



James Bay Rental Development



Who we are

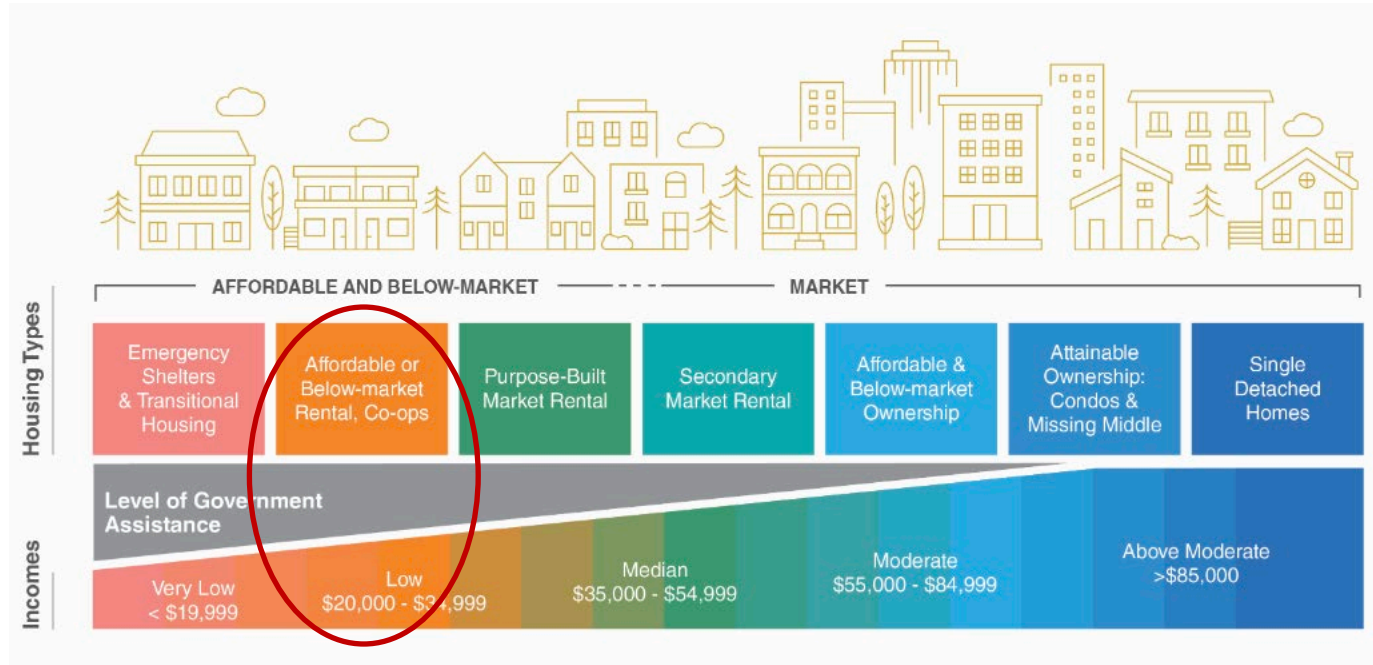
Oeza Developments

Oeza Developments is an Oak Bay-based development firm with a vision of bringing environmentally-forward and affordable housing to the James Bay community.

Waymark Architecture

Waymark Architecture is an award-winning architecture firm in Victoria, BC, whose mission is to lead the world's transition to sustainable building. Renowned for designing one of the first Passive House commercial buildings in North America, Waymark's founders, Will King and Graeme Verhulst, see sustainable design as the answer to the question of our changing world.

