

1964 Oak Bay Ave

A Proposed Development by Aryze

1964 OAK BAY AVE

ARYZE

We acknowledge with respect the Lək'ʷəŋən and WSÁNEĆ peoples on whose traditional territory the property stands and the Songhees and Esquimalt nations whose historical relationships with the land continue to this day.

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RE: 1964 Oak Bay Ave DP Submission

Dear Mayor Alto, Council and Staff:

We are pleased to submit this letter outlining the core components of our application to rezone and redevelop the lands at 1964 Oak Bay Avenue and 1513 Amphion Street. The enclosed materials summarize a proposal for a six-storey, 42-unit purpose-built rental development, offering a range of homes—from studio to three-bedroom units—along with live-work lofts and a corner commercial retail unit fronting Oak Bay Avenue.

The project is designed to Step Code 4 standards, reflecting our commitment to energy efficiency and climate resilience. It also includes a shared outdoor amenity space, thoughtfully landscaped grounds, and meaningful public realm enhancements.

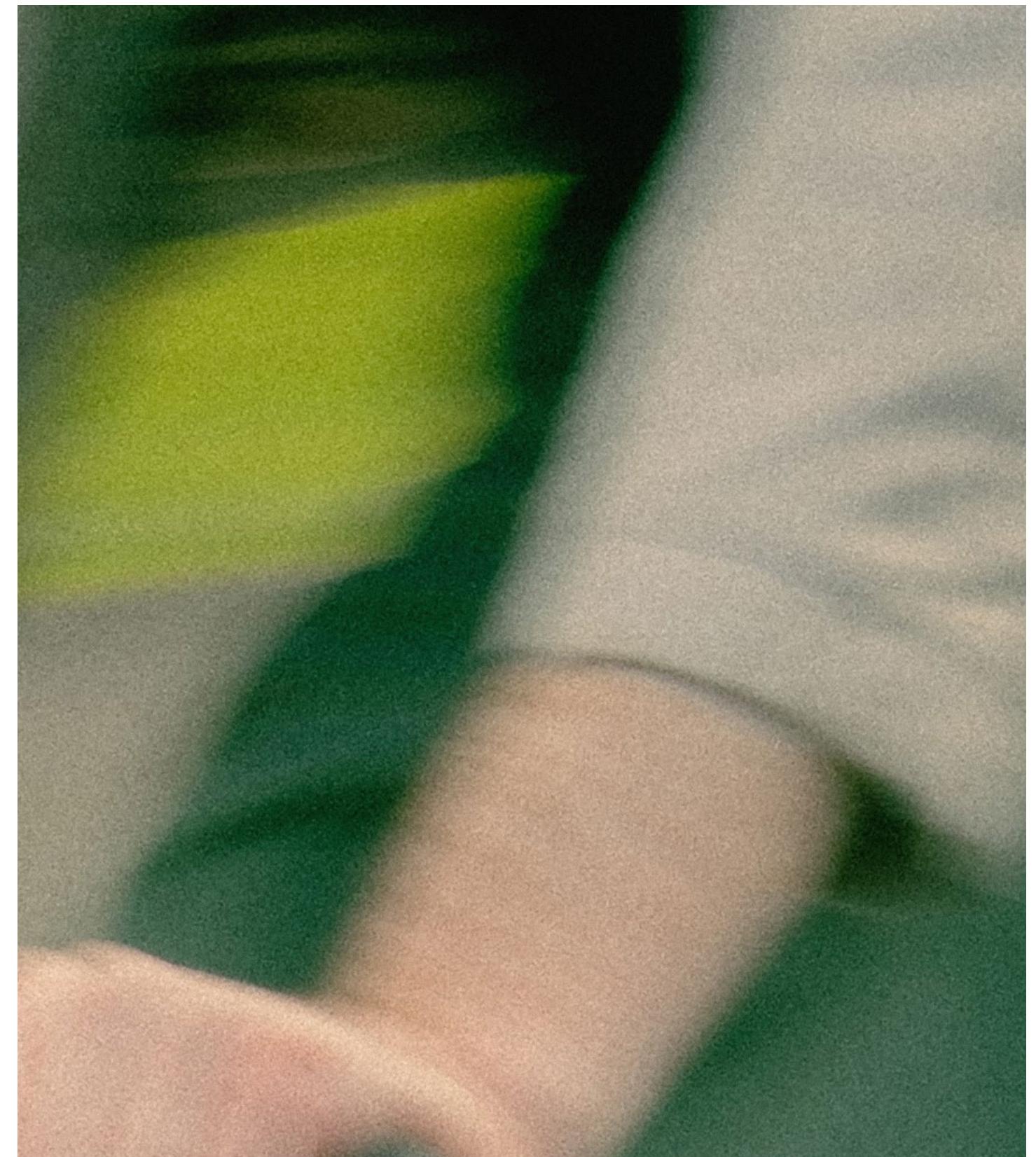
We will be seeking to amend these properties from the current C1-NM & R1-B zoning to a new site specific (TBD) zoning that could accommodate the development of a mid-rise mixed-use multi-residential building.

We hosted an Open House CALUC meeting alongside the South Jubilee Neighbourhood Association on March 12th, 2025, which gave us the opportunity to introduce the proposal and hear first hand the priorities, concerns and opportunities observed by community members. Further to this, we have received valuable feedback from the community through the development tracker feedback process, which has provided additional insight towards the Community's perspective, which we have endeavoured to address with the rationale presented throughout this document. We will continue to gather community feedback through a range of channels, including one-on-one meetings, targeted outreach and ongoing input from City staff and the Advisory Design Panel. Lastly, we plan to host a voluntary Community Information Session in the coming months to present the proposal in further detail and answer any questions the community may have.

In summary, this application represents an opportunity to bring much-needed rental housing and thoughtful urban design to a key village corner in South Jubilee, while contributing to the neighbourhood's evolving character.

