



#1 Centennial Square  
Victoria, BC  
V8W 1P6

November 12, 2020

Re: 1514 – 1520 Foul Bay Road, Rezoning application and Development Permit

Dear Mayor Helps and City of Victoria Council Members,

On behalf of our client Norm Foster Properties, Zebra Design is applying for rezoning and development permit for the properties at 1514 and 1520 Foul Bay Road. The properties are currently zoned R1-B (Single Family Dwelling District) zone. The subject lots when combined together are 1,070 m<sup>2</sup> (11,523 sq ft). This site-specific rezoning and development permit application is proposed in order to construct eight ground-oriented townhouses in two buildings of four units each. This proposal supports the City's stated objective of supplying "Missing Middle" housing, with a traditional form and design that integrates well with the residential fabric of the surrounding neighbourhood. Missing Middle Housing is defined in the City of Victoria's Phase Two Housing Strategy as "ground-oriented housing such as townhouses, houseplexes, duplexes, row houses, lock-off suites, and other housing forms that fit well within neighbourhoods to help increase housing choice, affordability and the achievement of citywide livability and sustainability goals."

The subject property lies in the South Jubilee Neighbourhood, bordering on the Gonzales Neighbourhood and Oak Bay Municipality and is directly adjacent to properties identified as "Oak Bay Avenue Village", an area outlined in the Jubilee Neighbourhood Plan as intended for a Mixed-Use concept. The property is designated Traditional Residential which supports townhouses. Traditional Residential zoning accommodates up to 1:1 Floor Area Ratio; our proposed density is at 0.9:1 FAR. We suggest that townhouses in this location will provide an appropriate progression from the Commercial/Small Urban Village Oak Bay Avenue area to nearby detached housing and will add housing type diversity.

This proposal is designed with three storeys at the street front, segueing to lower, two-storey “scaled-down” rear units at the rear in consideration of the overlook and privacy for the neighbouring houses located along Amphion Street. Detailed consideration has been given to window locations to prevent or minimize overlook to adjacent properties, with staggered windows to the north and no overlook to the west; south facing windows (in the south building) are over commercial parking.

Having spoken to the Planning Department throughout our design process, we have incorporated much of their feedback. Despite that the Attached Residential Development Design Guidelines suggest street-facing row housing is preferable in general, we firmly believe that the proposed layout has many benefits which outweigh the street-facing model in this circumstance. Extensive consultation with neighbours in the area has shown overwhelming support for the project and a high level of appreciation for the current design. Many neighbours voiced their opinion that they strongly support the “galley” style site layout as proposed (please see enclosed signatures and canvassing map), whereas they would not support street-facing row homes (the homes on Amphion Street do not want a whole row of townhomes overlooking their backyards). This layout also preserves two trees just over the property line of the north neighbour; a street-facing configuration would compromise those trees.

We think that our proposed site layout is preferable in this case due to other factors such as providing safe private yard space away from the street for children and other residents, and reducing the amount of hard surfacing on the property. To explain, a less dense, street-facing layout would either make this development unreasonably expensive if underground parking were to be incorporated, or greatly increase the amount of paving required on the site if underground parking were not provided (please see illustration). With a street-facing row house layout and parking provided behind them, after accommodating turning radii and required aisle widths there is little area left for yards. Underground parking is reasonable only in instances where there are many more units between which to distribute the costs.

With three bedrooms, these homes would be suitable for a variety of household types including families and are intended to provide more attainable entry level housing. The building designs themselves incorporate varied rooflines, modulation of building facades and a variety of exterior finishes (shingles, panels and trim) plus numerous architectural details such as finials, metal railings, belly bands, panel accents and dentils, to add character and visual interest to the project. Parking and bicycle storage plus

private garden space is provided for each unit, as well as a secure visitor bike rack on site. A stone pillar and metal fence, entry gates and other landscaping features will enhance the site's appearance, including trees on all sides of the property.

The developers have strived to set an example of reduced carbon design, with green-build sustainability initiatives that include: being designed to be Energy Code Step 3 compliant (or better); incorporating solar power for each unit and for outdoor public lighting; reducing fossil fuel consumption (no gas appliances/fireplaces); hot water heat recovery, permeable paving to reduce stormwater management requirements; minimum 30% indigenous and drought resistant planting. The property is located close to BC Transit routes, accessible cycling and pedestrian infrastructure, with walkable shopping, recreation, education and employment locations nearby. The drive aisle has a protected and secure central visitor bike area.

