible ramp slope at the low end, and prevent the ground floor unit being too far below grade at the high end. This grade also works with the depth of parking that is achievable due to the slope of the site. As a result, the building height as calculated for zoning, appears almost a meter higher than it actually is at Heywood Avenue, and this is the cause of almost all of the remaining height variance, except for 305mm (1') of additional ceiling height provided to the penthouse level units (10' ceilings). The design team reviewed the sun studies in determining the ceiling heights, and due to the setback of the upper floor the extra height makes no appreciable difference in terms of shade impact for adjacent properties.

Exterior Finishes

Architecturally, the solid panels that define the massing and views create a rhythm of vertical elements on the east and west elevations, separated by expansive glass walls and transparent balcony rails. This pattern responds to the rhythm of trees that line Heywood Avenue on the park side of the street – part of the site's unique setting adjacent to the park - and at the same time recalls the classical device of the colonnade as a primary structural system and expression of human place-making in the landscape.

Materially, the design expands on that image, using a minimal exterior palette of high quality, durable and traditional finishes including limestone-coloured, stacked ceramic-stone cladding and screen elements, clear glass windows, and natural wood soffits. The result is a building that draws on historical inspiration in a site-specific response to achieve an elegant, and timeless expression that also addresses the OCP guidelines for exterior finishes, which state that "exterior building materials should be high quality, durable and capable of weathering gracefully." The guidelines continue, stating that "quality materials used on the principal façade should be continued around any building corner

or edge which is visible from the public realm", and in this case the ceramic-stone cladding is used to good effect at the north and south elevations, cladding the solid faces of the panels. Windows facing north and south are mostly thinner and horizontal, set higher in the walls to give sky views rather than views into the adjacent gardens. Stepping of the panels creates a varied façade composition of light-coloured stone contrasting with shadows resulting from those steps. This effect changes with the time of day and seasons, giving variety and visual interest to those elevations while maintaining privacy.

Further, raised planters set on the parkade roof slab along the north and south edges will provide soil volume to grow fuller vegetation, such as climbing roses, which will use the screens to support their growth. These measures are intended to address guideline 4.3 which states that "exposed party walls and blank side elevations, where necessary, should incorporate features such as texture, reveals, colours, plantings or other treatments to provide visual interest."

As a further and final feature of visual interest, natural provincially sourced wood cladding of the balcony and roof soffits will create visual and tactile warmth for residents, and to "complement the palette of exterior materials used on the rest of the building." (Guideline 4.4)

Transportation & Infrastructure

The project is well situated and fully serviced by City of Victoria infrastructure. Schools, parks and recreation facilities are all located within walking distance of the site. In addition, the nearby work and shopping opportunities available downtown and in the Cook Street village make this site suitable for an increased population density. This population will be well serviced in terms of transportation options, including immediate proximity to major Transit routes on Cook Street and Fairfield Road as well as vehicle and bicycle parking and storage provisions.

The project will include underground parking accessed from the north side of the property along Heywood Avenue to provide the full parking requirement of Schedule C – 29 stalls for the 21 units. In doing so, the applicant has committed to addressing another primary concern of the community – that parking be fully accommodated on site so to not further burden an already congested parking environment at grade. Additionally, a secure bicycle room well located right at the bottom of the parkade ramp will accommodate the required 21 Class-1 bike racks as well as a Bicycle Work Bench and an electric bicycle charging station. The required 6 additional Class-2 racks are located at the Heywood lobby entrance.

Due to the slope of the site, the parking box is partially exposed along the east property line to a maximum of 5'8" at the northeast corner. In recognition of this less than ideal site condition, measures were taken to fully landscape the parkade box with planters and stepped exterior walls to accommodate soil depths sufficient to support substantial landscape elements. The exterior walls of the parking structure will be constructed out of board-form concrete so to be suitable as a finished backdrop to the neighboring yards, should they become exposed in the future. The parkade walls are set back from the property line (typically 1.2m+ but at a minimum 0.7m) to permit planting of screening hedges and further screen and soften the appearance of the parkade.