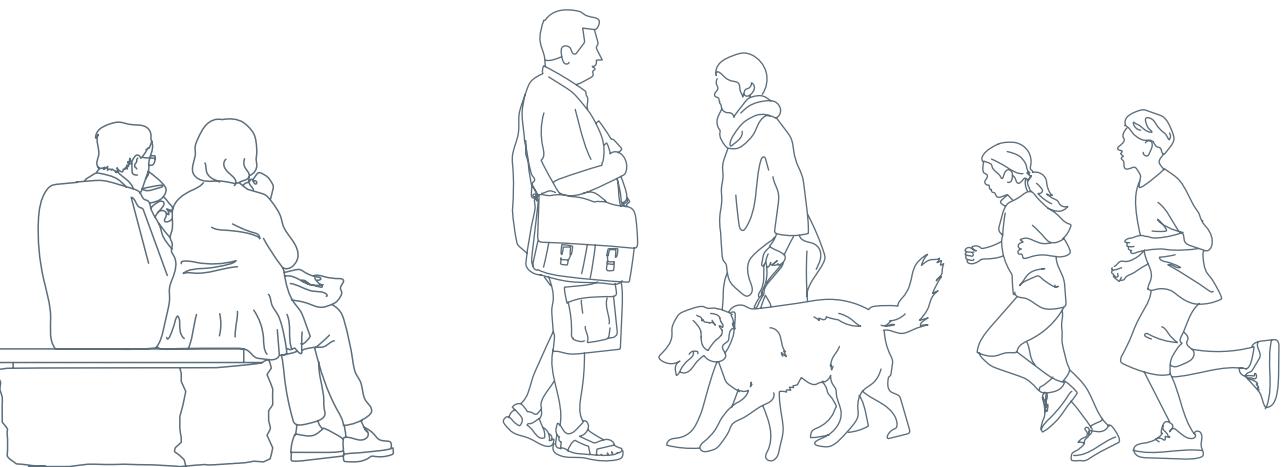
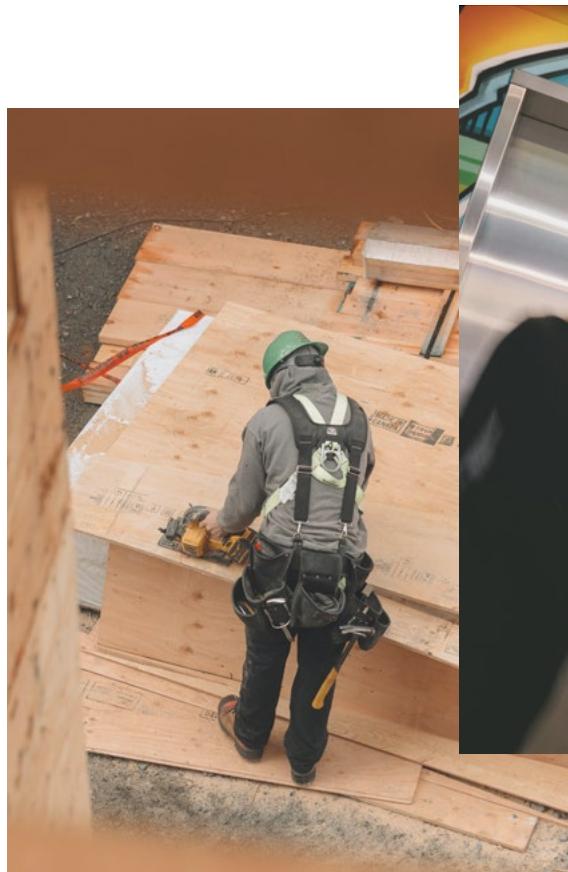


Kieran Lynch
Development Manager
Aryze Developments



ARYZE PHILOSOPHY

We foster a strong vision for what a city can be—*and act on it*. Driven by data, expertise and alignment in our shared values, we achieve what we do through collaboration, teamwork and partnerships.



DIVERSITY

A healthy city needs quality housing options across the spectrum, including varying forms of tenure. We build a range of home types, in order to allow new households to form, young families to grow and downsizers to stay in their community.

ENGAGEMENT

Community discussions are a valued benefit to our process. Members of the community are an excellent repository of the aspirations, needs and challenges of the neighbourhoods we work within and engagement is critical to the success of our projects.

DESIGN

We are a close, cohesive team that will always strive to make a personal and significant impact on our built environment. Creative architecture and intelligent design add value to the urban fabric that makes our city more interesting, diverse and fun.

ANALYTICS

Building something just for the sake of building isn't good enough. Proprietary data sets inform our decisions, and help us understand how people in urban areas interact with the built environment. Every Aryze home is created with its neighbourhood in mind.

PROJECT TEAM

Pearl Block, Victoria BC



ARYZE DEVELOPMENTS

At Aryze, we foster a strong vision for what a city can be—and act on it. Driven by data, expertise and alignment in our shared values, we achieve what we do through collaboration, teamwork and partnerships. As a dedicated local team of home builders, urban planners and urbanists—all deeply committed to increasing the quality of homes throughout Victoria—we use forward-thinking design to build thoughtful homes that enrich the existing community while providing more housing choice in established neighbourhoods with room to grow.

aryze.ca ↗

Salal Apartments, North Vancouver BC



OMB

The office of mcfarlane biggar architects + designers (omb) is an award-winning design firm based in Vancouver and Victoria. The practice focuses on architecture and interior design, informed by deep interests in responsive urban design, thoughtful master-planning, and meaningful place-making. Our collective curiosity and wide-ranging interests enrich collaborative design exploration, and form the foundation of memorable and enduring built environments delivered with sensitivity and technical prowess.

officemb.ca ↗

Richmond Gate, Victoria BC



LADR

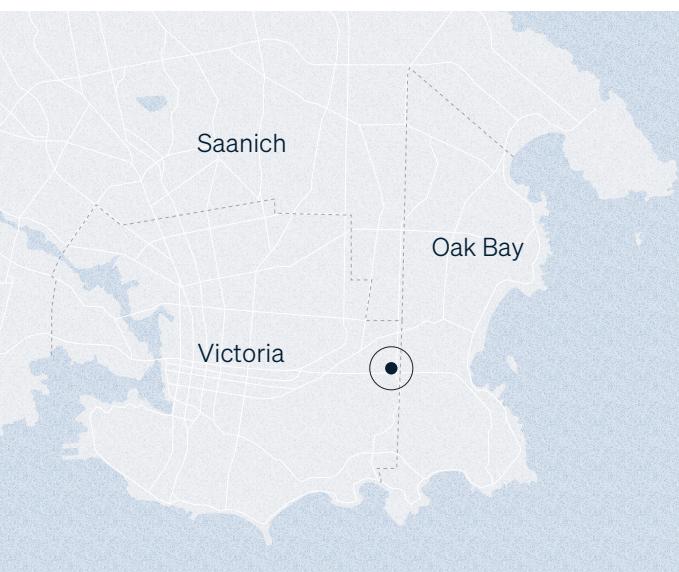
LADR is an award winning and multi-faceted landscape architecture firm with a focus on connecting people with nature, placemaking and sustainability. For 30 years, LADR has been creating meaningful spaces across lower Vancouver Island through creative, informed and collaborative design. Our history of success has established us as a leading landscape architecture firm in the Capital Region, known for design excellence, community facilitation, and being at the forefront of climate adaptation within the industry.

ladrla.ca ↗

AREA & SITE CONTEXT



This area of South Jubilee is well known for its harmonious diversity of commercial retail, essential amenities, mixed-use multi-family residential buildings and single-family dwellings. It serves as a destination for many in the city due to its well-known local shops and pedestrian-friendly design. The context of the small urban village offers a wide range of businesses, services and transit—and is also less than 1km from key employment centres such as Royal Jubilee Hospital.