We hope that you will agree that this design offers an opportunity for sensitive redevelopment, allowing a moderate increase in density while keeping the development in scale with adjacent properties by presenting an SFD "look" in the streetscape and an appropriate transition to the commercial building to the south. Low-impact and high-quality building designs will provide much needed missing middle housing with efficient and flexible floor plans that will accommodate households at different phases of life.

We thank you for your time in consideration of the enclosed materials and invite you to contact us if you have any questions or require additional information.

Sincerely,

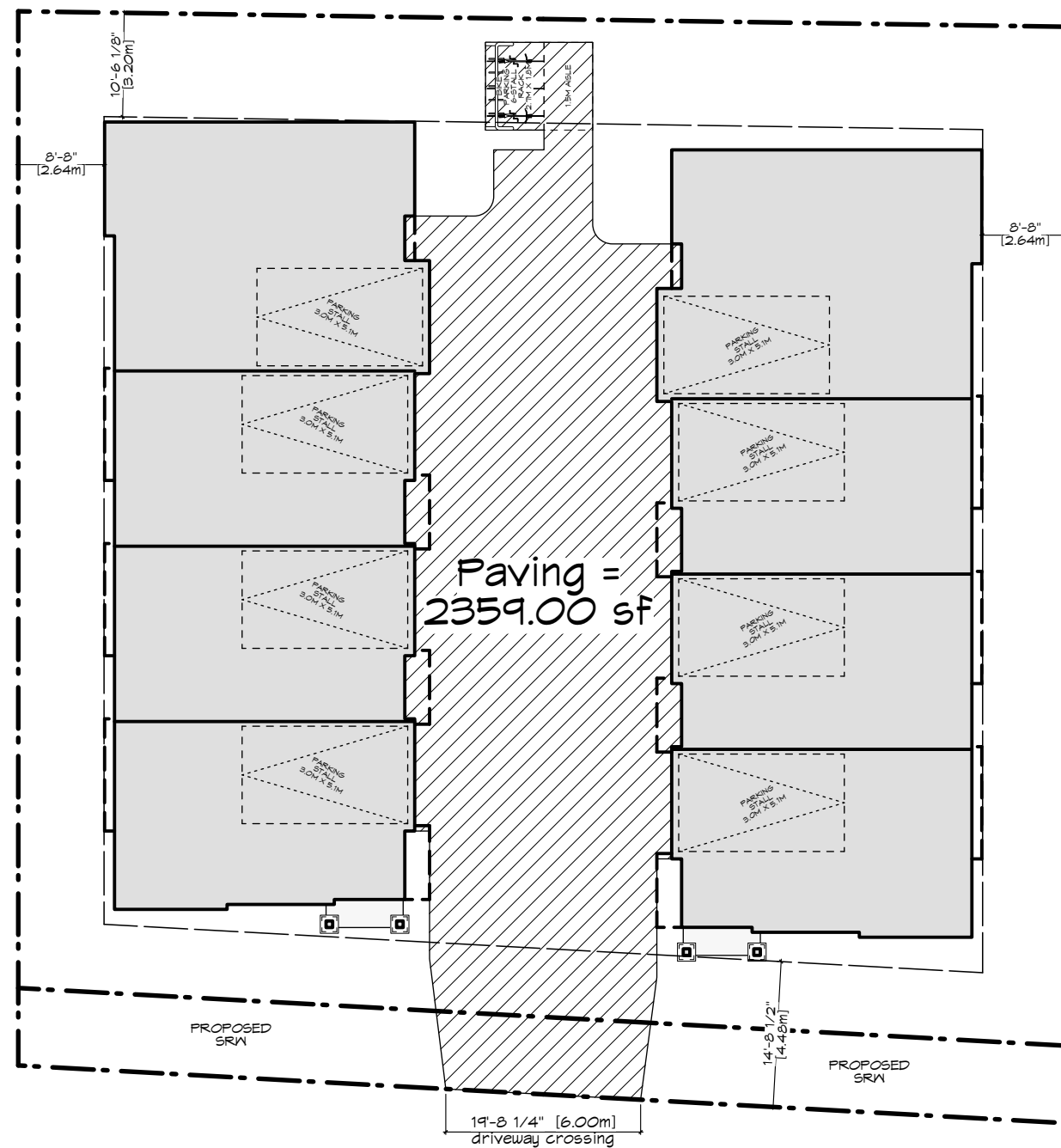


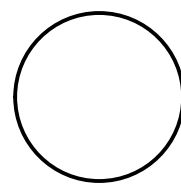
Rus Collins

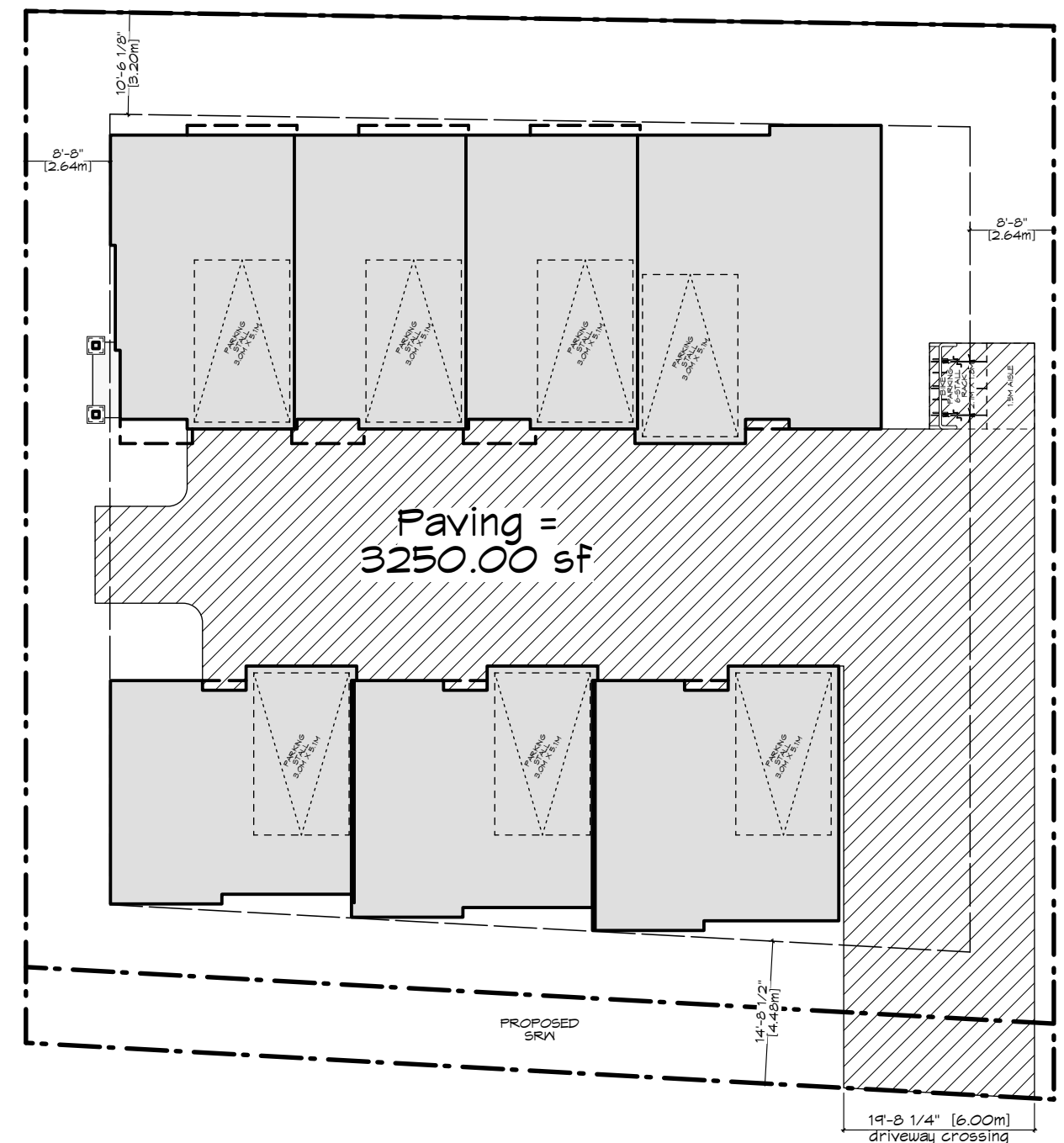
Zebra Design & Interiors Group Inc.