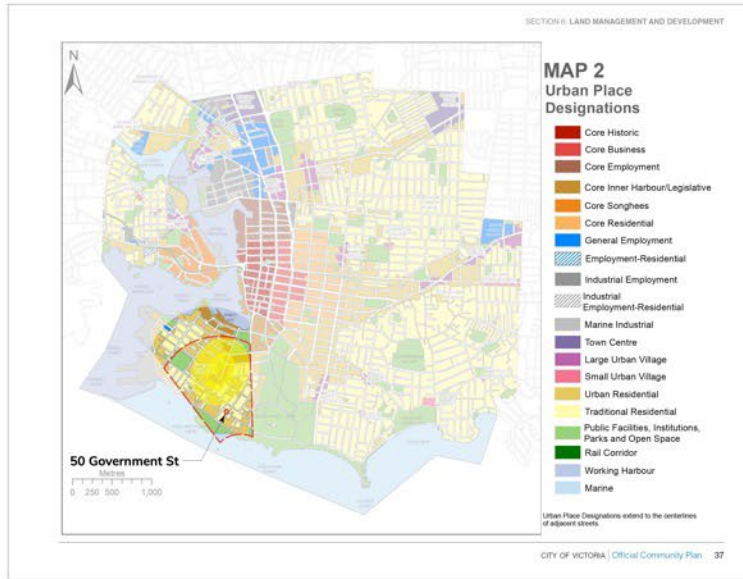
Housing crisis and climate emergency



- Victoria's vacancy rates have hovered near 1% in recent years, far below healthy rates (anywhere between 3 and 5%)
- The costs to rent or own your home continue to rise, outpacing local incomes
- City of Victoria declared a climate emergency in March 2019, promising to accelerate climate action efforts to achieve net-zero carbon emissions

The James Bay Rental Development is an environmentally-forward development that provides 24 below-market rental units

Site Location



***OCP policy objectives advanced by this proposal:**

- 6 (a) "...housing growth...within close walking distance of Town Centers and Large Urban Villages"
- 6 (g) "That all 13 city neighbourhoods contain a range of housing types suitable to people with a mix of incomes, living in a variety of household types, throughout their lives.
- 6.1.6 "Urban Residential consists primarily of multi-unit residential ... including...mid-rise apartments"
- 6.9 "Give consideration to site-specific amendments to this plan that are consistent with the intent of the Urban Place Designations and that further the broad objectives and policies of the plan, as appropriate to the site context"
- 6.32.1 "Victoria accommodates a minimum of 20,000 additional residents from 2011 to 2041"
- 6.32.3 "Victoria accommodates a minimum of 20% of the region's cumulative new dwelling units to 2041"
- 6.32.5 "A minimum 90% of all dwelling units are within 400 metres either of the Urban Core, a Town Centre or an Urban Village by 2041"

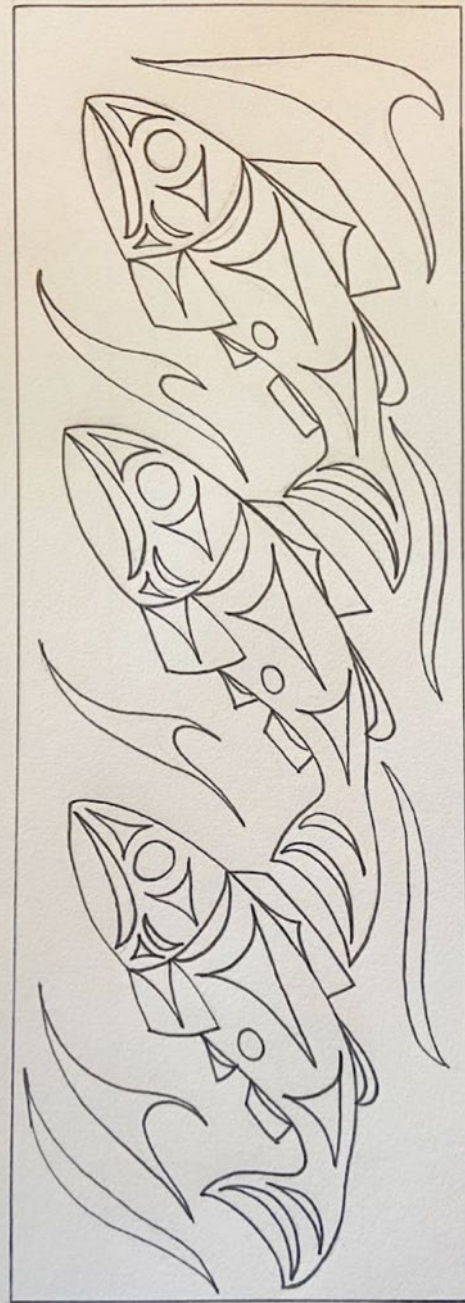


BUILDING TYPE DIAGRAM: James Bay's residential buildings consists of a mix of single family, townhouse, mid-rise, and high-rise.

- Apartment style 3 to 6 stories
- Multi-family over 6 stories



We propose re-classifying this site from *Urban Residential* to *Housing Opportunity* designation to support the goals of increased affordable housing, environmental stewardship, and community acknowledgement.