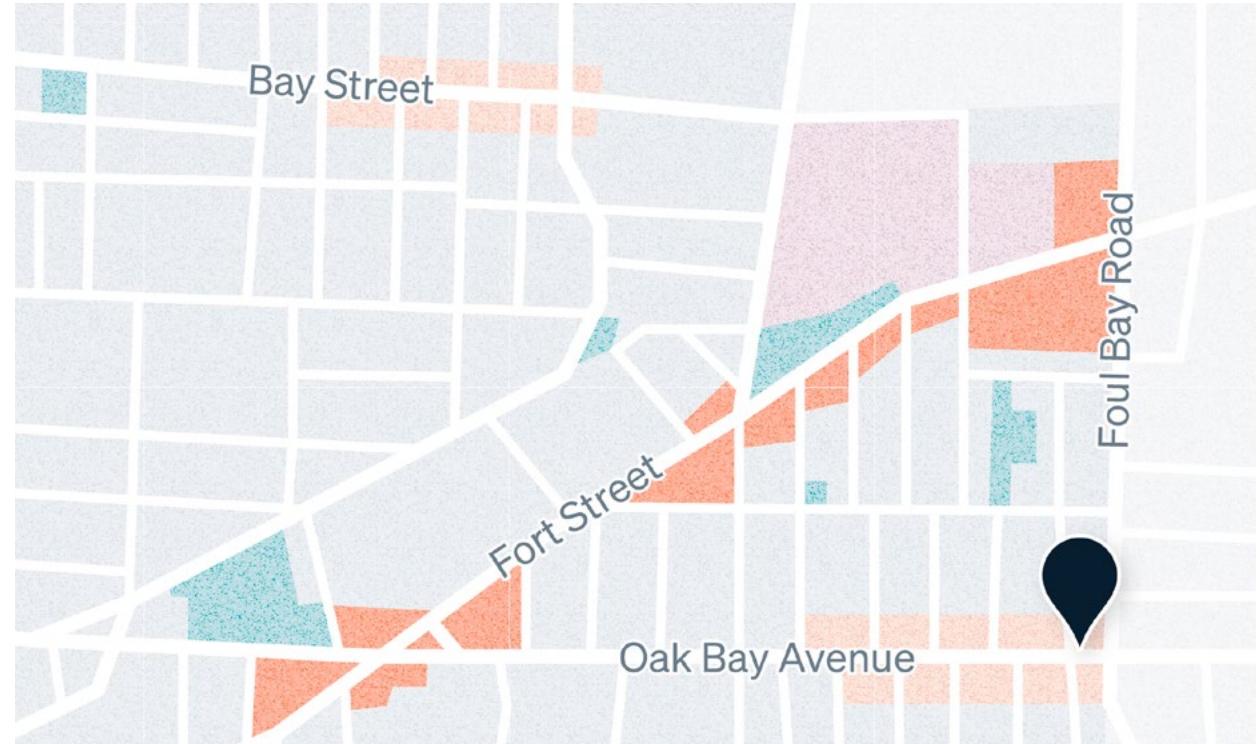
Located at the corner of Oak Bay Avenue and Amphion Street, the subject site is a consolidation of one commercial property and one single-family residential property.

The site is located approximately 3 km east of Victoria's downtown area in the Jubilee South neighbourhood. It is also located approximately 2.5 km south of Camosun College Lansdowne Campus

and approximately 5 km south of the University of Victoria.

The area features a fine-grain road pattern with short blocks, providing multiple connectivity options in all directions. Key corridors like Oak Bay Avenue facilitate East/West movement, while Foul Bay Road and Richmond Road support North/South travel, serving vehicles, buses, pedestrians and cyclists.

POLICY CONTEXT



Session Details

The subject site is currently designated as a Small Urban Village in the Official Community Plan (OCP), with the commercial parcel zoned C1-NM, supporting commercial-residential uses, and the adjacent residential parcel zoned R1-B-G, intended for single-family dwellings. While the proposal contemplates a density of 3.21 FSR, exceeding the 2.0 FSR typically permitted in Small Urban Village areas, the project team believes—based on the rationale outlined in subsequent sections—that this location is well-suited for a modest increase in density and the introduction of a mid-rise, mixed-use, multi-residential zone.

Notably, the site aligns with the emerging policy direction of the forthcoming 2025 Official Community Plan, which reclassifies the area as a Community Village and a Priority Growth Area. This evolving framework identifies the potential for mid-rise forms that incorporate public realm enhancements, open spaces and community or cultural uses. It also emphasizes the importance of appropriate scale, high-quality urban design, and strong energy performance standards—all of which are foundational considerations in the development of this proposal.

- Subject Site
- Large Urban Village
- Small Urban Village
- General Employment
- Parks

WHY RENTAL?

Housing is a human right and with homeownership increasingly out of step with local incomes, Purpose Built Rental (PBR) housing is the strongest form of tenure and represents a possible, and sometimes beneficial, alternative to homeownership. Common benefits to rental housing are the lack of maintenance or repair costs, increased access to amenities, no property taxes, more flexibility where you live, predictable monthly payments, and no requirement for a downpayment.

The 1960s and 1970s introduced the first series of apartment buildings built under the Federal multi-unit residential building (MURB) program that incentivized many

of the rental apartments built throughout the Capital Region. As this program was phased out, only 604 purpose built rental homes were built between 1980 and 2011, however, the city's population grew by 20,018 residents. Herein lies the problem; population growth outnumbered rental housing construction by more than 20 to 1 creating a significant shortage of supply.

If we are going to make urban progress in affordability, climate change, and social equity, we need to increase rental housing across the city in areas well connected to walk, bike, and transit corridors.

WHY 6 STORIES?

Many have asked why 6 stories are necessary for a purpose-built rental building like what we are proposing for 1964 Oak Bay Avenue. Secured rental housing projects typically need to be at minimum five to six storeys to be financially viable—especially in urban infill contexts where expanding the building footprint isn't an option.

