

PROJECT:

UKRAINIAN CHURCH – NEW HOUSING
1909 Cook Street / 1110 + 1112 Caledonia Avenue

Architect's Project Number:

23-005

Date:

November 20, 2024

RE: LETTER TO MAYOR AND COUNCIL

Dear Mayor and Council –

This letter is being submitted in support of the Development Permit Application

DESCRIPTION OF PROPOSAL:

Current zoning = R2 Zone, Two Family Dwelling District

Proposed re-zoning = New Comprehensive Development

Existing Zoning Density = 0.5 : 1

Proposed Density = 0.6 : 1

Rental Units

Total of 11 units, each has direct access to the outside for entrance and exit:

- 6 – 2 bedroom units
- 5 – 1 bedroom suites

Inclusion of adaptable housing features: 1 unit designed as adaptable

GOVERNMENT POLICIES: CONFORMANCE WITH OCP + Neighbourhood / Precinct Plan

Urban Place Designations (Map 2) – Large Urban Village – North Park Village, Fernwood

- Built Form is described as low- and mid-rise multi-unit, mixed use, and freestanding commercial
- Uses are described as residential and mixed use, commercial, including visitor accommodation, live/work, home occupations.
- In terms of Density, total floor space ratios up to 1.5:1 is permitted (proposal = 0.8)

30 Year Growth Management Concept (Figure 3)

- Site is located within the Remainder of the City which is expected to see 10% of the population growth (2,000 new ppl by 2041)

Regional Growth Strategy

- Victoria supporting RGS target of accommodating 95% of new dwelling units within the regional urban containment policy area, some of which will be located in human-scaled neighborhoods such as North Park Village / Fernwood
- Victoria helps to protect Capital Region's rural communities by housing a significant proportion of regional population growth in walkable, transit accessible communities
- Improved Multi-Modal Connectivity and Mobility – there are options for walking, taking transit or biking to nearby services and amenities
- Supporting reduction in Community-Based GHG Emissions by minimizing vehicle emissions, providing EV infrastructure and choosing renewable energy over fossil fuels

Fernwood Strategic Directions (Map 24)

- Accommodate new population and diverse housing choices between North Park and Fernwood Villages
- Improve cycling and pedestrian connections to downtown and other parts of the City and region
- Maintain heritage character, buildings and streetscapes of significance

Climate Change and Energy

- Climate Leadership Plan Progress Report 2022
- (overall community GHG emissions are down 24% since 2007)

- (2021 Victoria) 42% of emissions from transportation (down from 43% in 2007) and 16% from single family homes. Overall, buildings account for 50% of Victoria's community emissions.
- Proposed development has the potential to minimize emissions from transportation due to realistic alternatives to use of single occupancy vehicle
- The site achieves a Walk Score of 81 (very walkable – most errands can be accomplished on foot) a Transit Score of 64 (good transit – many nearby public transportation options) and a Bike Score of 81 (very bikable – daily errands can be accomplished on a bike) according to www.walkscore.com
- Low Carbon Mobility – consider infrastructure for EV
- Low Carbon High-Performance Buildings - Design and Build well:
 - with high performing durable and resilient materials to protect building envelope
 - ensure building is airtight to reduce heat loss and energy demand
 - minimize thermal bridging
 - ensure insulation is adequate and continuous as possible
 - consider ductless dryers to reduce air leakage and heat loss
 - discourage the use of fossil fuels such as natural gas
 - encourage electrification as much as possible
 - consider off-site prefabrication to significantly minimize waste, improve quality of construction and reduce construction time

PROJECT BENEFITS AND AMENITIES:

- Supply of desperately needed housing for families in established neighbourhood with gentle densification. Enhance the sense of community by providing diverse housing options that cater to families, singles, and seniors
- Encourage local engagement through proximity to the Ukrainian Church and its cultural activities
- Increase biking activity in the area by providing more bike parking than required, promoting eco-friendly transportation options and encouraging a healthier lifestyle
- Well-lit common areas to increase pedestrian activity and safety in the area
- Opportunities for hosting community events and activities within the church property, fostering neighborly connections and cultural exchange.
- Urban Agriculture: proposed development includes areas for planting which will also provide habitat for pollinators

NEED AND DEMAND:

- In order to help support expected population growth, property needs to be rezoned for greater density.
- Outward expansion of Victoria's housing stock is limited, so it is necessary to create more compact built environment which in this case includes gentle densification
- It is anticipated that Victoria will need an additional 2,700 ground-oriented housing units over the next 30 years.

