



August 17, 2023

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

Attn: Mayor & Council

Re: 1171/1173 May Street Rezoning and Development Permit Application

On behalf of 1292571 BC Ltd., we wish to apply for a Rezoning and Development Permit Application for the properties located at 1171 and 1173 May Street. The application proposes the construction of two (2) triplexes for a total of six (6) residential units.

We met with Fairfield-Gonzales Community Association Land Use Committee on August 22, 2022 as part of the Pre-CALUC Neighbour meeting

The proposed development is two (2) separate buildings consisting of two (2) 3 storey triplexes.

- Units will range from 98m² (1,055 ft²) to 100 m² (1,077 ft²)
- All units have two (2) bedrooms.
- All units will be able to accommodate stairlifts as well as residential elevators, should they be requested prior to construction.
- As per staff recommendations, the main entrances to all of the units are facing May Street.
- As per staff recommendations, the driveway access is located off of Cambridge Street.
- The design incorporates Victorian roots and will be of high quality utilizing sustainable, durable materials.
- Bicycle parking is provided for each individual unit.
- EV charging will be roughed-in for each unit.
- This development will utilize green technology wherever possible, i.e. the capacity to utilize solar panels.

Requested variances are as follows:

- Allowable Front yard: 7.5 m
- Requested Front yard: 2.7 m

- Allowable Rear yard allowable: 10.06m
- Requested Rear yard: 4.62m

- Allowable Exterior yard allowable: 3.5m
- Requested Rear yard: 2.13m

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- Allowable Height: 7.6m and 2 storeys
- Requested Height: Block A = 9.32m / Block B = 9.19m and 3 storeys
- Allowable Floor Area: 420 m²
- Requested Floor Area: 594.8 m² (0.75 FSR)

The existing duplex will be deconstructed ensuring useable materials will be recycled.

With regards to energy efficiency, a typical new building will achieve an annual energy consumption of 84 GJ/year. This project will be targeting a 65 GJ/year or better annual energy consumption and will utilize all electric appliances.

As part of the Fairfield Neighbourhood Plan, Page 83, this property falls under 8.14. Sub-Area 3: General Traditional Residential Areas proposing developments up to 2 – 2 ½ storeys with an FSR of 0.5 – 0.85. The Fairfield Neighbourhood Plan also refers to 8.11. Sub-Area 1: Traditional Residential Areas Near Cook Street Village proposing developments of 2 ½ storeys with a 1:1 FSR directly across the street. The proposed development has only a 0.75 FSR.

The development is targeted for families starting off in an already very competitive real estate market. It is located within walking distance to Cook Street Village, Dallas Road, and other nearby amenities. A large city park for children is located at the end of May Street as part of Beacon Hill park. A bus route is located on May Street along with bicycle paths that connect throughout the city.

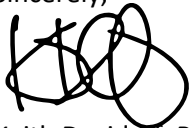
Units #1, #3, #4, and #6 can be modified to delete the enclosed parking and incorporate a rental suite on the Ground Floor.

By providing a well-designed, high-quality development on the corner of May and Cambridge Streets, we feel this development is a positive and sustainable focal point and addition to an already wonderful neighbourhood.

We thank you for allowing the opportunity to provide you with the above and would respectfully request your approval for rezoning and approval of a new Development Permit for this project.

Should you have any questions regarding this application, please feel free to contact us at 250 208 4290 or email Keith Davidoff at prokad.pmanddesign@gmail.com.

Sincerely,



Keith Davidoff, Principal

Dipl. Architectural & Building Technology