In these locations, sites are often small, irregularly shaped and bordered by existing development, leaving little flexibility to build out. While construction and land costs are similar for both rental and condo projects, rental housing generates less revenue per square foot and takes longer to recover costs. This makes the financial model of providing rental housing more difficult, particularly as we rely on loans and must demonstrate that a project will generate enough income to cover expenses.

To achieve the necessary floor area, developers must either build out or build up. Since expanding the footprint isn't viable in urban infill, the only solution is the number of storeys being proposed. A six-storey building provides enough units to make rental housing feasible while minimizing impacts on open space, trees and adjacent properties. This height strikes a balance between delivering enough homes to be feasible and maintaining a human-scale streetscape for an urban village context.

PROJECT PILLARS

Our 1964 Oak Bay Ave proposal has been developed with the consideration of three key project pillars—the defining elements we have responded to through design.

Key Pillars

*Vibrancy in Oak Bay Ave Village →
High Quality Public Realm →
Thoughtful Design →*



Vibrancy in Oak Bay Ave Village

Building on the existing urban village character of Oak Bay Avenue, this proposal introduces a mix of prominent commercial space and smaller live-work units that will enhance the local retail experience and reinforce the area's pedestrian-friendly charm. The commercial layout takes advantage of the high-visibility southwest corner for an anchor retail tenant, while the smaller live-work spaces along Amphion Street provide a thoughtful transition to the

lower-scale residential neighbourhood to the north.

The proposal also focuses on placing the right homes in the right locations, supported by a transportation strategy that reflects the way people live and move in this part of the city. By prioritizing multimodal options—such as public car-share, bike-friendly infrastructure and easy access to transit—it promotes a practical,

sustainable and car-lite lifestyle. With an emphasis on the 15-minute city and local connection, the design encourages residents to engage with their surroundings and contribute to a lively, integrated urban village.



High Quality Public Realm

The existing public realm surrounding the site along Oak Bay Avenue and Amphion Street currently offers a limited street experience, characterized by narrow sidewalks, minimal separation from the road, and little available space. These conditions discourage people from pausing or spending extended time in the area. This proposal presents an opportunity to transform the public realm within the urban village by introducing a new public plaza and

thoughtfully integrating new commercial frontage into a significantly enhanced streetscape.

The proposed improvements include wider sidewalks and tree-lined boulevards paired with a welcoming commercial edge, creating a much more inviting and vibrant experience for both pedestrians and retail visitors. The adjacent public plaza is designed to prioritize community activation,

offering a flexible, programmable space that supports casual daily use, social interaction, and a range of new programming opportunities for community gatherings and larger public events.



Thoughtful Design

The architectural design of this proposal takes a site-specific approach, aiming to minimize massing impacts on neighbours, respond sensitively to the surrounding context and contribute meaningfully to the character of the South Jubilee neighbourhood and its small urban village. The building is composed of two distinct volumes that address the differing conditions along Oak Bay Avenue and Amphion Street, allowing

it to integrate thoughtfully into its surroundings.

Balconies, both fully recessed and juliette-style, provide private outdoor space while softly animating the upper levels. At street level, ground-oriented live-work units on Amphion Street bring life to the sidewalk while maintaining privacy for residents. Along Oak Bay Avenue, the commercial frontage is designed with an emphasis

on pedestrian experience featuring carefully placed openings, landscape enhancements, commercial seating and the potential for an adjacent parklet. On the east elevation, a lightwell improves access to sunlight for adjacent units and offers a neighbour-sensitive solution that enhances livability while supporting future development potential nearby.

PROJECT AT A GLANCE



Unique Features

- High ratio of family friendly units (2 Bed & 3 Bed units), exceeding the targets established in Victoria's Family Housing Policy
- High quality common outdoor amenity space
- High performance & highly sustainable building design, targeting BC Step Code 4 energy efficiency standards
- Over 20% of units are designed to meet adaptability requirements, so as to be easily modified to become accessible¹ living units, catering to individuals with mobility challenges or wishing to age in place

