



Mayor and Council  
 #1 Centennial Square  
 Victoria, BC  
 V8W 1P6

Dec 10, 2021

Re: 1514 – 1520 Foul Bay Road, Rezoning application and Development Permit

Dear Mayor Helps and City of Victoria Council Members,

Our team is pleased to provide a revised submission for rezoning and development for the properties at 1514 and 1520 Foul Bay Road in the South Jubilee neighborhood.

**Redesign**

The aim of this revised 5 townhouse street-facing design is to more appropriately align the proposed townhouse development to match the Design Guidelines for Multi-unit Residential developments adopted May 2018, which state “Attached residential buildings should be designed parallel to the street with unit entrances oriented to, and directly accessed from, the fronting street.”

Please see the document List of Revisions attached with this proposal.

**Location and Zoning**

The proposal conforms to both zoning and the Official Community Plan. The proposed Foul Bay townhomes are adjacent to the rear parking lot of Oak Bay Bicycles. It is R1-B zoning designated for “ground-oriented housing such as townhouses, houseplexes, duplexes, row houses, lock-off suites, and other housing forms that fit well within neighborhoods to help increase housing choice.” The site has a high walk score of 88 and close proximity to adjacent shops in the neighborhood. We understand from Planning that Rezoning to a Comprehensive Development would be the appropriate approach for the redevelopment of these properties. Please refer to table below for a comparison between the current proposal and the previously submitted proposal:

<u>Compared</u>	<u>Current Project</u>		<u>Previous Project</u>	
Use	5 attached dwellings		8 attached dwellings	
Height	8932		9830	
FSR	0.88.1		9.0.1	
Setback Int. North	6798	6190*	2640	*) Projection from Lev 1 and Lev 2
Int. South	1536	0936*	4480	*) Projection from Lev 1 and Lev 2
Front	4982		4480	
Rear	8375		3200	

## Neighbor Engagement

Neighborhood engagement was extensively undertaken in preparation for proposing a development. Having lived in the neighborhood many years, it was natural to undertake dozens of one-on-one sessions with neighbors. The feedback was unanimous that the site was appropriate for development. Many of the positive comments were centered around the extensive green features.

## Green Design

Norm Foster Properties is a co-owner partner with Balanced Home Energy advisors that provide Step Code energy assessments for new construction. The development team chose Praxis Architects because of their Passive certification and extensive experience in energy efficient building design. With a changing climate in mind, this proposal strives for energy conservation and high building performance.

An extensive array of more than 40 solar panels are placed on the rear half of the rooftop deck. The intention is to tie these panels into the geothermal system or Heat Pump alternative to significantly reduce energy. The remaining portion of the deck provides access to outdoor and rooftop gardens. Overlook is on the street side.

The aim is to build the townhouses from locally manufactured prefabricated panelized components on an insulated concrete form (ICF) foundation with fully insulated slabs which should reduce waste on site significantly. The result will be a very condensed construction period (likely no more than 6 – 8 months). The units will meet Step 4 (BC Energy Step Code) due to design and airtightness.

Homes will be “smart wired”, with the intention to replace individual air source heat pumps with a Geothermal loop. This design should offer a potential for 20 – 50% reduced cost for heating and cooling. There will be no gas service to the site, thereby eliminating any pollution resulting from CO2 emissions. Each garage will be equipped with solar powered charging for electric vehicles or an electric bike.

To address storm water, the landscape design includes run off channels to feed garden beds. Permeable Hydropavers are placed in key locations for water absorption and water evaporation. The proposal includes planting twelve (12) trees to the site, some of which are placed on elevated patio planters. Additionally, the developer team will plant four (4) new trees along the newly assigned SRW to be converted into a boulevard as noted in the arborist report.

## Current Houses

The Development will replace two single family homes that have been moderately neglected. Both houses are of little value from both an economical and environmental viewpoint. Any usable materials found in the existing homes will be recycled for reuse. One house is occupied by the developer and the other has a tenant. The developer/ applicant and the tenant have jointly agreed to a Tenant Assistance Plan approved by the city. As neighbors, both are in regular discussions on the status of the proposed development application.

## Flexible Space to Meet Changing Family Needs

Each Town House has 3 Bedrooms and three levels. One Bedroom on the lower Level (00) can serve as a Lock-off with kitchenette. The lock-off is accessible directly from the street, through the garage and/or the interior stair. The intention for this feature is to provide an accessible, flexible, independent living space for an aging parent, older children at home, a caregiver, or function as a home office. The design strives to meet the growing need for the changing family.

We hope that the green features and design ideas proposed will be seen as an improvement to the neighborhood and reflect the greater vision for the City of Victoria.

## Summary

In summary, this revised proposal offers the following features:

- Welcoming view to the community with doors facing the street;
- Energy efficient design meeting Step Code 4;
- Extensive array of installed solar panels;
- Installation of car/bike charging per unit;
- Flexible space for aging parent, young adult at home or mixed family needs;
- Thoughtful landscape design to address water capture, run off and feed new gardens;
- Locally manufactured prefabricated panelized components to reduce waste;
- Exterior materials chosen to weather long-term;
- Garden space on the rooftop, suitable for planting;
- Elimination of fossil fuels;
- Inclusion of a secure bike parking in each garage.

Thank you kindly for considering this proposal.

Sincerely,



Wayne Foster

Jubilee neighborhood resident/property owner/ developer