

Rezoning & DP Pre-Application Proposal Summary
20 February, 2025

1964 Oak Bay Avenue

ARYZE

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City of Victoria
1 Centennial Square
Victoria, British Columbia V8W 1P6

RE: 1964 Oak Bay Avenue Rezoning & Development Permit Pre-Application Proposal Summary

Dear Mayor Alto, Council, and Staff:

We are pleased to present this letter outlining the core content of our forthcoming application to rezone and develop the lands at 1964 Oak Bay Ave and 1513 Amphion St. Enclosed is a summary of a proposed six-storey, forty two (42) home purpose-built rental development. The proposed development will include homes ranging from studio to three-bedroom units, and also includes live-work loft units and a prominent commercial retail unit fronting onto Oak Bay Avenue. The building will be designed to Step Code 4, and will include a shared outdoor amenity space for residents, thoughtfully landscaped grounds, as well as meaningful improvements to the adjacent public realm.

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.

Project at a Glance

Height 6 Storeys	North Setback (Rear) To face of residential building 4.00m	Number of Homes 42	Parking Stalls 100% EV Ready 2
Site Area 11,007 sqft	North Setback (Rear) To face of single-storey amenity building 1.33m	Live-Work Lofts 2 Bed / 2 Bath 4 Homes	Short-Term Bike Stalls 6
Floor Area 35,349 sqft	South Setback (Front) Fronting on Oak Bay Ave 3.50m	Studios 10 Homes	Long-Term Bike Stalls 100% E-Bike Ready 51
FSR 3.21	West Setback (Side) Fronting on Amphion St 0.00m	One Bedroom 16 Homes	Residential Tenure Rental
Site Coverage 55%	East Setback (Side) 0.035m	Two Bedroom + Den 5 Homes	Adaptable Units ¹ >20%
		Three Bedroom 7 Homes	

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

Site Context & History

Located at the corner of Oak Bay Avenue and Amphion Street, the subject site is a consolidation of one (1) commercial property and one (1) single-family residential property within the neighbourhood of South Jubilee, situated within the amenity-rich small urban village.

This land holds both cultural and historical significance as it resides on the traditional territory of the Lək̓wəjən peoples [pronounced: Le-KWUNG-en] and the Songhees, Esquimalt and WSÁNEĆ peoples [pronounced: wh-SAY-nech] whose historical relationships with the land continue to this day.

Neighbourhood Grain

The site is located within the South Jubilee neighbourhood, with many services and amenities found within typical walking distance thresholds. Neighbouring the site is a mix of commercial and mixed-use multi-family residential buildings. The small urban village offers a wide range of retail, commercial businesses, and services, and is also less than 1km from Royal Jubilee Hospital. The Oak Bay Avenue corridor is well supported by walking, cycling, public transit, and situated in close proximity to parks and schools.

Policy Context

The site holds a Small Urban Village Place Designation in the current Official Community Plan, with the existing commercial parcel being currently zoned as C1-NM for commercial-residential buildings, and the existing residential parcel currently zoned as R1-B G for single-family dwellings. At 3.21 FSR, the proposal does exceed the 2.0 FSR density allowance in the Official Community Plan for Small Urban Village. However, for reasons laid out in detail in following sections of this letter, it is the design team's belief that this is a suitable location for an increase

in density outside the small urban village range, and the introduction of a zone allowing for a mid-rise mixed-use multi-residential building.

Furthermore, the emerging policy framework for the new 2025 OCP identifies the site location within a Community Village, whereby emerging directions indicate the suitability for *mid-rise forms that provide new open spaces and provide or enhance community and cultural spaces*. The emerging directions also speak to the importance of appropriate scale, good urban design, and energy performance, all being important factors in the consideration of taller buildings within a community village context.

The increase in density with this new zoning category would enable us to provide the proposed mix of housing types that could improve and enhance the liveability, economic and social health of the neighbourhood.

The proposed development is supported by several other strategic plans in this region, including:

- Emerging directions in the new and emerging draft OCP
- Victoria Housing Strategy Phases 1 and 2
- Family Housing Policy and Advisory Design Guidelines
- Go Victoria Mobility Strategy
- Climate Leadership Plan
- Urban Forest Master Plan
- Victoria Corporate Plan 2024-26

Project Pillars

The Right Homes in the Right Places

One major challenge all growing cities and neighborhoods are facing is: where to locate housing to respond to population growth and the changing demographics of established neighborhoods?

It is widely understood that homes should be located near existing services, amenities and other destinations (in areas such as the Oak Bay Avenue corridor). This is important because it results in an efficient use of urban infill land that avoids clearcutting forests on greenfield sites in order to provide the homes people need. The City's policies speak to these trends with a whole host of strategies that aim to reduce car dependency, show climate leadership, and promote housing choice in all of the existing neighborhoods.