¹. Based on CMHC Universal Design Standards for Accessible and Adaptable Housing



Height
6 storeys



North Setback (Rear)
To face of residential building
4.00m



Number of Homes
42 Homes



Car Parking Stalls
100% EV Ready
2

Site Area

11,007 sf

North Setback (Rear)
To face of single-storey
amenity building
1.33m

Floor Area

35,198 sf

FSR

3.20

South Setback
Fronting on Oak Bay Ave
3.50m

Site Coverage

69%

Live-Work / Lofts
2 Bed/2 Bath
4 Homes

Studios
8 Homes

One Bedroom
1 Bed+
18 Homes

Two Bedroom + Den
7 Homes

Three Bedroom
5 Homes



Short-term Bike Stalls
6



Long-term Bike Stalls
100% EV Ready
59

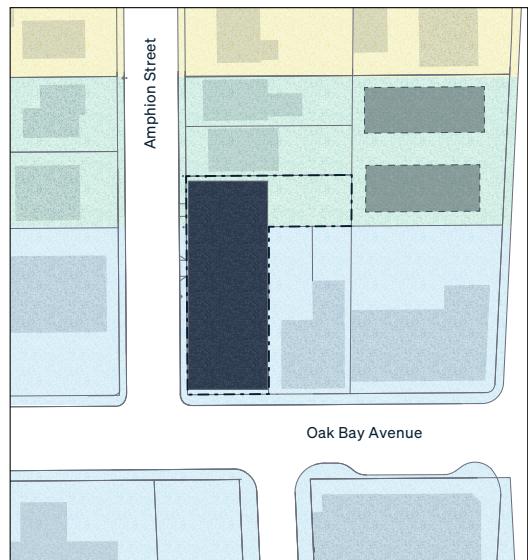
Residential Tenure

Rental

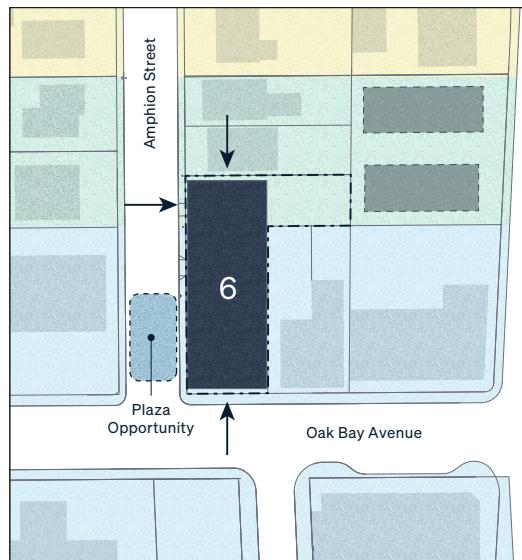
Adaptable Units
>20%

DESIGN STRATEGY

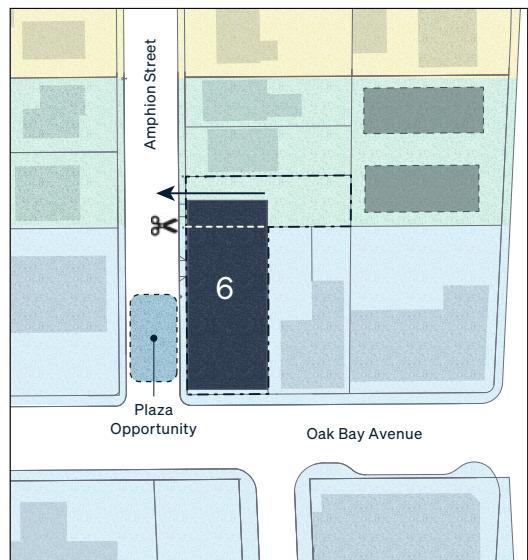
Concept Refinement



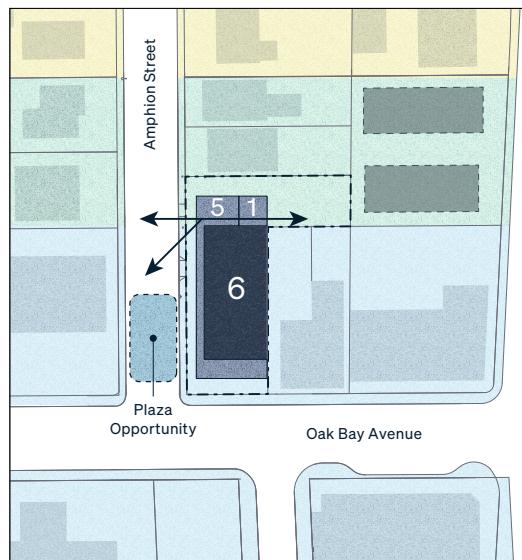
Preliminary footprint relative to urban grain



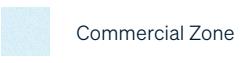
Respond to site specific considerations



Improve compatibility with urban zones

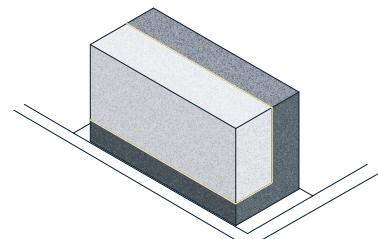


Refine site specific response + integration of open spaces

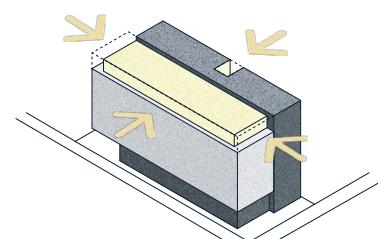


The architectural expression of this proposal has been thoughtfully refined through a site-specific design approach. Guided by core principles, the design seeks to minimize massing impacts on neighbouring properties, respond sensitively to the surrounding context, and contribute meaningfully to the architectural character of the South Jubilee neighbourhood and its small urban village fabric.

2. Split building form to allow site specific response at neighbouring conditions

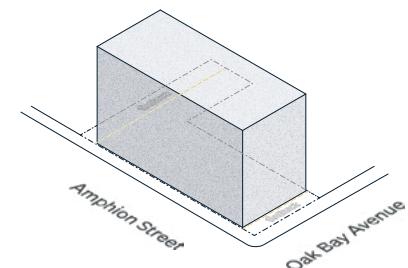


4. Create set backs at upper level + east wall to reduce building mass

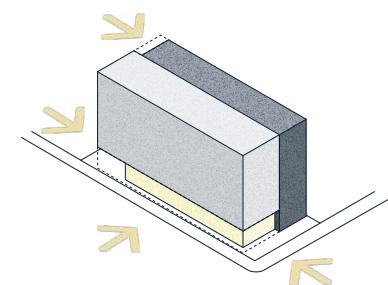


Building Massing

1. Acknowledge primary setbacks at North and South property lines



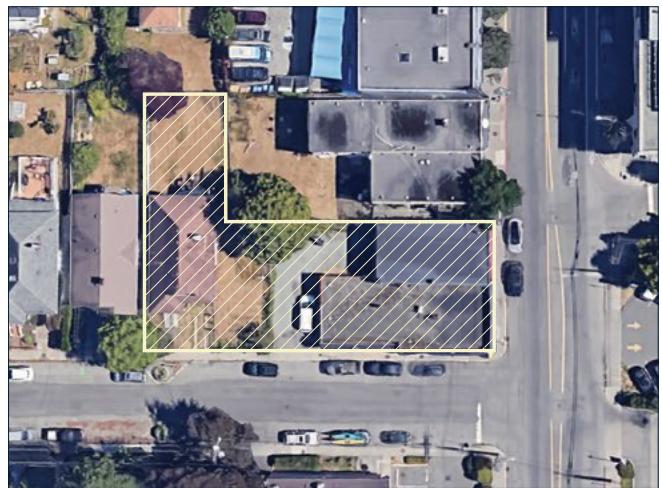
3. Create set backs at ground level to provide a more generous public realm