AL
2023

Increase affordable housing

- 24 below-market rental units in place of the existing 4 units

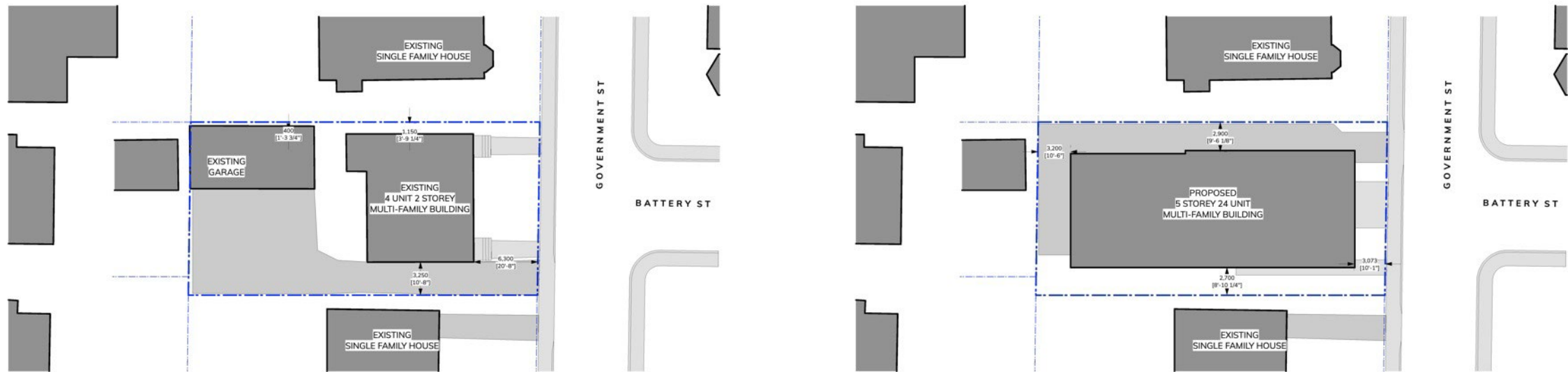
Environmentally-forward development

- Targeting Passive House standard
- Conduit for future solar panels
- Generous bicycle infrastructure
- All parking stalls to accommodate EV charging

First Nations acknowledgement

- The project will work with local First Nations artist, Bear Horne, to create a large piece of public art

Existing and proposed site plan



Existing

Proposed

Data sheet and zoning analysis

Legal Description: Property ID 007-326-122, Lot 9, Beckley Farm, Victoria District, Plan 229

Street Address: 50 Government St

Current Zoning: R3-2 Multiple Dwelling District

Proposed Zoning: Site Specific

Site Area: 586 m²

Building Footprint: 319 m²

	Existing	Allowed by current zoning	Envisioned by OCP Land Use designation	Proposed
Use	Mult-unit Residential (4 units)	Mult-unit Residential	Low to mid-rise multi-unit residential.	Multi-unit Residential (19 Units, 100% affordable)
Parcel Size	586 m ²	-	-	586 m ²
Building Height	8 m	18.5 m	Low-rise and mid-rise	19.5 m to roof 22.0 m to elevator overrun
Stories	2	6	Buildings up to approximately six storeys.	6 storeys
Lot Coverage	37%	between 20% and 30% depending on number of storeys	-	54%
Floor Space Ratio	0.61	0.3 to 1.6 depending on number of storeys	1.2:1 generally, up to 2:1 in strategic locations for the advancement of plan objectives	2.34
Setbacks				
Front Setback - building exterior	6.3 m	7.5 to 13.5 depending on number of storeys	-	3.0 m
North Side Setback	1.15 m to main building, 0.4 m to garage			2.9 m
South Side Setback	3.25 m			2.7 m
Total Side Setback	4.4 for main building (excluding garage)			5.6 m
Rear Setback	Garage is over the property line. 15.3 to main building.			3.3 m
Off Street Parking				
Car Parking	4 stalls, 1:1 ratio	Ratio from 0.75 to 1.3 depending on unit size for market units. .02 to .75 depending on unit size for affordable units	-	8 required, 6 provided
Long Term Bicycle parking	none	1 to 1.25 spaces depending on unit size		27 required, 36 proposed
Short Term Bicycle parking	none	The greater of 6 spaces per building or 0.1 spaces per dwelling unit		6 required, 6 proposed

UNIT TYPES

Bachelor - accessible	2
Bachelor	12
1 bedroom - 46 to 50 m ²	10
TOTAL:	24

FSR CALCULATION: (in square meters)