NEIGHBOURHOOD:

- Appropriate scale within the context of adjacent buildings
- Existing Ukrainian Church is located on the property
- North property line borders Health Services parking lot, East property line borders single family dwelling lot
- A corner lot is an ideal location for gentle densification by providing multiple access points and minimizing impact on neighbouring properties.

IMPACTS:

- We feel the development will improve the existing neighbourhood by adding much needed housing stock, as well as enhancing public street, providing street vitality, pedestrian and biking activity, safety, and 'eyes on the street'.

DESIGN AND DEVELOPMENT PERMIT GUIDELINES:

OFFICIAL COMMUNITY PLAN:

DPA 17 (HC): NORTH PARK VILLAGE AND DISTRICT GUIDELINES:

General Urban Design Guidelines (2022):

5.0 Open Space and Landscaping: provided open space is usable, attractive and well-integrated with the design of the building; species selection provides interest year-round

7.1 Buildings with industrial uses: not applicable

7.2 Heritage building context and skyline: not applicable, heritage designated single family dwelling heavily

damaged by fire to be removed

7.3 Universal Accessible Design and Safety: common outdoor areas are accessible and safe for people of all abilities

8.3 Supplementary design guidelines for urban villages: located at the north-east corner of North Park Village, proposed development creates a visual transition to adjacent areas ('Housing Opportunity' and 'Traditional Residential' as per Map 24, Fernwood Strategic Directions, OCP)

Guidelines for Fences, Gates and Shutters (2010)

Fence: aluminium picket fence complimented with planting proposed at north and east property line, no fence at south and west property lines.

Gates and Shutters: not applicable.

Standards and Guidelines for the Conservation of Historic Places in Canada

Property contains existing heritage designated building heavily damaged by fire and encroaching on neighbouring property. The proponent wishes to work with City of Victoria to determine acceptable path forward.

City of Victoria Heritage Program Sign & Awning Guidelines (1981)

Not applicable

SAFETY AND SECURITY:

CPTED – Crime Prevention Through Environmental Design (5 key principles)

- Natural Surveillance – maximize visibility to be able to identify suspicious behaviour
- Territorial Reinforcement – clear distinction between public and private areas
- Natural Access Control – discourage access to private areas
- Maintenance – appropriate care of property for continued intended use
- Activity Support – engage and interact on property as appropriate to discourage criminal acts

TRANSPORTATION:

- Parking has been provided in accordance with Schedule P, Attached Dwelling. Total required = 14 parking spaces, proposed variance = 10 parking spaces
- Bike parking has been provided in accordance with Schedule P, Attached Dwelling. Total required = 17 parking spaces, total provided = 24 parking spaces

HERITAGE:

- Property contains existing heritage designated building heavily damaged by fire and encroaching on neighbouring property.
- The proponent wishes to work with City of Victoria to determine acceptable path forward.
- Heritage Consultant is involved to provide a heritage report.

CLIMATE-FORWARD GREEN BUILDING FEATURES THE CLIENT IS WILLING TO CONSIDER:

• Near Zero Emissions:

Design mechanical systems as fully electric.

• Building Retention and Reuse:

Increase waste reduction and landfill diversion to exceed requirements.

• Low Carbon Materials and Construction:

Prioritize and specify the use of low embodied carbon materials and/or carbon-sequestering materials

• Transportation:

Speak with City staff about transportation demand management alternatives to minimize parking.

Ensure bicycle parking includes gear storage, a repair station and heavy-duty locks, while considering all bike types, including cargo and e-bikes

Exceed requirements for EV charging, such as providing charging for e-bikes

Provide transit passes for occupants

• Rainwater Management and Green Infrastructure:

Support native plants and pollinators

• Landscaping and Native Plants:

Plants are native to southern Vancouver Island, climate-adapted, food-bearing and/or provide pollinator habitats

- **Urban Gardening and Food Production:**

- Incorporate pollinator gardening into landscaped areas

- **Climate Change Adaptation:**

- Minimize overheating risk using mechanical and passive cooling techniques

- Use future climate predictions to design mechanical systems

- Include measures to ensure indoor air quality during forest fire smoke events

URBAN FORESTRY:

- Two unprotected trees potentially to be removed; two new trees are proposed.

- Urban Agriculture: planted areas will provide habitat for pollinators

EXISTING INFRASTRUCTURE

- Existing Major Water Main (300mm ø or greater) – Map 13

- No Major Sanitary Sewer Main (250mm ø or greater) – Map 14

- Major Stormwater Main (250mm ø or greater) – Map 15

Sincerely,

A handwritten signature in black ink, appearing to read "H Spinney". The signature is written in a cursive, flowing style.

Heather Spinney, Architect AIBC, CPHD
Principal, Studio PA | Praxis Architects Inc.