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City of Victoria
Sustainable Planning and Community Development 1
Centennial Square
Victoria, BC V8W 1P6

Attention: Mayor, Council and the Community Association Land Use Committee - CALUC

Re: Rezoning Application for 1908 Foul Bay Road, City of Victoria

Please accept this Project Summary letter for our proposed multi-family, purpose-built rental housing project at 1908 Foul Bay Road. In our prior meetings with Planning Staff, we have been advised that our rezoning application is consistent with the current OCP Policies for this site. Therefore, we will be seeking to rezone this property from the current R1-B zone to a site-specific zone that would accommodate the development of a 6-storey, multi-unit rental building.

Introduction

RLA is the Architect for 1908 Foul Bay Road, and we are providing this letter on behalf of TL OAK BAY PROPERTY INC. The property is one of several sites in the region where significant investment in telecommunications infrastructure is now facilitating the elimination of redundant telephone exchanges throughout the Province. We are proposing to eliminate the current redundant telephone exchange on site to facilitate the construction of a six-storey purpose built rental project.

The 1908 Foul Bay site is currently designated as Traditional Residential under the existing OCP, with a R1-B zone designation that allows up to 2 storeys in height. It is currently improved with a 2-storey TELUS Central Office (CO) that houses telecommunications equipment, and a surface parking lot for vehicles and related equipment. The existing building onsite does not contain any residential uses and therefore, redevelopment will not result in any tenant displacement.

The proposed plan allows for the development of a well-designed purpose built rental residential building. We appreciate the opportunity to present this proposal and look forward to working collaboratively with City staff and the community to realize this vision.

Description of the Proposal:

The proposed development features 83 residential units, encompassing a total gross floor area of 70,700 square feet. This six-storey wood-frame building will be situated on top of one storey of concrete underground parkade, with a proposed floor space ratio (FSR) 2.52. This design aligns with the guidelines for areas adjacent to the Large Urban Village designation, which supports mid-rise multi-unit and mixed-use buildings of up to six storeys.

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The proposed unit mix is consistent with the needs of the community and the City of Victoria Family Housing Policy. We are proposing the following:

RESIDENTIAL UNIT MIX SUMMARY			Mix %	Units
S1	Studio	66%	1%	1
S2	Studio		7%	6
A1	1 Bedroom		30%	25
A2	1 Bedroom + Flex		14%	12
A2e	1Bedroom		13%	11
B1	2 Bedroom 2 Bath	27%	6%	5
C1	2 Bedroom 2 Bath Corner		20%	17
C3	3 Bedroom 2 Bath Corner	7%	7%	6
		100%	100%	**83**

Parking for the development is summarized as follows:

PARKADE REQUIREMENTS			Required	Provided
Residential Parking Requirements				
	0.50 car / unit < 45sm (484sf)		0	
	0.60 car / unit 45sm (484sf) - 70sm (753sf)		32	
	1.00 car / unit > 70sm (753sf)		28	
			60 stalls	**52** stalls
Accessible Parking Residential	2 car / 51 - 75 spaces		2 incl'd above	2 stalls
Van Accessible Parking for Residential	1 car / 51 - 75 spaces		1 incl'd above	1 stalls
		Total Resi	**60** stalls	**52** stalls
Visitor Parking	0.10 car / unit	8 inc. van	**7** stalls	**7** stalls
Visitor Accessible Parking	0 car / 6-25 visitor spaces		0 stalls	0 stalls
Visitor Van Accessible Parking	1 car / 6-25 visitor spaces		1 stalls	1 stalls
			8 stalls	**8** stalls
Total			**68** Stalls	**60** stalls

Site Layout

The site is located on the corner of Foul Bay Road and Bourchier Street and has a site area of 28,100 square feet (2,610.49 square meters). The building has been carefully designed to optimize efficiency and blend seamlessly with the site.

The building's long axis runs east-west, allowing for optimal sun exposure and natural light to the south elevation. Bourchier Street, being less active than Foul Bay Road, is ideal for the main access points. The underground parking entrance will be located at the west end of the building, while the main lobby and elevator access will also be on Bourchier Street.

All first-floor residences facing the streets will be ground-oriented, offering direct access from the sidewalk. These homes will include fenced patios to accommodate pet owners and their pets, and will be slightly elevated above the sidewalk to enhance privacy.

The proposed building setbacks are 4.78 meters on Bourchier Street and 4.89 meters on Foul Bay Road, with a rear yard setback of 11.5 meters to the north and 2.56 meters to the west. These setbacks are generous, allowing ample space for gardens and patio areas along the streets, while still accomplishing a strong street wall along the major frontages.

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The rear of the building is planned for outdoor amenity space, suitable for social gatherings and a dog run. The proposed interior amenity space will be approximately 650 square feet (60 square meters) and will open directly onto the outdoor area, ensuring maximum visibility and easy access for residents. Existing trees along the west and north sides of the site will be preserved wherever possible or replaced in accordance with urban forestry objectives and tree preservation guidelines.

The existing pathway along the east side of the grocery store and the west side of the site will remain unchanged by the improvements. However, the proposed design will enhance this pathway with landscaping upgrades.

