



August 8, 2022

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 a duplex and fourplex totaling 6 principal dwelling units and four (4) market rentable suites addressing the City's shortfall of residential units.

We met with Fairfield-Gonzales Community Association Land Use Committee on December 13, 2021 as part of the Pre-CALUC Neighbour meeting

The proposed development is two (2) separate buildings consisting of a 3-storey duplex and a 3-storey four plex.

- Duplex – each unit will be 1,466 ft² (136 m²) with the opportunity to create a rental suite on the ground floor with separate entry.
- Fourplex – the two (2) end units will be 1,466 ft² (136 m²) with the opportunity to create a rental suite on the ground floor with separate entry. The two (2) middle units will be 1,454 ft² (135 m²).
- All units have two (2) bedrooms with an optional third bedroom on the Ground floor.
- All units are accessible and are designed to accommodate stairlifts as well as residential elevators, should they be requested prior to construction.
- Parking is off May & Cambridge Streets. A previous proposal had a driveway on adjacent to the south property line which did not allow for a green rear yard and was obtrusive to the neighbour's to the south. By putting the parking in the front, each unit receives a useable rear yard for families.
- 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.



Variances:

Note: Cambridge Street is considered the front yard side as it is the wider of the two (2) streets.

- Allowable Front yard (West): 7.5 m
- Requested Front yard: 5.36 m
- Allowable Rear yard (East): 10.06m
- Requested Rear yard: 1.07m
- Allowable Interior side yard (South): 1.98m
- Requested Interior side yard: 1.52m
- Allowable Exterior yard (North): 3.5m
- Requested Exterior yard: 2.90m
- Allowable Height: 7.6m and 2 storeys
- Requested Height: 9.45m and 3 storeys
- Allowable Floor Area: 420 m²
- Requested Floor Area: 815.2 m² (1.02 FSR)

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 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.

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,

Original Signed

Keith Davidoff, Principal
Dipl. Architectural & Building Technology