



406 & 408 Wilson Street

Rezoning & Development Permit Application

Victoria City Council Public Hearing - July 14, 2016



The Site

- Currently Zoned R2
- Lot is 9m² smaller than R2 - less than 10cm around the lot, or 1.6% reduction in lot area
- Neighbourhood is a mix of single family, multi-family and duplex residences.



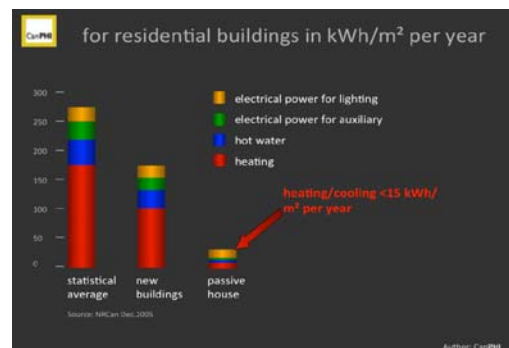
Existing Structure

- Single family
- Long term rental
- Asbestos, marijuana grow op, rodents
- Being removed



Passive House

- Energy target generates comfort, air quality, durability
- Higher level of design, components and construction
- The only building standard achieving this level of performance
- Reliable results
- Enhances neighbourhood



Design

- Performance requires:
 - Investment in design, components & construction
 - Thoughtful, detailed design essential
- Financial viability requires:
 - Attractive to the market
 - Contextual
- Projects of this quality signal of neighbourhood renewal and are a step in market transformation



Community Consultation - Process

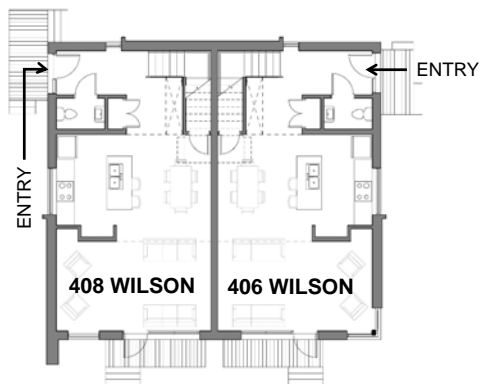
- Pre-application:
 - Numerous informal discussions with neighbours
 - Planning staff
 - Discovered resistance to town home concept
- Post application:
 - 2 meetings with CALUC & related communications
 - No issues from immediate neighbours
 - Broad support, some concerns
 - Letter from CALUC lists concerns raised



Site Plan



Floor Plans



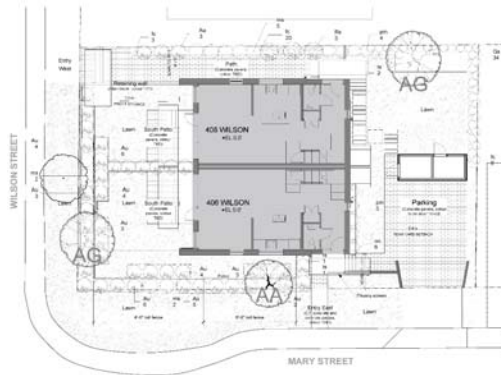
Level 1 Plan



Level 2 Plan



Landscape Plan



Community Consultation - Comments

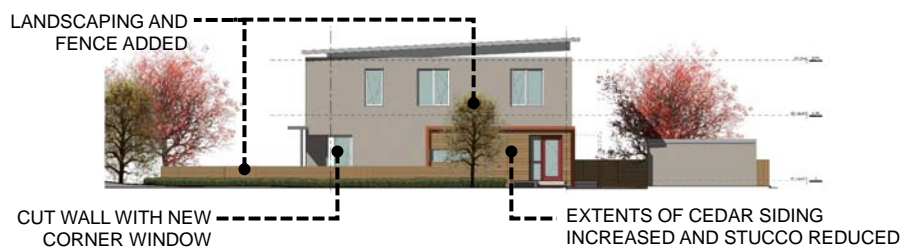
- Contemporary design may not fit in a traditional neighbourhood
- This design will be a positive addition to the neighbourhood
- New driveway crossings will reduce street parking
- Provide more green space at the rear yard
- Building Façade along Mary Street does not have enough variety
- Soften landscaping & save existing boulevard tree
- More passive houses in the neighbourhood will be a positive thing
- New development will help revitalize the neighbourhood



Community Consultation - Comments



Street Elevation along Mary St. – As presented to CALUC



Revised Street Elevation along Mary St.



Project Rendering