Architectural Rationale

The design of this building embodies the principles of West Coast Modern architecture, which include the following elements:

Large Protective Overhangs: These features not only provide shade and shelter but also create an inviting entrance, enhancing the building's functionality. They shield against the elements while reinforcing the modern aesthetic.

Natural Material Colors and Contrasting Cladding: The use of natural hues in the materials reflects the local environment, fostering a seamless connection with the landscape. Meanwhile, the modern cladding introduces a contemporary edge, adding visual interest through striking contrasts.

Color Scheme: The light colors of the main building allow it to blend with the sky and surrounding elements, while the darker tones at the top create a recessed effect that visually grounds the structure. This design choice enhances the building's silhouette, contributing to a dynamic architectural profile.

The building is tailored for modern families and professionals who value contemporary living, style and functionality. This demographic appreciates design that mirrors their lifestyle while prioritizing environmental consciousness.

Project Benefits, Amenities, Sustainability and CPTED

The project will bring several economic benefits, including job creation during construction and in property management, increased local business revenue from foot traffic, enhanced economic activity supporting existing enterprises, housing in the neighbourhood and property value growth due to improved infrastructure and amenities.

Environmental Benefits of this project include incorporating sustainable building and design practices that can reduce the carbon footprint of the development. This includes energy- efficient systems, sustainable materials, recycling, urban forestry and passive solar shading. Storm water management measures propose to incorporate permeable surfaces and green infrastructure to enhance stormwater management by reducing runoff and preventing flooding.

This development will also offer social benefits to the community. The project aims to create spaces for social interaction and cultural activities, fostering neighbourhood cohesion. By providing rental housing options, it will help address housing shortages and promote social equity.

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Increased foot traffic and community presence will enhance safety, while well-designed public spaces will contribute to the overall well-being of residents.

The proposed design will incorporate CPTED principles throughout the ground floor area and parking areas. These measures will include locked bicycle storage, bright lighting throughout, and clear sight lines with minimal obstructions. We propose to include transparent guardrails and front yard fences to increase security while maintaining privacy.

Transportation and Infrastructure

The proposed development is well-served by the City of Victoria transportation infrastructure that will encourage residents to seek out alternative mode of transportation. Residents will find schools, parks, recreation facilities, and shopping destinations within a short walking or rolling distance. The site offers multiple transportation options, providing easy access to vehicle routes, pedestrian pathways, and dedicated cycling infrastructure.

The area attracts a diverse tenant base, from outdoor enthusiasts to those seeking a community-oriented lifestyle. With limited new rental options available, this wood-frame project addresses a crucial gap in the market, appealing to families and professionals alike.

The site is conveniently situated near amenities, with Save-On Foods, BCL, and Red Barn just 25 meters away, and the Oak Bay Recreation Center 350 meters from the property. St. Patrick's Elementary and Oak Bay High School are within 650 meters, while Royal Jubilee Hospital is 800 meters away. Parks like Red Fern (350 meters), Firefighter's Park (1.5 km), and Haynes Park (1.8 km) are easily accessible, along with beach access within a 5-minute drive. Hillside Mall is a 6-minute drive, and downtown Victoria is just 8 minutes away.

Parking Variance Proposed

We propose reducing the required parking given the site's location and accessibility, as well as to support urban forestry goals and ensure the feasibility of this rental market housing project.

According to Schedule C of the zoning bylaw, parking rates currently mandate 60 spaces for residential use and 8 for visitors, resulting in a ratio of 0.82 cars per unit. To protect critical root zones, the parkade design does not extend to the property line on the north and west sides. For the viability of the project, the underground parking must also be limited to a single level. We have optimized the design to accommodate 60 parking spaces on this level, achieving a ratio of 0.72 cars per unit. This includes accessible van spaces and stalls as required. We propose 4 visitor stalls, one of which is accessible for vans, and 56 residential stalls, including one accessible van space and 3 accessible stalls. To help mitigate the reduced parking, ample long- term bicycle parking is provided with 110 secure bike stalls and 8 short-term bicycle parking stalls.

Conclusion

In summary, the proposed multi-family, purpose-built rental housing project at 1908 Foul Bay Road represents a significant step forward in addressing the housing needs of the Jubilee Neighbourhood and the City of Victoria. The development is consistent with Official Community Plan Update and adhering to the South Jubilee neighbourhood area guidelines, this development is designed to enhance the community through thoughtful architecture, sustainable practices, and a commitment to affordability.

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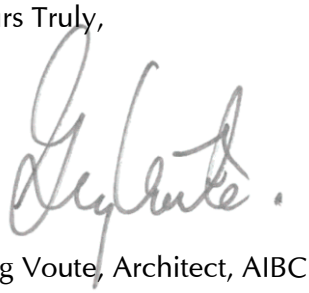
The project not only provides much-needed rental housing, but also creates valuable social and economic benefits. The integration of public amenities, such as outdoor spaces, pathways, and community areas, fosters engagement and interaction among residents. Additionally, the development is poised to contribute positively to the local economy by generating jobs, supporting local businesses, and increasing property values.

We appreciate the opportunity to present this proposal and look forward to collaborating with the community and city officials to bring this vision to life, ultimately enhancing the quality of life for all residents in the Jubilee Neighbourhood.

Yours Truly,



Greg Voute, Architect, AIBC
RLA ARCHITECTS INC.