



Sep 22nd , 2021

RE: Rezoning Application Summary-515 Foul Bay Rd.

To Whom It May Concern,

This letter is intended to summarize the application for development of 515 Foul Bay Road. The property is a panhandle lot consisting of 1.2 acres on slopping land located along Foul Bay Road across from Chandler Street and Margaret Jenkins Elementary School. The property currently features a 1912 Samuel Maclure Manor that is registered but not designated heritage and was converted into 5 apartment dwellings in 1958/59 but with no housing agreement to secure the number of units or their tenure.

Our proposed development seeks to respond to housing needs within the community as identified within the Housing Needs Assessment, Victoria's Housing Strategy, and other on-going work as part of the proposed Missing Middle Housing policy development. As well, the proposed development comes on the heels of a failed application in 2017 by a prior owner for which immediate neighbors, the broader public and the Council of the day were able to comment on. This dialogue and correspondence played a pivotal role in our approach to the proposed development, and we seek to respond and align our proposal with those comments including:

- Not to bring forward another application for single family housing
- Opportunity for groupings or clusters of townhouses
- Respecting the 7.5m setback to operable windows
- Considering the trees with smaller and flexible footprints
- Provide permeable paving where possible.
- A new proposal sitting lightly on the land.

Our proposal for the property responds directly to the feedback from the prior application. The proposal seeks to create 18 new dwelling units contained within a group of three distinct townhome style structures whereby a one-bedroom home would occupy the main floor and a three-bedroom two-bathroom home would occupy the upper two floors. This provides for a total of nine new one-bedroom homes and nine new three-bedroom homes, each with their own front door at grade and some of which have a lock-off door to the main floor one-bedroom unit enabling flexibility for the potential of co-housing and or intergenerational housing.

The buildings would be three stories ranging from 9.9 to 10.44 meters in height as compared to the three and a half story existing manor which sits at 11.6 meters. The footprints of the proposed townhomes are as well smaller in size than that of the existing manor. This ensures the Manor remains the prominent structure on site in terms of building height, scale and footprint. By approaching the new structures as three stories, we are able to further minimize impact on the land by reducing building footprints and therefore reducing tree loss and ecosystem impacts

We have done this while also respecting the 7.5-meter setback to operable windows and have included permeable surfaces at the top of the driveway. The permeable surface creates the opportunity to remove currently asphalt driveway surface to ensure as much natural water absorption within the existing landscape ecosystem and to reduce the impact of new structures. Further, by using permeable surface(s) we can design the area providing parking and circulation as a flexible space to act as a courtyard when vehicles are not present enabling flexibility in how the space may be used over time as transportation habits and methods change. To further reduce the impact of the new homes on the land and to reduce tree loss, we are proposing building foundation methodologies that include pile or pier foundations in locations as advised by the arborist to minimize the impact the new homes would have to root structures and trees. In addition to the above ways in which our proposal directly responds to prior feedback, we are also proposing to retain the existing heritage-registered manor by designating it as heritage — subject to the wording of the bylaw — alongside securing of the existing five rental dwellings within the manor for a period of 60 years. Our approach to the site development also enables us to avoid the need to displace our existing rental tenants and therefore our proposal provides for the opportunity to create much needed family-oriented housing without displacement of existing residents while securing their rental tenure for 60 years.

Further our proposal falls under the current site coverage allowance of 25%, under the current zoned density allowance of 0.5 FSR. Additionally, we propose to provide for approximately 25% of the site area to be protected as a no-build covenanted zone in perpetuity. This would include the restoration of this natural landscape and the thoughtful creation of a chip trail through a portion of the property within natural spacing between rock outcroppings in the proposed protected no-build area.

We have spent a year carefully developing a plan for the property that responds directly to Victoria's Housing Strategy, Housing Needs Assessment and the correspondence and feedback of the prior owner's application in 2017. We believe that by staying light on

the land and not seeking to maximize site coverage or the density within the zoning that we are striking the right balance to create a project that is:

Livable – Homes actually sized for families with 3 bedrooms plus suite connectivity with 25% site area protected creating tremendous natural landscape for recreating and directly across from an elementary school.

Contextual – A design that is inspired by but not mimicking the heritage architecture on site, with overall building heights and footprints that are less than the heritage to ensure it remains the prominent structure on the property.

Restorative – Through the removal of existing on-site invasive species and the introduction of permeable paving surfaces over existing asphalt.

Diverse – A range of one-to-three-bedroom homes including lock-off doors to enable flexibility for a diverse array of family types.

Secure – Protecting the existing unsecured rental homes through a covenant for 60 years.

Protective – Retention and preservation of the existing 1910 Maclure Manor as well as of +/- 25% of the site as a no-build zone bordering Abkhazi Gardens.

Respectfully,

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