



City of Victoria

March 5<sup>th</sup>, 2020

1 Centennial Square

Victoria, BC V8W 1P6

Attn: Mayor Helps & Council

Re: 1908-1920 Oak Bay Avenue

Our team at Jawl Residential is pleased to submit this Rezoning and Development Permit application for 1908-1920 Oak Bay Avenue. The proposal has been informed by over two years of extensive community consultation and dialogue with City Planning and Engineering Staff. The application before you has been prepared, but most importantly revised, to more accurately reflect the feedback and suggestions of residents and stakeholders, while balancing our vision for the property and the policy directions in the City's Official Community Plan.

We have worked diligently to address issues of importance communicated by residents or otherwise identified as a need for this community. Below is an outline of the ways we have worked to address these matters:

- 1) **Improved and Vibrant Public Realm:** During our community consultation it became apparent that an overwhelming majority of the community emphasised a walkable development that provided an increased public realm. In response to this feedback, as well as City Staff's request, the application responded by committing to provide a 3.35m Statutory Right of Right along the Oak Bay Avenue frontage. This will help facilitate future public works projects and enhance the existing pedestrian experience. As well, it will offer a more generous setback along Oak Bay Avenue further supporting the purpose-built café along the buildings south-eastern corner. Enhanced surface treatments along this frontage will be complemented by pedestrian benches, bicycle parking, and five new boulevard trees.
- 2) **Active Transportation:** Suggestions received from the CALUC meeting indicated that the application should attempt to mitigate any increased traffic that may result from redevelopment. As part of our commitment to sustainable transportation options, the application is offering to provide 35 Modo Car Share memberships (a cost of \$17,500 or \$500

per membership) to the strata corporation (one for each home) upon completion of the building. The provision of these memberships will help alleviate additional parking and traffic issues in the surrounding neighbourhood, as residents will have the option of walking to a nearby MODO vehicle.

In addition to the MODO memberships, this development will encourage sustainable transportation by equipping 12 parking stalls with EV charging capacity at occupancy. We will also future proof the building by ensuring that all 47 underground stalls and one at grade parking stall be roughed-in to accommodate the future installation of EV chargers as demand increases.

- 3) **Pedestrian/Streetscape Improvements:** In response to considerable community feedback about the existing pedestrian experience along this portion of Oak Bay Avenue, our application proposes a contribution of \$25,000 towards the construction of a new crosswalk across Oak Bay Avenue. This piece of public infrastructure was recommended by the Transportation Demand Management Report that accompanies this application and is currently under review by City Transportation. This proposal has contemplated the location be at the eastern portion of Redfern Avenue, connecting to the Red Barn Market frontage to the south. In addition to the crosswalk connection, the Statutory Right of Way will provide further relief to the pedestrian walkway along the street.
- 4) **Parking and Traffic Conditions:** Given the strong feedback from community members around parking and traffic concerns, our team worked hard to provide as much parking as possible in the new development. The application will be constructing one level of underground parking that will provide 47 parking spaces and 48 bicycle stalls as well as 10 parking stalls and 18 bike stalls at grade, which will serve the commercial and retail uses. The Transportation Demand Management study confirmed that despite not meeting the Schedule C bylaw, the parking supplied will *exceed* the forecasted demand for the building by five spaces. It is worth noting that our application is proposing more commercial parking than what currently exists, despite proposing less commercial space than what is currently in place.
- 5) **Housing Affordability:** The original application for rezoning and development permit was made on April 25<sup>th</sup>, 2019. Given the date of application and date of adoption of the current City of Victoria 2018 Inclusionary Housing Policy, the application technically does not full under the current policy. After lengthy review and discussion with City Staff it was decided that the application should meet the current policy of the day. As such, this proposal will contribute \$5 per square foot above the base density of 1:1, to the affordable housing fund of the City of Victoria. Under our submission, this amounts to \$98,216.75, which was rounded up to \$100,000.

As previously mentioned, this application has been refined several times in response to feedback from members of the community. Most notably, the consideration for a taller building was scaled back after

discussions and engagement with nearby residents. The four-storey scale is now representative of those discussions.

We are pleased to have responded to the overwhelming desire for a south facing patio that would allow residents and community members a place to meet and gather. As noted, the south facing, eastern portion of the development is being purpose-built to contain a locally owned and operated café. This use on the ground level will be a great benefit to the community.

In summary, the proposed development will provide many community benefits in the form of active transportation options, an improved pedestrian experience, as well as an enhanced public realm, and affordable housing commitments. There will also be a diverse supply of suite sizes within the building, ranging from 505 – 1258 sq. ft. These suite sizes will be spread across a composition of 14 one bedrooms, 15 two bedrooms, and 6 two bedroom + dens (or three bedrooms).

We are very encouraged by the integration of community feedback and suggestions into the development plans and feel strongly that the proposal is stronger as a result.

We appreciate the opportunity to present this application to Council and are excited about the possibility of bringing this development application to life.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Jawl', written in a cursive style.

Peter Jawl

Jawl Residential Ltd.