44.5	Ground Floor
261.6	2nd Floor
261.6	3rd Floor
261.6	4th Floor
261.6	5th Floor
223.8	6th Floor
1314.7	TOTAL

562 PARCEL SIZE

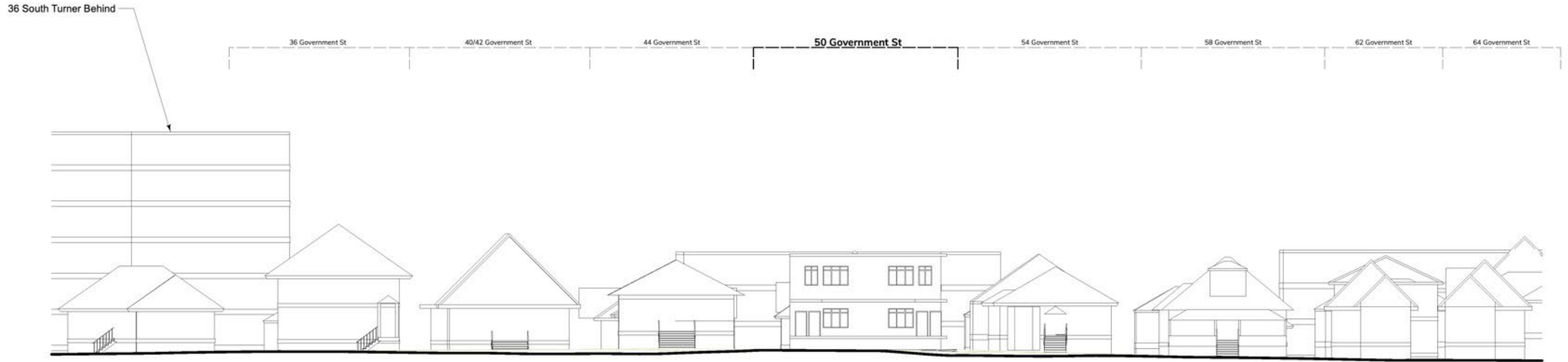
Car Parking Requirements:

0.2 per dwelling unit less than 45 m ²
0.2 x 14 = 2.8
0.5 spaces per unit between 45 and 70 m ²
0.5 x 10 = 5
2.8 + 5 = 7.8 required, rounded to 8

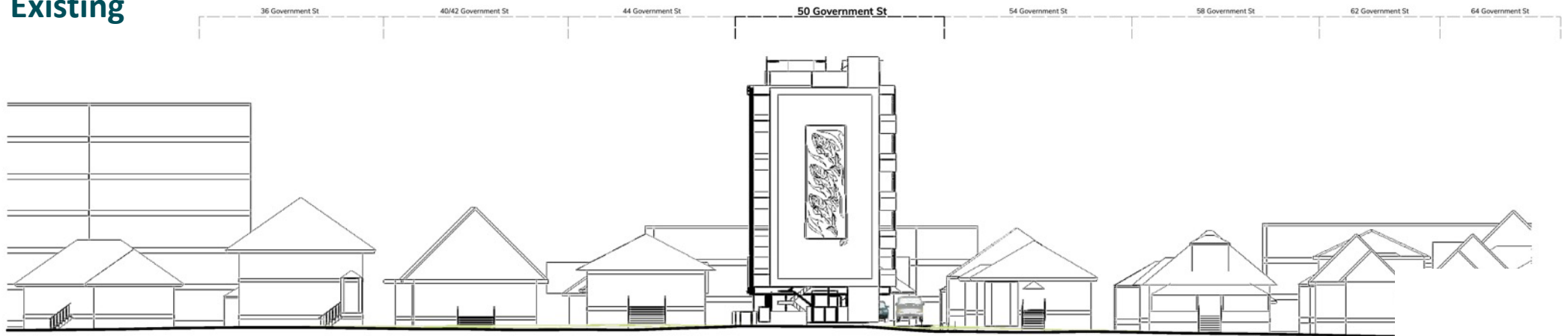
Long Term Bicycle Parking Requirements

1 per dwelling unit less than 45 m ²
1 x 14 = 14
1.25 spaces per unit over 45 m ²
1.25 x 10 = 13
14 + 13 = 27

