



October 15, 2022

City of Victoria
No.1 Centennial Square
Victoria BC V8W 1P6

Attn.: Mayor & Council

**Re: 1905-1907 Fort Street and 1923-1929 Davie Street
Rezoning and Development Permit Application**

Three Shores Management is pleased to present this letter outlining the intent of our forthcoming application to rezone and redevelop the lands at 1905 – 1907 Fort Street and 1923 – 1929 Davie Street. The application proposes the construction of a 6-storey 80-unit mixed use strata development with mix of studio, 1-bedroom, 2-bedroom and 3-bedroom. The building will include EV-ready underground parking for residents, a shared outdoor amenity space and a sustainable landscaping. This proposal that carefully responds to the relevant 2012 Official Community Plan directions and the City of Victoria Design Guidelines for Multi-Unit Residential. We will be seeking to amend these properties from the current R3-2 (multiple dwelling) and R1-B (single family) zoning to a new site specific zoning that could accommodate the development of a mixed use mid rise building.

The site currently holds a Large Urban Village Urban Place Designation and a Traditional Residential Urban Place Designation within the Official Community Plan. The proposed development contemplates an FAR of 2.93, above the permitted Large Urban Village density of 2.5 FAR. As a result, we are proposing a site specific zone to allow for this increase, as well as an amendment to the Official Community Plan. We believe that this slight increase in density better meet the needs of our growing community while providing a diverse mix of housing.

This site is a unique opportunity to provide a net gain in homes that advance the city's goals of sustainable, car-lite development. In preparing this application, we have received preliminary input from neighbours, the South Jubilee CALUC, City staff, and specialist consultants, including architect, landscape architect, environmental and geotechnical engineers. In addition to individual meetings with City staff and neighbours, the public consultation process to-date included the following meetings:

- South Jubilee CALUC Meeting– July 14, 2022
- South Jubilee Neighbourhood Association Meeting – September 2, 2022
- CALUC Community Meeting – scheduled for November 23, 2022

Description of the Proposal:

The proposed development is a 80-unit building with a mix of studio, 1-bedroom, 2-bedroom and 3-bedroom units. By providing a variety of unit sizes, with larger balconies and decks, this project will help to support a diverse population, in a walkable neighbourhood with easy access to goods and services. By stepping the building to 4 storeys on the south side, the proposal strives to enhance the transition between the Royal Jubilee Hospital to the north and the single-family buildings to south.

The design vision reflects the West Coast contemporary architecture synonymous with Integra Architecture. The rest exterior palette extends the refined architectural expression, using high-quality finishes, including cementitious finishes, metal cladding, clear glass, and full height glazing on the ground floor commercial unit facing the street. The use of planar and mass elements, accented natural materials, and transparency to connect indoor to outdoor spaces help ground this building in the West Coast style.

Transportation and Infrastructure:

The project is exceptionally well situated and served by City of Victoria infrastructure. Schools, parks and recreation facilities, as well as shopping destinations are all within walking or rolling distance of the site. The future residents will have a range of transportation options available to them. Infrastructure for vehicles, walking, and particularly cycling is immediately accessible from the property, with the newly constructed Fort Street AAA cycling corridor adjacent to the site. The location is a biker and walker's paradise with a bike score of 94, a walk score of 73 and a transit score of 75.

With 47 parking stalls proposed, we are requesting a variance to the current parking requirements. To help mitigate this, ample long term bicycle parking is provided with 135 secure bike stalls and 6 short-term bicycle stalls provided in the front of the building. Additional potential transportation demand management strategies will be explored in consultation with our Transportation Engineer, and the City of Victoria.

Affordability

Access to jobs, natural and recreational amenities, and transit will attract residents to this development. These residents are anticipated to include young working adults, first time home buyers, and young families. This development aims to establish a mix of housing types and affordability to meet the expected housing needs and to contribute towards achieving overall housing objectives for the City as a whole. There is an acute need for housing in Victoria, and one way to address this is to increase the diversity of housing to meet the needs of various household types and income levels.

Unit Mix and Accessible Design

One of the goals of the housing affordability is to encourage new residential development to provide a mix of unit sizes (studio, 1 bedroom, 2 bedroom and 3 bedroom units) throughout the building to accommodate different household needs and sizes. The unit mix and size of this development provide a wide variety that will appeal to a number of different renter profiles.

In addition to the variety in unit mix and size, this development will provide adaptable design measures, per established City guidelines, to accommodate the needs of people with disabilities and/or to serve the needs of elderly residents. All of the units have been designed as basic accessible units.

Transit

While households choose where to live for a variety of reasons, the housing affordability and transit connection is an important consideration. Analysis of affordable housing solutions points to transit-oriented development as one of the top approaches for making housing more affordable.

Transportation costs add to a household's housing cost and can determine the affordability of a home. For many working families, transit is a necessity to get to work and it has been shown that living near frequent transit can make it more affordable by having relatively low transportation costs.

The site is located in a within close proximity to transit routes and bus stops on Fort Street as well as on the frequent transit network identified in the Official Community Plan. The site is within walking distance of the commercial areas and employment centres of North and South Jubilee. This will significantly reduce yearly costs for future residents who choose to forgo car ownership and utilize active, public, and shared transportation.

Safety and Security:

This development will introduce a new population of residents in the neighbourhood and contribute additional 'eyes on the street'. The overall design has considered passive surveillance of the property, and views to all common areas and access points. The ground floor units will have an individual front door and patio, re-enforcing the street presence with its landscaped area as an active space.

Sustainability:

Because of both its location and its form and content, our development concept is inherently sustainable because it models the key principals of smart growth. It is dense, mixed use, transit oriented, walkable and community supporting. It incorporates green construction and utility measures and it is sensitive to its neighbourhood setting. Some of the key sustainability attributes are as follows:

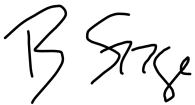
Environment – Our conceptual approach focuses on integrated passive design strategies to reduce energy and resource consumption, as well as inform the architecture. The architectural vocabulary of generous rood overhangs and wall projections are key elements in the sustainable design strategy, helping to control solar gain into the primary windows of most residential units. Careful attention will be paid to orientation, window opens and external shading. We are targeting Step Code 3 with energy demand reduced through the use of high efficiency windows, high efficiency HVAC and lighting systems.

Economy – The development of new commercial/retail space will compliment the economic growth of the Royal Jubilee Hospital. This site is a mixed development that assists the jobs and housing balance linkage that is key to the sustainable goal of land use proximity. The introduction of commercial/retail use at the corner of Fort Street and Davie Street will enhance the streetscape experience and compliment the neighbourhood.

We have created a strong, progressive development concept that will be both pleasing and beneficial to the people of the Victoria. It satisfies the City's stated community and design objectives, it responds to the market needs of Victoria and it reflects very contemporary green goals for sustainable growth.

If you have any questions or require further clarification of any part of this application, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'B Savage'.

Barry Savage
Principal and Co-Founder

Cc: South Jubilee Neighbourhood Association
North Jubilee Neighbourhood Association