



March 19th., 2024

James Bay Neighbourhood Association
Development Review Committee
Attn: Tim Van Alstine, Trevor Moat, & Linda Carlson

& Residents of the James Bay Community

**Re: Rezoning and Development Permit Application For 600 Dallas Road
Letter of Rationale & Project Summary**

To all concerned,

This letter of rationale & summary of project details is in support of a proposed family friendly, multi-family development at 600 Dallas Road. This letter is to be read in conjunction with the drawings to be presented during a Zoom meeting on April 10., 2024.

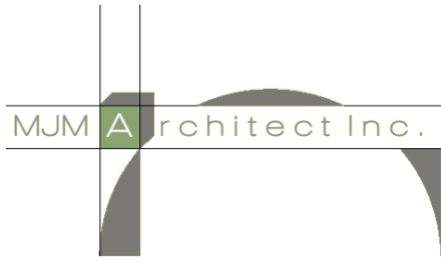
We have thoroughly reviewed the Official Community Plan and have also ensured that the proposed development of this property will substantially conform to the Development Permit Area guidelines and the design guidelines for Multi-residential, Commercial and Industrial. The information provided in this letter will briefly outline the project characteristics, making references to the current zoning bylaw and the OCP, focusing on the pertinent issues applicable to this development.

The Project Brief:

Recent directives from both the federal and provincial governments highlight the urgent need to address the housing crisis by constructing densified, energy-efficient properties. We contend that the current design is in perfect alignment with the B.C. government's mandate to build over 60,000 new housing units in the next five years, with a significant portion, 4902 units, allocated to Victoria.

The site for this project has an area of 721 m² (7,760.f.). Currently zoned R-2, Two family Dwelling District, and we wish to rezone the property to allow for the much needed multi-family rental aspect of this development. We feel it is also worth noting that 6 of the 15 rental units (40%) will be designated affordable, which aligns with the 40% affordable mark set by the government's federal funding program. In correspondence with BC housing regarding registration of the affordable units, the Owner hopes that the affordable units will be for seniors.

Our proposal consists of 15 rental units distributed over six levels, with on-grade covered parking for 9 vehicles, long term bicycle and cargo-bike storage, lobby, and Mechanical and Electrical rooms. One 1-Bedroom suite will be located at grade and accessed off the public sidewalk, thereby enhancing the ground-oriented aspect of this development. Levels two through five will each have two, 2-Bedroom units and one, 1- bedroom unit, while the uppermost level will have a one 2-bedroom and one 3-bedroom unit. The current duplex home on the site is occupied by the Owner's father, but the duplex is nearing the end of its intended usefulness and will be selectively deconstructed. Any useable materials will be directed to the appropriate recycling depots.



As noted, we are providing 9 parking spaces at grade, all having electric charging stations and a bicycle room for 15, long term bicycle parking spaces and four cargo-bike spaces, as well as a bike repair/washing station. There will be a 6 space, short term bicycle rack immediately beside the main entry, all in substantial conformance with the current Schedule 'C' off-street parking bylaw.

A garbage and recycling area is conveniently located at the end of the parkade driveway for ease of access by the tenants and the garbage/recycling collection company.

This proposal has an FSR of 2.24:1 aligning with the City of Victoria's density objectives. The site coverage is 65%, with an open site space of 78%. It is worth noting, however, that this proposal incorporates a 85m² green roof covering a portion of the at-grade parking, and will provide garden plots for resident's use in the front yard, along with a common amenity space.

Site Selection and Green Building Strategies

The site for this project is a rectangular shape, oriented on an approximate North/South axis. The site is virtually flat with only a slight slope towards the south. It was determined early on in the design that access from Dallas would be problematic and therefore, the northwest corner of the site was chosen as the most efficient location for the driveway access. It is also located next to a parking area for the multi-family development to the north, so a greater separation is achieved between the two buildings.

Our proposal for a multi-family development in this location will maximize the land-use efficiency by ensuring that increasingly hard to find urban land areas are not imposed on, city services and infrastructures are ample and close at-hand, and energy and water consumption are lessened by the very multi-family nature of this project.