5. Articulate architectural elements to simplify + refine building expression



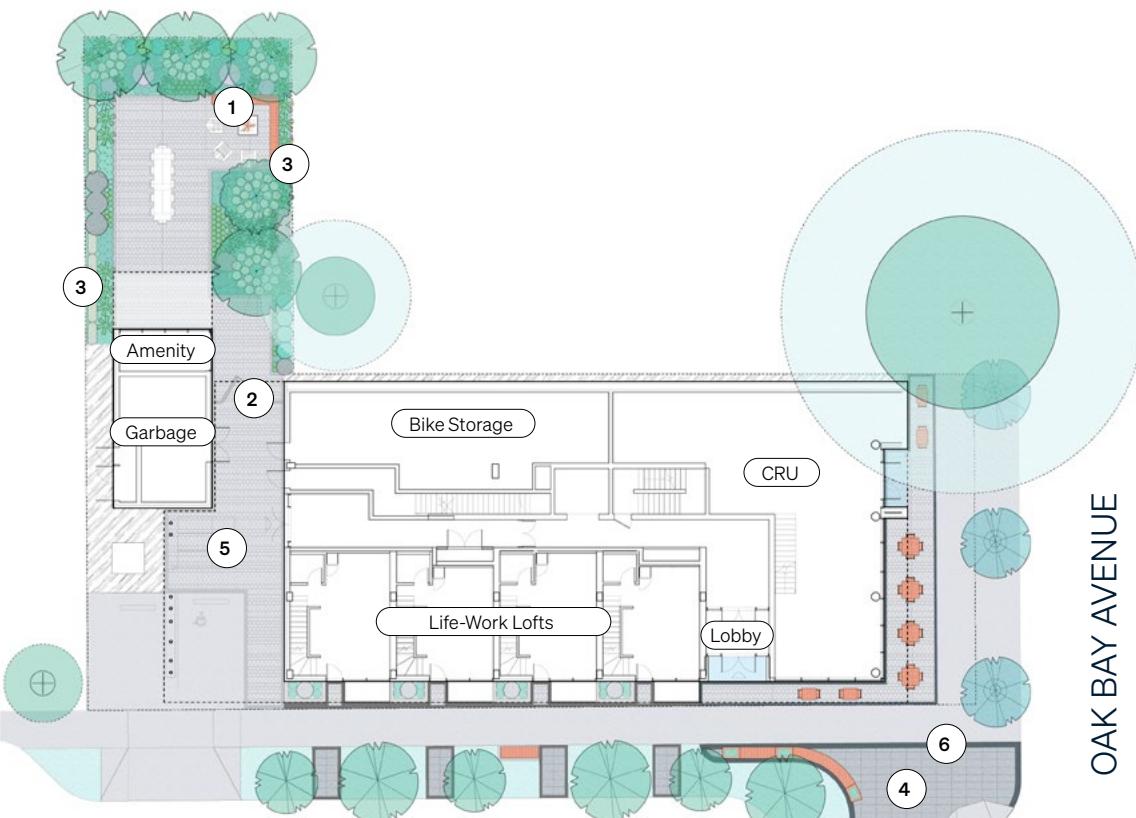
SITE PLAN & LANDSCAPE



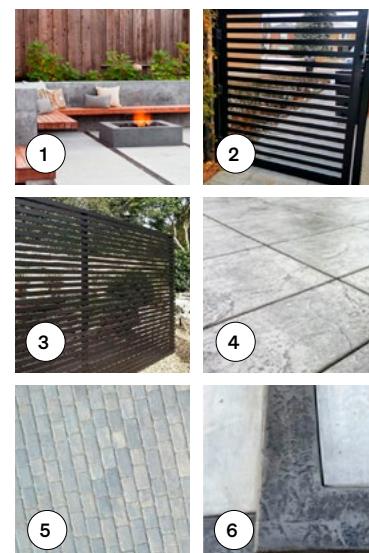
The programming of the building is configured to respond to both the commercially oriented Oak Bay Avenue alongside the calm and residential nature of Amphion Street. The ground floor of the building offers a generous setback along Oak Bay Avenue, allowing for an outdoor patio for a café, restaurant or other commercial retail unit (CRU) business that will act as the commercial anchor on the street corner.

Along Amphion Street, the public nature of the ground level program begins to transition towards more private space. The CRU ends at the residential lobby, after which ground oriented live/work lofts bring a gentler activation along the street edge. A small setback from the property line to the live/work lofts offers a softening of the sidewalk to the front entrances of the homes with a raised planter.

The final transition of the building to the rest of the residential street begins where the live/work homes end. A generous open space offers a few parking stalls for the building, adjacent an open breezeway which delivers a strong visual connection to the vibrant garden at the back of the site.



AMPHION STREET



1. Fire Seating Area
2. Metal Gate
3. Wood Slatted Fence
4. Stamped Concrete
5. Decorative Concrete
6. Banding



7. Eastern Redbud
8. Katsura Tree
9. Dwarf Sweet Box
10. Nikko Blue Hydrangea
11. Herbert Evergreen Azalea
12. Dicentra (King Of Hearts)
13. Deer Fern
14. Common Blue Fescue

STREET VIEWS

View along Amphion St, looking South-East



View along Oak Bay Avenue, looking North-West

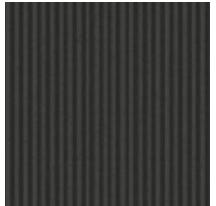


MATERIALITY

Materials



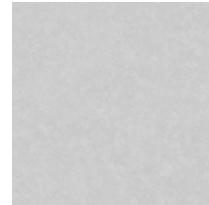
Architectural Concrete



Fiber-reinforced Concrete - dark



Fiber-reinforced Concrete - light



Fiber-reinforced Concrete - texturized



Clear Glazing



Metal Cladding

Painted Metal

The building form is configured into distinct elements to respond to the differing adjacent site conditions and transition from the commercial street to the smaller scale residential neighbourhood. A consistent fibre cement cladding material wraps the building, unifying the building elements within one family. Within this family, variations in colour and texture of the material palette have been carefully selected to reinforce the unique character of each of the building elements.

A large 'L' form anchors the building to the ground at the main level, rising full height along the east property line to

the adjacent commercial site along Oak Bay Avenue. This element is clad in a finely textured, warm, dark gray panel, with full height window openings at the ground level that speak to its more public character and the CRU space on the street corner.

Two horizontal blocks of double stacked residential floors rest lightly in the 'L' block, reducing the apparent mass of the building along Amphion Street and speaking to the residential scale to the north. These blocks are clad in a warm, cream, profiled panel that reinforces their light character and plays off the textured elements of window and recessed balcony groupings. Deep

reveals separate the blocks from each other and from the anchoring form adjacent.

The top floor is set back on all sides to reduce the scale of the building and is clad in an earthy brown/gray panel that recedes from the building edges. Window openings take on a simple modulated rhythm. Patio and balcony edges are integrated parapets of the volumes below to maintain an uncluttered and refined architectural expression, finely textured, warm, dark gray panel, with full height window openings at the ground level that speak to its more public character and the CRU space on the street corner.

