



Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

June 16, 2020

Re: Rezoning and Development Permit Application
805 Mary Street
Victoria BC

Dear Mayor & Council,

For your consideration, we are proposing a four unit attached dwelling development 805 Mary St., in the Victoria West neighbourhood. The property is on the corner of Mary St. and Edwards St. to the west and south respectively, and the narrow laneway of Bella St. to the north. The area is designated Traditional Residential in the 2018 Victoria West Neighbourhood Plan. The current zoning is R2 (Two Family Dwelling District Zone), and would not allow for the type of development we are proposing. Through rezoning, the Neighborhood Plan does envision potential changes to the existing character of Mary Street, and our proposal would see a development in keeping with the objectives of the Neighbourhood Plan.

The existing non-conforming triplex on the site, originally constructed in the 1930's and added to mid century, is in disrepair. The lack of proper foundations has, in part, led to the structural failure of the building. The existing building was constructed over part of Bella St. and also encroaches on the neighboring property to the east (316 Edwards St.) The three residences are currently unoccupied.

One new building containing four attached dwellings is proposed. Vehicular access to the property is from Bella St with all parking interior to the site. Three proposed unit entries face onto Mary St., while the end unit fronts onto Edward St. Each approximately 120 m² dwelling would contain three bedrooms and would be marketed towards families.

The density of the proposed development (0.55/1 FSR) is within the 0.85 FSR target established in the Neighbourhood Plan, as is the building height (2 Storeys). The building setbacks are in line with the recommendations of the neighborhood plan. At the upper level of the proposal, the setback is increased to reduce overlook into the eastern neighbour.

Unit entries are defined along the street frontage by gated pathways flanked by planting areas. New trees are proposed to soften the corners of the development, as well as providing screening to the parking area. At the rear of the property, individual fenced patios are provided for each unit with a unit paver pathway providing through access to each unit, Edward St. and the parking area. This area is sunken slightly in relation to the eastern neighbour, and a hedge provides additional screening of the patio areas and the Edward St. neighbour.



The proposed building is a transitional form designed to integrate into the established built form of the neighbourhood. Traditional and durable materials are proposed with articulated front entry ways. The design was chosen after communication with the neighborhood association and in consideration of the surrounding development.

The proposed Site Coverage is 33.5%, the Open Site Space provided is 50.3%. Native and drought resistant plantings are proposed throughout the development to highlight the transition from the built form, and to differentiate public and private areas. As well as observing a dark sky principal for the exterior lighting, the landscaping aims to decrease crime through the environmental design.

The proposed development would conform to the requirements of the City of Victoria Off Street Parking Regulations and would incorporate both vehicular and bicycle parking for owner / tenants and guests. The development would achieve the requirements of the BC Energy Step Code level 3 and would employ a licensed Energy Advisor to ensure above standard energy performance.

Currently there are three dwellings on the properties. A Tenant Assistance Plan has been completed and provided with our application in the event that the rezoning is approved and the proposed development proceeds. The existing buildings will be deconstructed. All attempts will be made during the deconstruction to resell / repurpose / recycle materials to limit the items sent to landfill.

Our goal is to create livable modern dwellings for families. The proximity to shopping and schools, along with the myriad of transit options available make this a desirable location in the heart of a vibrant community. Our proposal would see new options for families in a location that has been designated for density increase. We have received support and encouragement during multiple meetings with the neighbourhood and the Victoria West Land Use Committee. It is our opinion that this proposal would add to the diversity of the Victoria West neighbourhood and would be a positive development for the community.

Your time in considering this proposal is appreciated, and I look forward to discussing it further.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Rodier". The signature is fluid and stylized, with a large loop at the end.

Tim Rodier
Outline Home Design