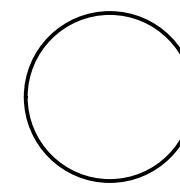
Enclosed:

- a) Paving diagram showing 2 layouts;
- b) Support signatures from neighbours at 2020 11 11;
- c) Canvassing map




**Paving - Option 1**  
 Scale: 1:200  
 Paving Area = 2359.00 sf



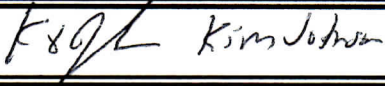



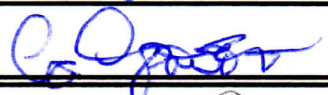


**Paving - Option 2**  
 Scale: 1:200  
 Paving Area = 3250.00 sf

September 2020

City of Victoria  
Building and Development  
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Re: 1514 – 1520 Foul Bay Road

After reviewing the drawings of the proposed development, we the undersigned have no objection to the potential townhouses at the 1514 and 1520 Foul Bay Road properties.

SIGNATURE/ PRINT NAME	ADDRESS	DATE
 Kim Johnson	934 B Foul Bay Road	Sept 30/2020
 Melanie Johnson	934 B Foul Bay Road	Sept. 30/2020
 Chebea LaBallistr	1990 Oak Bay ave.	Sept. 30 2020
 Karl Ullrich	1990 Oak Bay Ave	Sept 30 2020
 Joanne Cash	1520 Foul Bay Rd 15	Oct 20, 2020
 Joanne Cash	1569 Foul Bay Road	Sept 30, 2020

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SIGNATURE/ PRINT NAME	ADDRESS	DATE
CHRIS KOZIOY	1524 FOUL BAY RD	OCT 6, 2020
TONY FENLON	1513 AMPHION ST *Support contingent <u>only</u> on the Facing Townhouses Galley Plan	OCT 6, 2020
NICHOLAS FLEKIN	1968 OAK BAY AVE Support FACING TOWNHOUSES ONLY	OCT 6 2020
LUKE REIERSEN	1990 OAK BAY AVE. GREAT DESIGN	OCT. 7 2020
Brenda Fennox	1517 Amphion St. Support contingent on central driveway	OCT 7, 2020
Roopa Ghosh	1523 Amphion St. We support galley only!	OCT 7, 2020
Roopa Ghosh		

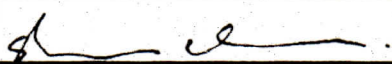
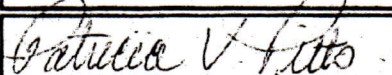






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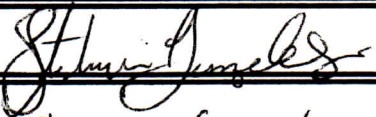
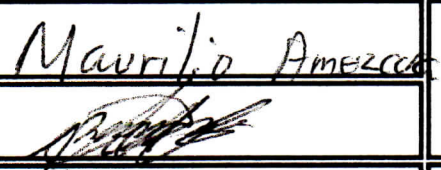
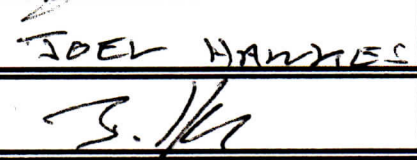
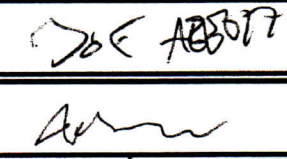
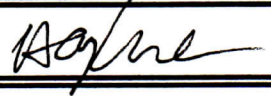
SIGNATURE/ PRINT NAME	ADDRESS	DATE
Sharon Chan 	1974 OAK Bay Ave .	9. Oct 20
Patricia Pitts 	402-1715 Richmond Ave	Oct 9, 2020
Amelia Tamburri 	408-1715 Richmond Ave.	Oct 9, 2020
Liz Horne 	1752 DAVIE ST.	Oct 13, 2020
MARK ISBORNE 	1620 REDFERN	OCT 26/20
Karen Konlebrade 	1612 Bank St.	Nov. 11, 2020