ELEVATIONS

Building Elevation West



Building Elevation South

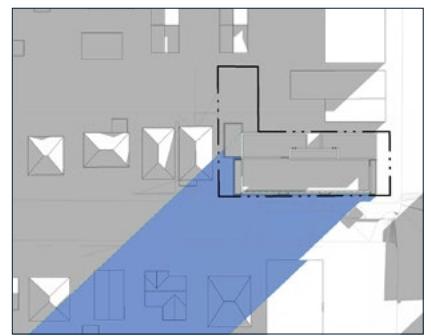


Building Elevation North



SHADOW STUDY

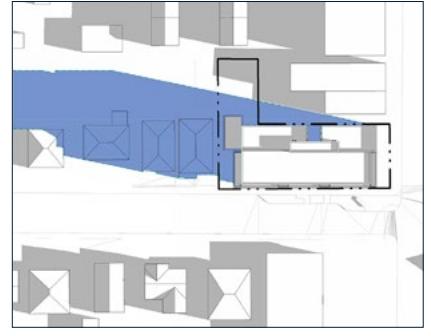
Winter Solstice



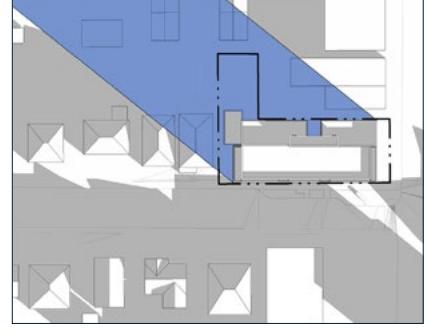
10:00am



12:00pm

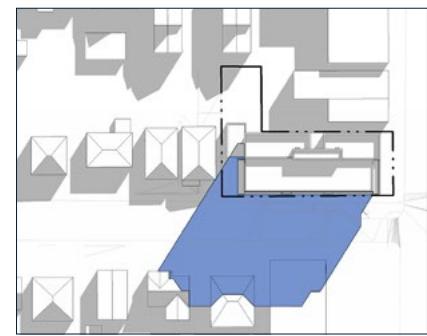


2:00pm

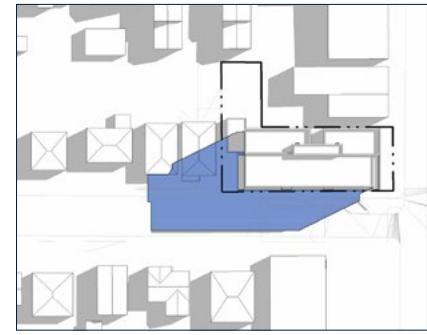


4:00pm

Equinox (Spring/Fall)



10:00am



12:00pm

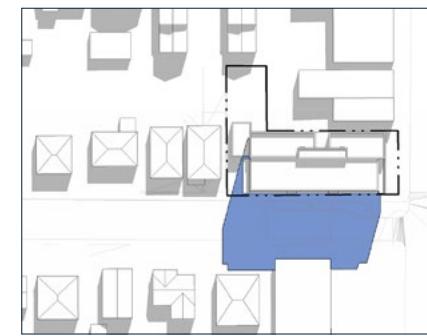


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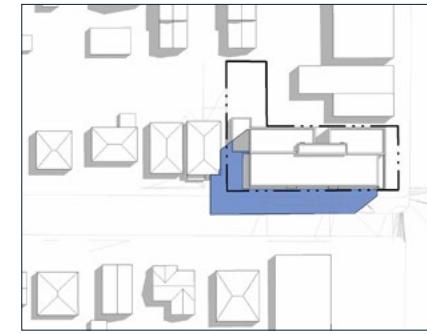


4:00pm

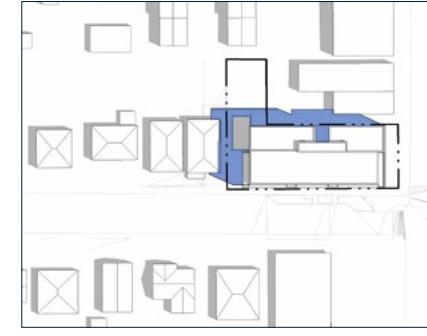
Summer Solstice



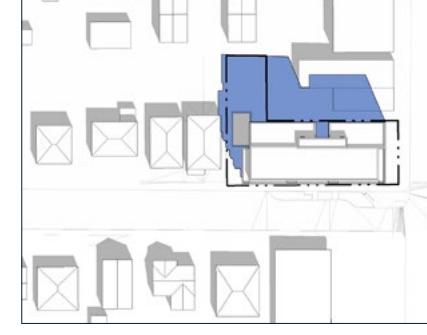
10:00am



12:00pm



2:00pm



4:00pm

ART ENGAGEMENT



We are exploring the opportunity to incorporate a public art installation on the east-facing exterior of the building, which would be visible from the intersection of Oak Bay Avenue and Foul Bay Road. The goal is to create a piece that reflects the character of the neighbourhood and strengthens the community's sense of place. We have provided some example imagery for inspiration, but we'd love community feedback and ideas to help shape further concept development.



MOBILITY CONTEXT

Description



The subject site is located within a well-connected, *walkable neighbourhood* that supports a range of transportation options. Its proximity to frequent transit routes, cycling infrastructure and key amenities makes it an ideal site for a *car-lite lifestyle*.



Mobility context

The 1964 Oak Bay Avenue site is exceptionally well positioned within Victoria's urban fabric, offering strong multimodal connections that support a highly mobile, car-lite lifestyle. Located just 2.8 kilometres east of Downtown Victoria, the site sits within a walkable and transit-rich environment, with seamless access to key destinations such as Camosun College (2.5 km) and the University of Victoria (5 km). Oak Bay Avenue itself is a key arterial route that links neighbourhoods, commercial areas and educational institutions, making it a strategic corridor for daily movement across the city.

The site is directly served by eight BC Transit routes, with stops immediately outside the development and a major transfer point at Oak Bay Junction just 300 metres away. Frequent service routes provide direct access to downtown, UVic and other key

destinations, with buses arriving as often as every five minutes during peak hours. This makes public transit a practical and attractive option for future residents.

Cycling connections are also robust. The site is located just minutes from Victoria's All Ages and Abilities (AAA) bike network, including protected lanes on Fort Street and Pandora Avenue, and continuous bike routes on Foul Bay Road and Henderson Road. These routes provide safe and direct access to downtown and surrounding communities. In addition, pedestrian infrastructure is strong, with sidewalks on all adjacent streets and controlled crossings at key intersections. This well-integrated mobility context reinforces the site's suitability for a low-parking, transit- and bike-oriented development, supporting a modern, sustainable urban lifestyle.



Street Network

1964 Oak Bay Avenue benefits from a well-connected local street network that supports both residential and commercial activity. Oak Bay Avenue is a two-way street with on-street parking and serves as a key corridor linking the neighbourhood to Downtown Victoria, located approximately 2.8 km to the west. Amphion Street provides secondary access to the site and will accommodate the development's two proposed parking stalls. The site is also near major intersections with pedestrian crosswalks and signalized controls, enhancing access and safety. These characteristics support the site's integration into the broader transportation network, offering convenient access by foot, bicycle, transit and vehicle, while also meeting the goals of the City's Pedestrian Priority planning framework.

