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20 June 2023




2023-06-19

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

**Letter to Mayor and Council**

Re: Rezoning and Development Permit Application, 1276 Gladstone Street

Dear Mayor and Counsellors,

On behalf of the applicant, Tonny and Ashley Kiptoo, we wish to make an application for a site-specific rezoning and Development Permit for a mixed-use multi-family residential and commercial development at 1276 Gladstone Street.

**Project Summary**

The proposed development is for a three-storey (plus roof deck) mixed-use building containing a ground-oriented bakery, and rental housing. The proposed density is 1.64 FSR. The residential unit-mix is comprised of 6 studio units, 4 one-bedroom units, 2 two-bedroom units and 6 three-bedroom units. Common residential amenity space includes a bike storage room, garbage room, gym/yoga room, common patio/bbq area and outdoor bike repair/dog wash area. The bakery includes indoor seating and outdoor patio seating for public use.

**Government Policies:**

The Land Use Designation of the site per the OCP is Small Urban Village. The proposed form of development is congruent with the Small Urban Village-Urban Place Guidelines which allows multi-unit residential up to 4-storeys and ground-oriented commercial and up to a three-storey building façade. The proposed development supports the Fernwood Neighbourhood Plans goals to “enhance Fernwood Village with additional local-servicing businesses, housing options and refreshed public spaces”.

**Neighbourhood and Impact:**

The proposed ground oriented commercial space and rental housing above (and behind) are typical of the adjacent Fernwood square and provide a natural and appropriate extension to Fernwood Village.

**Project Benefits:**

The project will add to Victoria’s Missing Middle housing stock, which accounts for just five per cent of new home construction, with apartments, condos and detached houses making up the other 95 per cent. The added density/housing proposed on the site provides additional housing options for those wishing to remain in the City, thereby supporting local economy and sustainability initiatives. Additionally, the rental tenure will help address the shortage of rental housing and the Cities corresponding initiatives. The

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ground floor units are designed as adaptable dwelling units to provide inclusive housing options to those with disabilities.

**Transportation and Infrastructure:**

The site is adjacent to major transit, bike, and walking routes. It is within walking and biking distance to neighbourhood parks, open space, employment centers and amenities including Fernwood Village, Stadacona Park, and the Downtown Core. The proposal includes provision of care share memberships and transit passes. The project meets the required short-term and long-term bike parking requirements and includes a dedicated bike parking room and repair area.

There is adequate public infrastructure available to meet the proposal, including sewer, water, sidewalks, and roads. The proposal respects a contemplated SRW along the front lot line. A site servicing plan and Sanitary Impact Assessment prepared by Island Engineering will be provided as part of the rezoning/Development Permit Application.

**Design and development permit guidelines**

The proposal is subject to the Fernwood Village Design Guidelines and Multi-Unit Residential, Commercial Guidelines. The building is designed with sensitivity to context, and builds upon, without replication or mimicry the character of Fernwood village, through a contemporary application of brick and storefront glazing. Further, the proposed ground-oriented commercial space with residential use above, is in character with the rest of Fernwood square.

Details of the design addressing the Fernwood Village Design Guidelines and Multi-Unit Residential, Commercial Guidelines include but are not limited to the following:

- Highly transparent and articulated ground floor with recessed commercial entry
- Use of high-quality and/or textured materials including brick, brick accents and metal canopies and signage at street façade.
- Brick banding as a form of contemporary ornamentation and detailing.
- Vertically proportioned punched residential window openings.
- Incorporation of a sidewalk café/patio and outdoor seating areas that support animation of the street.
- Back-of-house features have been located at the lower floor level to maintain the integrity of the street frontage. Water entry and electrical room are located below the building, and adjacent to street to provide convenient access for BC Hydro and efficient tie in to municipal services.
- Adaptable dwelling units are provided at ground floor with accessible entrances.
- Rooftop patios are setback with simple forms and minimal detailing and articulation.
- Native landscaping complements and balances the buildings' material pallet. On site pavers mark a transition from the public sidewalk to the property. Trees and planting along the west and rear side yard and a fence along the side and rear yards provide a buffer and privacy to neighbhouring sites.

**Safety and Security**

CPTED is addressed by avoiding blank, windowless walls, activity generators, clear site-lines, and lighting.

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Appendix 1:

| GREEN INDICATORS | |
|---|---|
| **CATEGORY** | **GREEN ITEMS** |
| Rating System | BC Energy Step Code 3 |
| Site Selection and Design | • Thermally efficient building form and orientation<br>• High performance windows<br>• Appropriately sized windows for passive heating<br>• Passive ventilation for summer months<br>• Exterior Roof Insulation<br>• Low window to wall ratio.<br>• Canopies to reduce solar gain in summer month |
| Innovation and design | Solar Panel Ready, including:<br>• Conduit to roof<br>• Additional electrical panel size and space |
| Building Reuse | Use of salvaged brick |
| Transportation | • Omission of parking will reduce Green House gas emissions.<br>• Dedicated bike parking room with repair area.<br>• Walkable and biking distance to employment centers and amenities<br>• Provision of car-share memberships and transit passes |
| Energy Efficiency | • Energy modeling and on-site testing to meet requirements of BCBC Step Code 3 |
| Water | Water conservation initiatives, including:<br>• Faucets with flow rate of 8L/min or less<br>• Showerheads with flow rate of 8L/min of less<br>• Dual flush toilets with ultra-low flow (4.5L per flush or less) |
| Landscaping and Urban Forest | • Only native and adapted vegetation<br>• Drought tolerant vegetation. |