Existing and proposed street elevation



Existing



Proposed

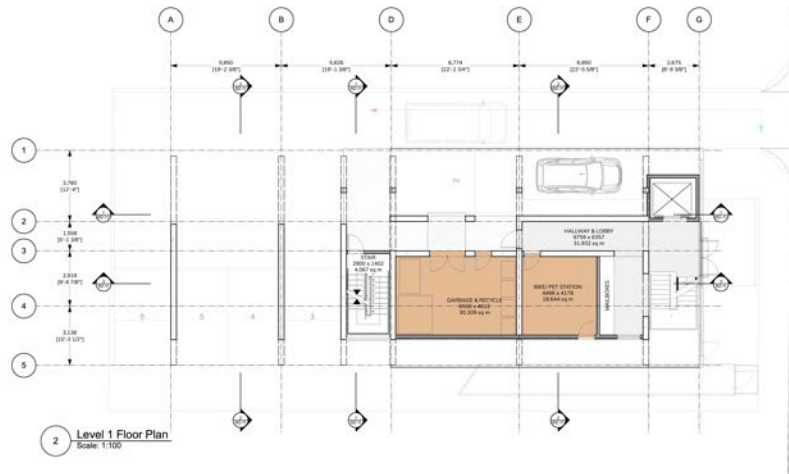
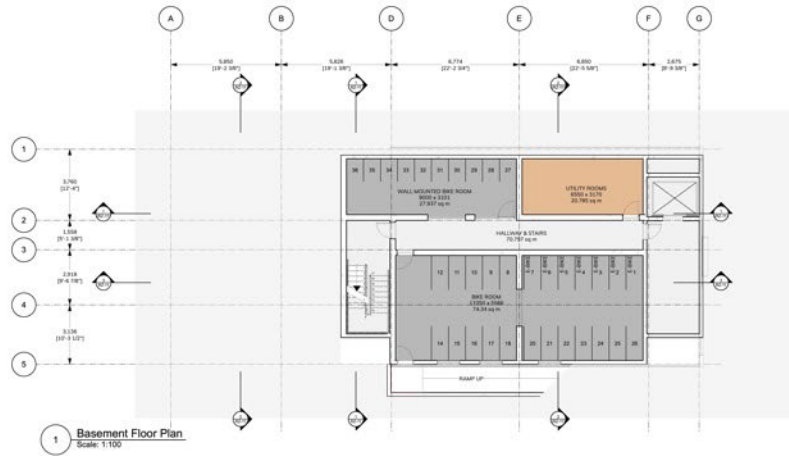
Perspectives