TRANSPORTATION



Cycling & Pedestrian Networks

The site is highly supportive of active transportation, with strong connections to both the cycling and pedestrian networks. Fort Street and Pandora Avenue provide nearby access to Victoria's AAA (All Ages and Abilities) protected bike lanes, offering a safe and direct route downtown. Bike lanes on Foul Bay and Henderson Road connect riders to Camosun College and UVic. The development exceeds bylaw requirements with 59 secure long-term and 6 short-term bicycle parking spaces, some of which will support electric and cargo bikes. With sidewalks on all surrounding streets and key crossings nearby, walking and cycling are safe, practical options for most daily needs, enhanced further by the site's high Walk and Bike Scores.



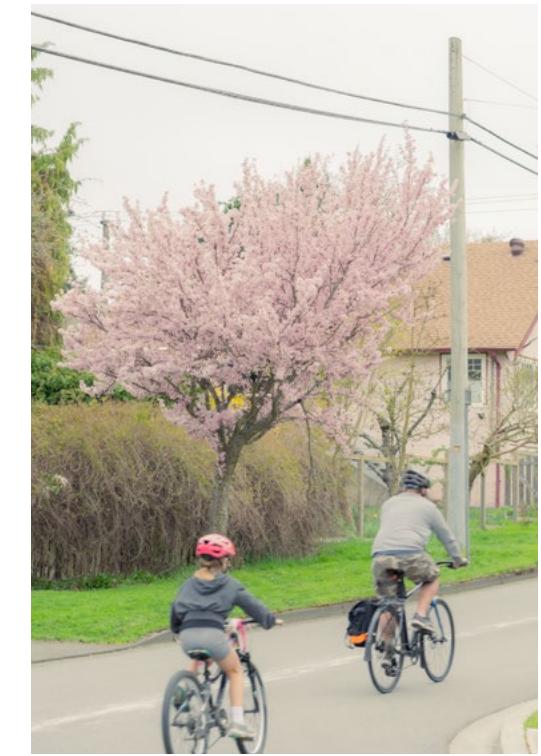
Transit

1964 Oak Bay Avenue is exceptionally well served by public transit. Eight routes are accessible within an 800-metre radius, including frequent service routes like #2, #5 and express #7, with stops directly in front of the site. Travel times are short—5 minutes to Downtown, 10 to Camosun, and 15 to UVic. The Oak Bay Junction transit hub is just 300 metres away, allowing for easy transfers between multiple routes. Aryze is committed to enhancing the transit experience by contributing to upgrades at the adjacent bus stop, including shelter, seating and real-time information. This proximity to reliable transit makes the site ideal for residents living without a personal vehicle.



Car Share

Car share is a key component of the transportation demand management strategy for this car-lite development. Aryze will provide a dedicated Modo car share vehicle on Amphion Street, supported by up to 70 lifetime memberships for residents. Each unit will come with one membership, including a \$100 driving credit, enabling access to a shared vehicle without ownership. This approach allows residents to reach destinations not easily served by transit or bike—such as grocery runs, family visits or recreation outside the city. Car share reduces the need for private vehicle ownership, making more efficient use of space and contributing to the community's overall mobility options while lowering parking demand.



Transit routes within 800 meters of the project site

Route #	AM	Mid-Day	PM	Evening	Weekend
2	15 min	15 min	15 min	30 min	15 min
8	25-40 min	40 min	40 min	40 min	60 min
5	15 min	20 min	20 min	20 min	20 min
3	30 min	30 min	30 min	30 min	30 min
7	15 min	20 min	20 min	30 min	30 min
11	15 min	20 min	20 min	30 min	30 min
14	15 min	20 min	20 min	30 min	30 min
15	15 min	20 min	20 min	30 min	30 min

COMMUNITY ENGAGEMENT



We are committed to being thoughtful neighbours and fostering open, respectful dialogue in the communities where we work. Our aim is to create spaces for honest conversation, where community members feel comfortable sharing their ideas, priorities and aspirations. Through a variety of engagement channels, we strive to build trust and a shared vision for each project.

To support this, we offer multiple ways to stay connected, including our dedicated

inbox at community@aryze.ca and the project website at aryze.ca/1964oakbay.

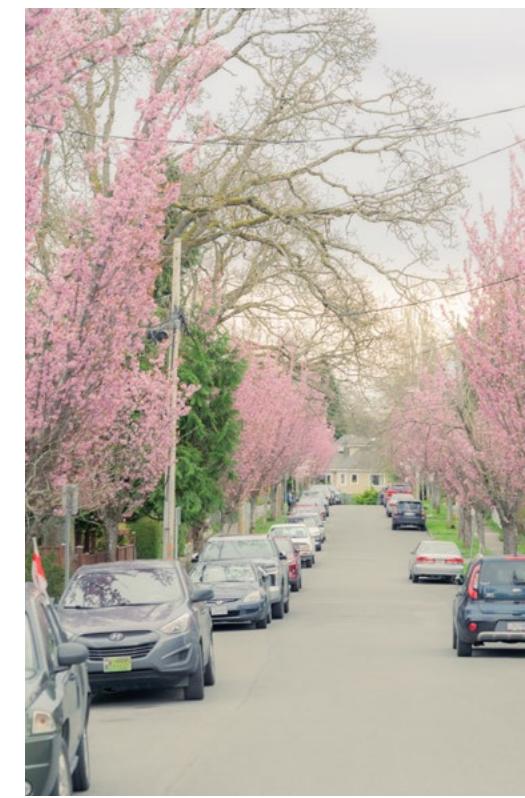
So far, we've taken several steps to receive feedback. On March 12, 2025, we co-hosted a CALUC Open House with the South Jubilee Neighbourhood Association, which gave us an opportunity to introduce the proposal and hear directly from residents. We've also received valuable input through the City's development tracker, which has helped inform the refinements and rationale outlined in this submission.

Our engagement efforts will continue throughout the development process. We're committed to maintaining conversations through one-on-one meetings, targeted outreach and ongoing input from City staff and the Advisory Design Panel. In the coming months, we'll also host a voluntary Community Information Session to present updates, answer questions and continue building dialogue with the neighbourhood.

DEVELOPMENT PROCESS

Timeline

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
Pre-Design Consultation	Design Development	RZ/DP Submission	RZ/DP Approved	Building Permit Submission	Building Construction	Tenant Occupancy



Contact

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Learn More

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