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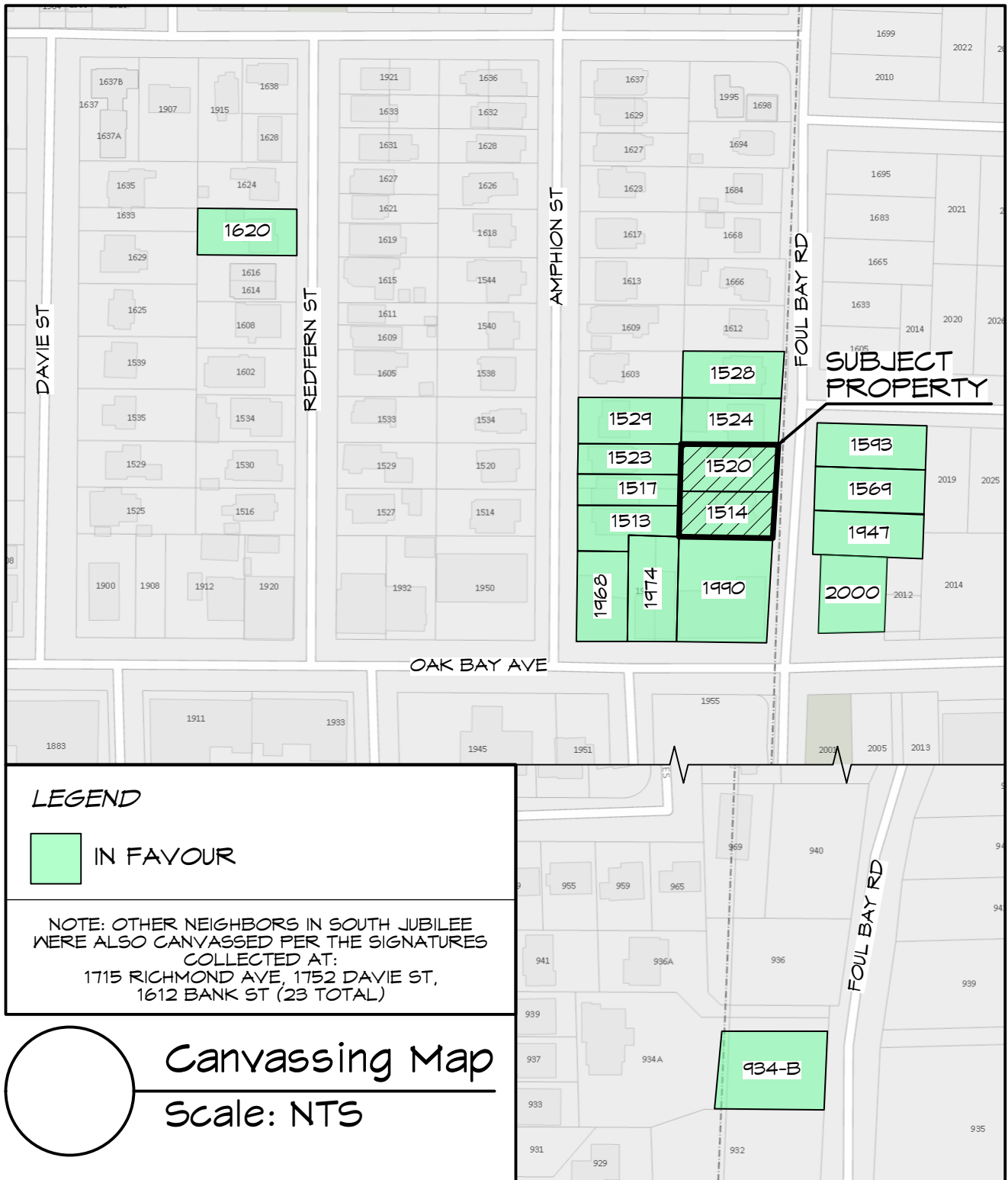
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SIGNATURE/ PRINT NAME	ADDRESS	DATE
 Stephanie Gonzalez	2000 Oak Bay Avenue.	Nov 25/2020
 Mauricio Amezcua	1528 Foul Bay Rd.	Nov. 25/2020
 JOEL HAWKES	1529 Amphion St.	Nov 25/2020
 BOB ABBOTT	1547 FOUL BAY	NOV 25
 Rayne	1543 Foul Bay Rd.	NOV-26/2020





ZEBRADESIGN



Foster - TH's

1514/1520 Foul Bay Rd, Victoria

NOV. 26, 2020

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 Victoria B.C. V9B 5E6  
 Phone: (250) 360-2144  
 Fax: (250) 360-2115