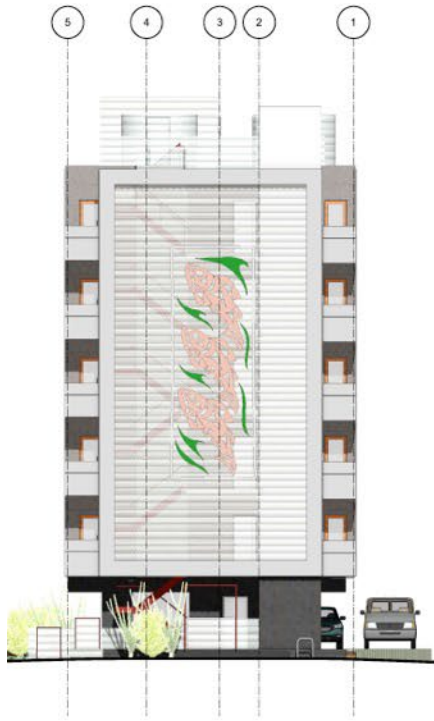
Site Plan



Floor Plans



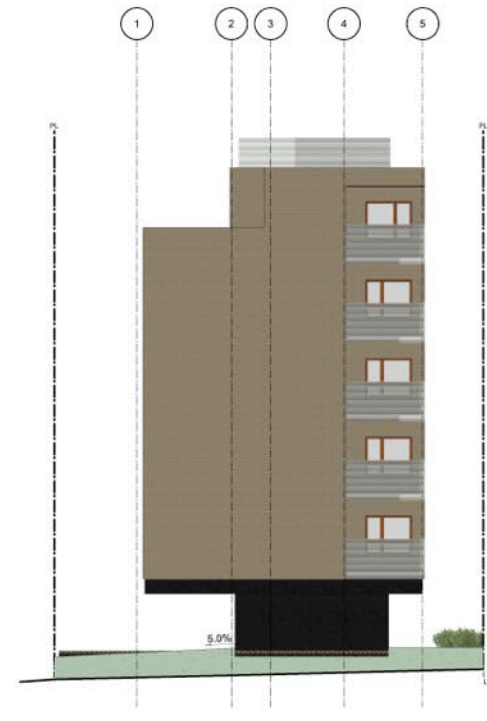
Elevations



1 East Elevation



2 North Elevation
Scale: 1:100

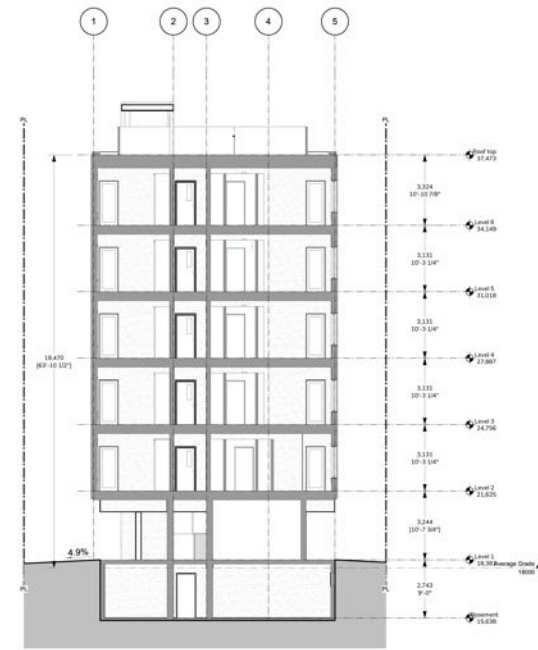


3 West Elevation
Scale: 1:100

Elevations

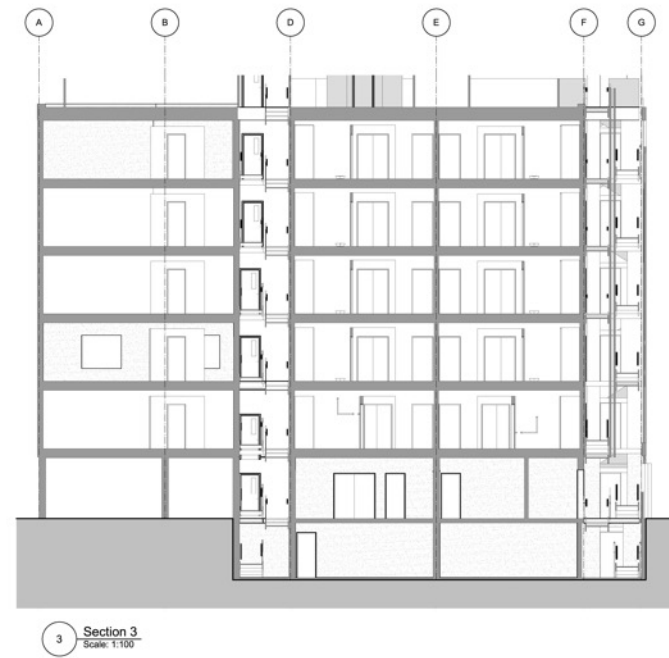
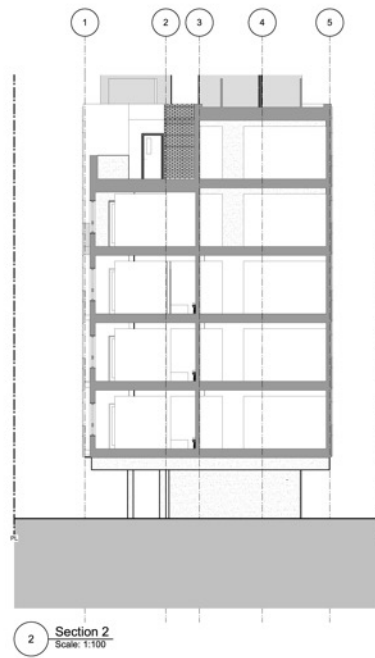
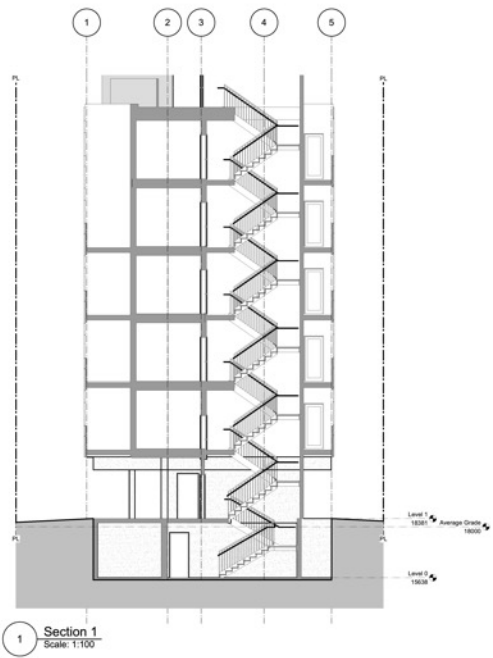


