

September 29/17

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



Attention : Mayor and Council

**Re : 2813 – 2887 Quadra St. & 2814 - 2890 Fifth St. and 2780/82 Fifth St**

The proposal is located in the Quadra Village community- an inner-city neighborhood which is experiencing a renewal close to Downtown with a commercial core and excellent bus service. The site is the southern parking lot of Quadra Villa – a 64 unit rental community, substantially renovated in 2014 , that has a long waiting list because it offers large 2 and 3 bedroom units either on the ground or one level above with large private open spaces adjacent substantial public open green space. The client wanted the new project to maintain the qualities of independent access , close proximity to the ground and large patios/decks and add the dimension of smaller units to complement the existing larger units

The site was the subject of a re-zoning application for a 24 unit rental proposal in late 2015 . The client purchased a neighboring lot at 2780/2782 Fifth St and the application was withdrawn and re-designed to a 34 unit rental proposal .The new rental units will be on a separate lot sub-divided from the existing 64 rental units .

There are 12- 2 bedrm units in the 670-700 sf range and 22 -1 bedrm.units in the 400-500 sf range . Typically each block has central stairs with walkway access to each unit which doubles as the unit deck .The buildings are 3 stories in height to be in scale with the existing buildings and the neighborhood.

We are providing parking for 80 cars for 64 existing units and 34 new units – a total of 98 units on site – a parking ratio of .81.A parking study showed that 7 existing rental buildings in the neighborhood had 0.8 cars/ unit parking ratio .Our objective is to meet this parking ratio. To mitigate the parking variance, 2 car share cars will be provided as well as memberships for all 98 units . In addition, there will be significant bicycle parking that will exceed the municipal bicycle parking requirements . As well , because of the long waiting list for the units ,my client is able to qualify tenants for the existing units on the basis of car ownership. September of last year the car ownership level was 79 cars – 1.23 cras / unit. The incidence of car ownership has been reduced to 55 cars -.85 cars /unit- very close to objective with the new units .

The existing project has back to back units , half of which faced the surrounding streets . As the existing parking is largely located at the south end of the site , residents living at the north end of the site-would often park on the street it being more convenient. To mitigate this, we have added 3 parking" pods", housing 4 to 6 cars each on our site , located off Fifth and Topaz to provide more convenient parking and prevent on-street parking.

An objective of the project design was to improve the Fifth and Quadra Street streetscapes and fit into the context. This has been accomplished by positioning two blocks on Fifth with front doors and private yards engaging the street and screening views of the parking areas. Block C, which is adjacent a single family house, has been stepped from 3 to 2 stories to effect a scale transition. On Quadra ,one block has units facing the street and landscaping with low fencing blocking views of the parking lot . The new buildings are 3 stories to maintain a scale link to the existing 2 storey buildings and the surrounding community. The form of the new buildings mirror the shed roof form built above the stairs in the existing project .

In summary , the addition of smaller rental units to an existing community of larger rental units in the Quadra Village community close to commercial services and excellent public transport links is a worthy proposal .

Regards



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