The partial exposure of the parkade deck is the second aspect of the proposal that triggers the technicality of the rezoning. With the roof deck of the parkade above natural grade it contributes to the site coverage area - even as a landscaped surface. As a result, the proposed site coverage is over the 40% limit of the R3-AM2 zone and apparently cannot be varied, and must be dealt with via rezoning. The design team looked carefully at the options to push the

parking area below grade but resolved that an exposed extended ramp and deeper excavation would be visually more intrusive and more damaging to neighbouring property landscaping than the design as proposed. The details of this design exploration and communication with neighbors around this aspect of the proposal are outlined in a separate illustrated letter to staff dated March 6 2016.

Project Benefits and Amenities

The project will bring 21 new residences to the Cook Street Village, in a form that is supportable relative to the goal of the draft Fairfield Community Plan to "encourage new housing design that fits in with the neighbourhood character." The applicant has encouraged the design of larger more generous suites to provide a housing option for downsizing members of the community or those who wish to 'age in place'.

The building design will contribute to the quality of the public realm along Heywood Avenue, by the quality of design, materials, and detailing. The design of ground-level entrance patios and their proximity to the boulevard will promote social interaction and improve the pedestrian experience by incorporation of the same quality materials that clad the building into the planter walls. The planters themselves will bring a colourful and pleasant landscape interface, replacing the old fence and lawns of the existing houses.

Safety and security

The creation of a resident population is the primary factor in creating a safe pedestrian environment, through the placement of 'eyes on the street', and in this design all areas of the site are overlooked in good proximity by multiple dwelling units. Most importantly, the ground floor units facing Heywood Avenue have individual front doors and patios that address the street, and reinforce the sense of the street and boulevard as active and shared space. Site lighting will illuminate the areas between buildings with ambient light to promote safety and visibility of landscaped areas. It is important to note also that this lighting will be shielded and kept at a lower mounting height to avoid glare and light pollution to neighbouring properties.

Green Building Features

The Applicant has reviewed and plans to construct and develop the project in accordance with the principals and guidelines of Built Green Canada. Any decision to pursue formal certification under Built Green will be determined during construction. The following is a list of green building initiatives that will be deployed within the project through the Built Green tool:

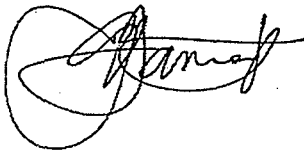
- High efficiency heating / pressurization systems for all common area spaces.
- All ductwork to be sealed with low toxin mastic.
- Natural and recyclable building materials, and where possible materials will be sourced within 800km of the site. Exterior envelope materials are highly durable, and detailing will suit life-span management of components.
- Multiple thermostatically controlled heating zones within each residence.
- Directly metered suites.
- Solar Ready Conduit from Electrical Room to Roof
- Individual residences have private outdoor deck living space.
- All windows EnergyStar® rated.

- Interior suite layouts designed to optimize natural daylighting.
- All appliances EnergyStar® rated.
- LED lighting throughout.
- Construction waste diverted from landfill during construction through smart on-site waste management
- Low-VOC paint in all interior areas.
- Low-flow plumbing fixtures used throughout all units.
- Secure, heated bike storage at parkade level w/ Bike Work Bench
- Electric Bike Charging Locations within Bike Storage
- Rough-in electrical for future Electric Vehicle Charging Stations

In preparing this rezoning and development permit application package the team has carefully considered community concerns, the relevant OCP objectives, and the DP Area Design Guidelines. The design is respectful of the neighbouring properties and proposes an elegant and timeless architecture that responds to the unique character of the location. We believe it will add to the strength and character of the Cook Street neighbourhood and we look forward to presenting the project to Council. If you have any questions or require further clarification of any part of this application, please do not hesitate to contact our office.

Sincerely,

CASCADE ARCHITECTS II IC.



Gregory Damant, Architect AIBC LEED AP
Principal



Peter Johannknecht, Architect AIBC, LEED AP
Principal