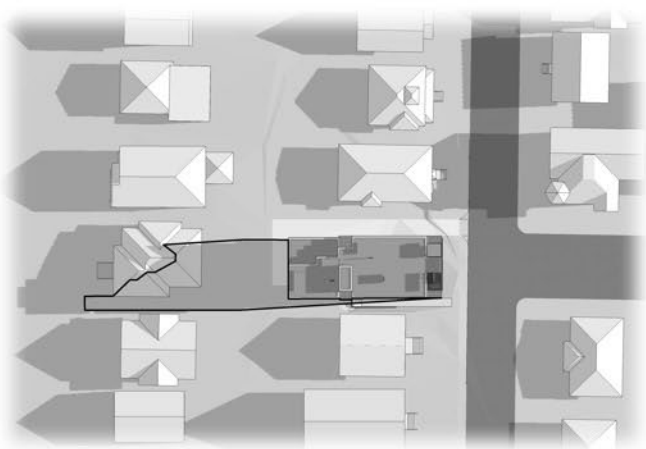
1 South Elevation
Scale: 1:100



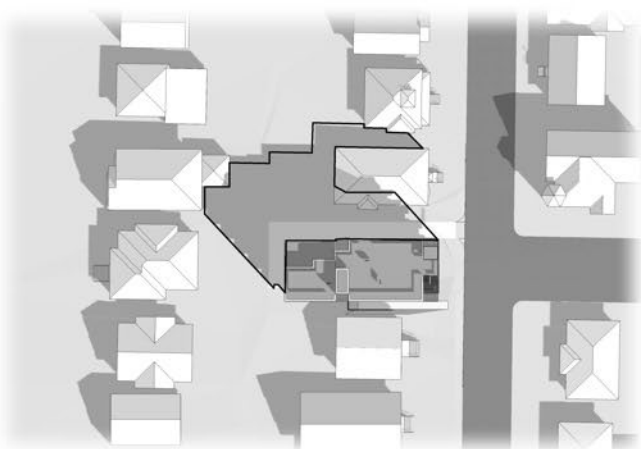
2 Section
Scale: 1:100

Sections

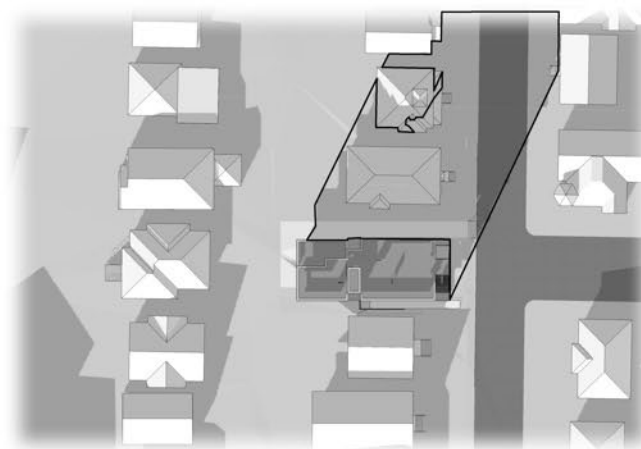




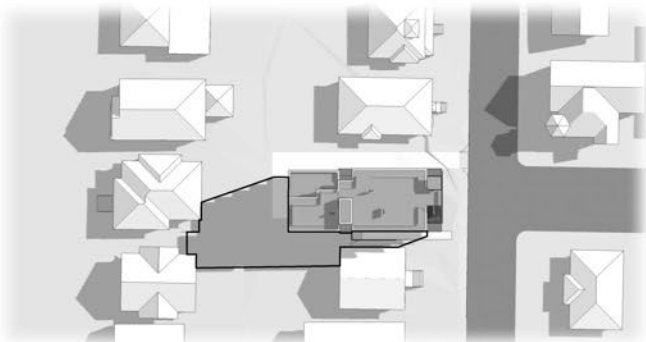
1 Equinox @ 9:00am



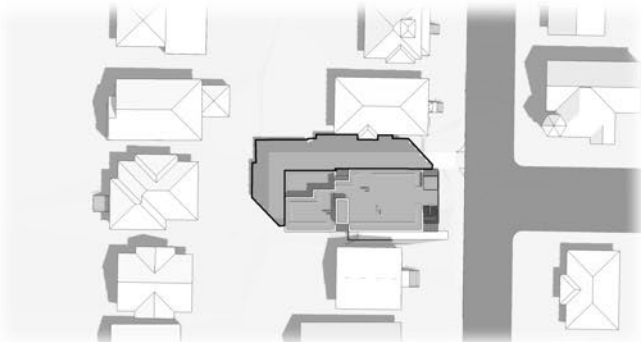
2 Equinox @ 12:00pm



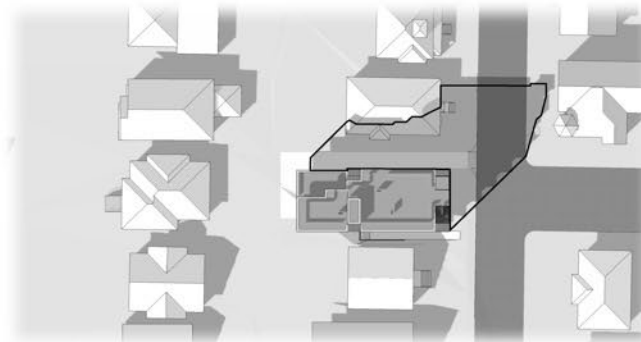
