

June 14, 2018

Mayor Lisa Helps & Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

**Re: 415-435 Michigan Street Residential Infill Rezoning
& Development Permit Application Revisions**

Dear Mayor Helps & Council:

On behalf of Starlight Investments, we are pleased to provide updated plans for rezoning of, and a development permit for, the properties located at 415 and 435 Michigan Street. These revised plans, for 24 ground-oriented rental units, are in response to comments received from the Application Review Summary, the Plan Check, neighbours, the James Bay Neighbourhood Association, and the Advisory Design Panel.

Since the previous submission, the following changes have been made:

REQUESTED CLARIFICATION OF OCP ALIGNMENT & DENSITY

The current zoning for the property is R3-H (High Density Multiple Dwelling District), which allows for an FSR of 1.68:1. The zoning proposed for the site, including the two existing towers and the new 24-unit project, will produce a density of 1.65:1 – lower than what the existing zone permits.

Designated *Urban Residential* in the Official Community Plan (OCP), the site is *strategically* located next to the James Bay *Urban Village*, including Irving Park, James Bay New Horizons, and many medical and social services. The property's location also encourages active transportation with its easy access to public transit, and walkable distance to core employment areas.

For further OCP policy alignments, please refer to page two of the original application submission letter, dated March 9, 2018.

BUILDING DESIGN CHANGES

- Studio units have been flipped so that entry doors align with patio stairs to ensure more privacy between the upper and lower unit entries.
- The stair treads have been changed from 50 mm (2") to 75 mm (3") to increase privacy, but still maintain daylight penetration.

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- The end elevations have a material change between units to break up the massing, respond to the shift in building form, and provide a scale better suited to the townhouses.
- The partition guards between the upper and lower roof terraces have been raised to 1.5-metres (5'-0") to increase the sense of privacy. The wrapping guards on the upper end units have been pulled back to help reduce the sightline issues for privacy between the upper and lower decks. The glass on all privacy guards and screens is proposed to be obscured glass.
- Some privacy issues have been mitigated simply by flipping the orientation of the ground floor units, where some windows have been removed from the side elevations.
 - On the Charter House side of the building, the buildings are offset from one another, and separated by 11 metres. The layout of each building has only the smaller, secondary windows facing each other, not the primary viewing windows.
 - On the Regent Tower side, the buildings have a similar offset, and again the end elevation has smaller, secondary windows. The separation distance in this case is a little over 17 metres, which we feel is adequate.
- Egress sliders and juliet balconies have been added to one of the top floor bedrooms for each townhouse unit to comply with the BC Building Code.
- Six (6) of the roofs will have a drainage system that directs run-off to the ends of the buildings where rain gardens are planned. The remaining six (6) roofs will utilize the vertical elements for rain water leaders.
- Vertical elements between units have been widened at the ground level only to accommodate storage.



LANDSCAPE PLAN CHANGES

- A strip of planting/trees has been added to the pool deck area to soften the transition between the parking lot and the pool area.
- A portion of the hardscape is proposed to be removed around the pool deck, and additional planting and trees are proposed
- A unit map for wayfinding is proposed at the sidewalk entry to the proposed project.
- A lighting plan has been added to the Landscape drawings, and show how the entrances, stairs, and sunken entrances will be lit.
- Replacements for three bylaw protected trees are shown in the revised Landscape plan.

PARKING CHANGES: BICYCLE & VEHICLE

- The bike storage room has been revised to show the bike parking requirements as described in the draft version of the new Schedule C. The Class 1 bike parking provided has also been increased to 48 bikes (2 bikes/unit) from 32.
- In order to address City staff comments regarding the original parking study conducted by Watt Consulting Group in February 2018, Bunt & Associates Engineering Ltd. was engaged to conduct a peer review of that study. The review concluded that the methods used in the original study are acceptable, and Bunt's revised calculations generate similar results. Bunt's conclusion is consistent with the original report in that no additional vehicle parking needs to be built to facilitate the development. However, in order to help address comments about parking made by neighbours, the James Bay Neighbourhood Association (JBNA), and City staff, a suite of Transportation Demand Management (TDM) measures is proposed to mitigate the "perceived" parking issues:
 - 48 Class 1 and 18 Class B bicycle parking stalls;
 - Purchase of fifty (50) Modo memberships for residents of the complex;
 - An incentive of a \$100 credit for each of the 50 memberships to be placed on account with Modo;
 - Starlight will purchase and transfer ownership of one new vehicle to Modo; and
 - One additional permanent on-site parking space in front of 415 Michigan Street will be designated for a Modo vehicle.

We note that Modo has agreed to these TDM measures, and is currently preparing a contract with Starlight (see attached email).

OTHER COMMENTS

- Sanitary Sewer Attenuation. A sewage flow rate report, prepared by a qualified engineer, was submitted to the City's Engineering Department for review. The Department has subsequently confirmed that no sewage attenuation infrastructure is required for this project.
- Property Line. The proposed building crosses over a property line. A Lot consolidation has been submitted, and an easement will not be required.
- Driveway Fire Access. The Victoria Fire Department has confirmed that firefighting on this site would be conducted from the street, and a six-metre width for both driveways is not required.



This application represents a special opportunity to enhance and make better use of an existing location in the community, while responding to the demand for family rental housing in Victoria. We look forward to presenting this proposal to Council and committees, and demonstrating its many positive features.

Should you require any further information, please do not hesitate to contact the undersigned (250-383-0304 x 22, dstrongitharm@cityspaces.ca).

Sincerely,

A handwritten signature in black ink, appearing to read "Deane Strongitharm". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Deane Strongitharm, MCIP, RPP

Attachs.

cc: Ashley Burke, Starlight Investments
Rob Bateman, City of Victoria