The site has been designed to collect the majority of the surface water run-off. Rain water is collected in gutters and directed down to a cistern below the driveway. Water from the surface parking areas would flow to a centrally located oil and grit separator, used to reduce surface pollution from infiltrating into the storm system. With respect to climate change, adapting to the effects of this troubling phenomenon is becoming increasingly critical in minimizing greenhouse gas emissions. Creating airtight building envelopes and utilizing state of the art equipment and appliances are just some of the measures we've undertaken to alleviate climate change and minimize the impact of this development on the environment.

MJM Architect Inc., along with the Owner, are strong proponents of the Integrated Design Process and will work collaboratively with the other consultants, and sub-consultant team, to ensure the building's structure, its systems (including lighting, HVAC, the indoor environment) as well as the site, are treated in a holistic manner. There are numerous green strategies that will be incorporated into the design of this project which will provide greater energy efficiency, enhanced indoor air quality, and better use of resources, all while reducing the overall environmental impact of this development and reducing its carbon footprint. Some of the green strategies we anticipate utilizing include:

- high performance building envelope (rainscreen) materials
- dual flush low volume toilets will be used
- energy star rated appliances
- use of durable finishing materials
- the concrete portions of this project will incorporate high fly-ash content.



- every effort will be made to use locally manufactured materials where available
- rooftop solar panels

CPTED Principles

The design of the multi-family development will incorporate CPTED principles throughout the parking area and ground floor areas including locked bicycle enclosures, high efficiency LED lighting, and clear sight lines with minimal obstructions. We have included transparent and see-through guardrails and fences to increase security safeguards while maintaining a sense of privacy.

Form, Character and Sustainability

Throughout this design process we thoroughly reviewed the OCP and design guidelines for Victoria, and have worked through multiple revisions to fine tune this project to better align with those goals and objectives. We've met with members of the JBNA Development Review Committee on one occasion, and have incorporated a majority of their preliminary suggestions. We humbly feel we are presenting a building scheme that respects the neighbourhood theme and character in this unique and increasingly desirable area of Victoria.

The colours of the exterior finishes are contextually coherent and are composed of durable materials as well. We've stepped back the uppermost floor and blurred the distinction between individual units to reduce the apparent massing of the overall development. The verticality of the facades have been varied by providing metal and wood clad piers. Spacious balconies have been provided for each unit, with visually transparent glass balcony guards. We are proposing large windows and folding patio doors with black frames, contrasting with a light tan coloured, or off-white stucco siding.

Common and Private Amenity Space

As mentioned above, each residential unit has access to their own private balconies with landscape screening provided on several of them for increased privacy. This development also includes a common amenity space located in the front yard, with garden plots for all residents to enjoy.

In Conclusion

One of the most significant points in the OCP is that it stresses sensitivity when addressing land use and focuses new development towards a sustainable community. Now, more than ever before in Victoria's history, we see an ever-increasing demand for accommodating new residents and families without expanding into environmentally sensitive outlying rural areas. With the growing scarcity of vacant land, the need to densify in



a respectful manner within the community, and keep the development more compact, will naturally reduce the impact on the surrounding environment while, at the same time, providing more homes for the growing “missing middle” housing market.

We’ve gone through extraordinary means and efforts to help achieve those results and feel confident that we have taken every measure possible to ensure this project is in every way compliant with the OCP, JBNA guidelines, and other City of Victoria requirements. With your support we hope that there will soon be 15 more family friendly homes to alleviate some of the rental drought in Victoria. We trust that the contents of this brief letter and accompanying documentation not only addresses the City of Victoria’s regulatory requirements, but will also satisfy residents of James Bay and the immediate vicinity.

Thank you for your valued time and efforts in the review of this development application for 600 Dallas Road. If additional details are required, or there are any questions that arise, we will most certainly be available to respond immediately.

Sincerely,

A handwritten signature in black ink that reads "Michael Moody". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Architect AIBC, MRAIC, LEED® A.P.