3 Equinox @ 4:00pm



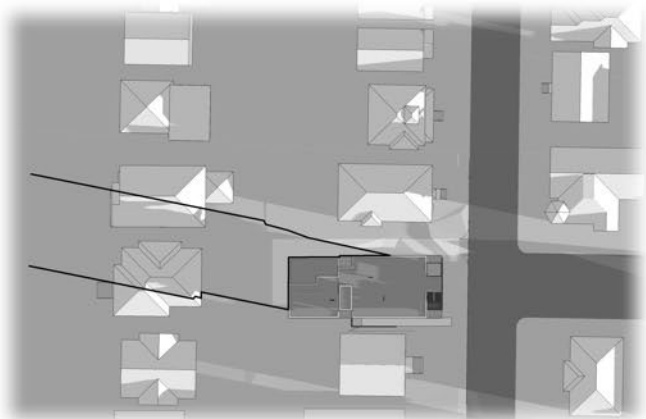
4 Summer Solstice @ 9:00am



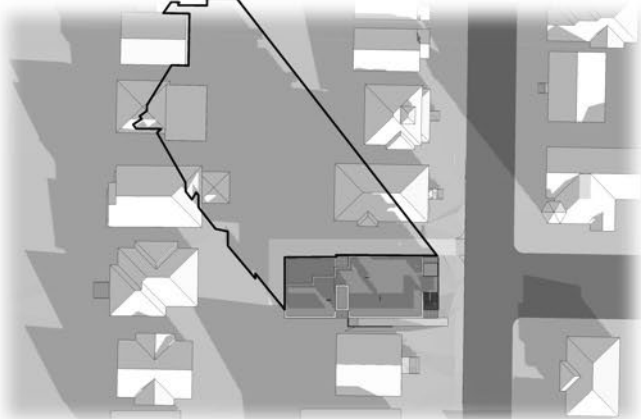
5 Summer Solstice @ 12:00pm



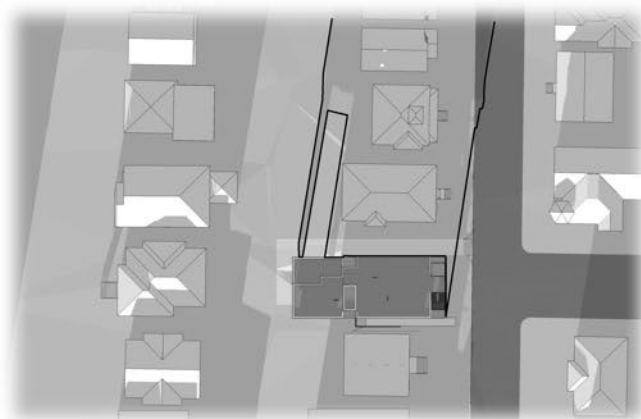
6 Summer Solstice @ 4:00pm



7 Winter Solstice @ 9:00am



8 Winter Solstice @ 12:00pm



9 Winter Solstice @ 3:30pm

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