With these insights, and feedback received through early engagement initiatives with local residents, we established the following project pillars which are the defining elements that our proposal is based upon:

1. Vibrancy within the Oak Bay Ave village
2. High quality public realm/plaza
3. Thoughtful Design

Vibrancy within the Oak Bay Ave village

- The introduction of new prominent commercial space alongside smaller live-work units will add to and improve the Oak Bay Avenue retail experience, while reinforcing the village character of this part of the city.
- The proposed commercial configuration leverages the visibility and prominence of the south west corner of the site for the anchor commercial retail unit, while smaller live-work commercial units along Amphion St mediate between the emerging density of Oak Bay Ave and the more modestly scaled single-family neighbourhood to the north.
- This proposal strives to place the right homes in the right places, coupled with a transportation strategy that supports a local and community driven life-style. Through the prioritization of multi-modal transport solutions, including the integration of a public car-share program, enhanced bike-friendly infrastructure, and convenient access to public transportation, this proposal encourages a car-lite lifestyle that is practical and sustainable.
- Designed to promote a 15-minute city and with a focus on community integration, this proposal will encourage residents to integrate with the surrounding social and commercial environment, helping foster a sense of place and belonging within an active urban village.

High quality public realm/plaza

- The existing public realm surrounding the site along Oak Bay Ave and Amphion St provides a limited street experience, featuring narrow sidewalks, poor separation from the road, and limited available space, discouraging any pause or extended enjoyment of the immediate area. With this proposal, we have the opportunity to create a more vibrant and active public realm within the urban village through the introduction of a new public plaza space, alongside the thoughtful integration of new commercial frontage within a greatly enhanced streetscape.
- The proposed enhancements will integrate improved sidewalks and tree lined boulevards with a welcoming commercial frontage, dramatically improving the street experience for pedestrians and retail users. The adjoining public plaza space prioritizes public activation, creating a flexible and programmable area that encourages both social interaction and daily enjoyment, as well as the introduction of new programme opportunities to support community gatherings and larger planned public events.

Thoughtful Design

- The architectural expression of this proposal has been refined through a site specific approach to its design. Its core design principles are: to minimize adverse massing impacts on neighbours, to sensitively respond to site context, and to meaningfully contribute to the architectural expression of the south jubilee neighbourhood and the small urban village. Within this operating framework it is the design team's belief that this proposal successfully integrates into its surroundings, and will positively contribute to the City's urban fabric.
- The architectural response to the compact nature of the site, straddling both a growing commercial zone and a traditional single family neighbourhood, makes use of two distinct volumes that each respond to the surrounding context presented along Oak Bay Ave and Amphion Street.
- A combination of fully recessed and juliette balconies across levels 2 - 5 provide residents with access to private outdoor space, while providing gentle animation. At the ground level, ground-oriented live-work units along Amphion St will animate the street level, while receiving separation from the sidewalk to provide privacy for the residences.

- The ground floor and commercial frontage along Oak Bay Ave have been designed to prioritize the at-grade street experience, with consideration for the scale and placement of openings and glazing, and private and public landscape improvements, including planting, exterior commercial seating, and opportunities for an adjacent parklet.
- The east elevation of the building features a lightwell to bring natural sunlight to the adjacent dwelling units, improving livability, maximizing the number of homes that the site can deliver, and providing a resilient and neighbour-friendly solution to light access, with respect to neighbouring development potential.
- The building will also feature a large public artwork treatment on the exterior of the east elevation. The nature and materiality of the artwork is yet to be finalized, but will be designed with the objective of furthering the interest and identity of the neighbourhood, and helping foster a sense of place within the community.
- Designed at the ground level, and mirroring the format of rear yards seen in the neighbouring single-family homes and across the neighbourhood, the outdoor amenity space has been designed as an intimate courtyard and urban oasis, providing tenants with access to a calm and secure outdoor space.
- An indoor amenity space will be directly connected to the courtyard, to provide users with access to basic amenities, and supporting year-round activation. The characteristics of the courtyard space create a unique ability for tenants to have their own back yard, one that is both secure and connected at a street level, helping foster a sense of community and connection within the neighbourhood.

Mobility Context

Road Network

The area surrounding the site is well served by local, collector, and secondary arterial road networks. The immediate neighbourhood contains short neighbourhood blocks which is indicative of a fine grain road pattern. This road design allows for ease of movement through the area as there are multiple connectivity options in all directions. From the subject property, East/West movements are captured by Oak Bay Avenue, which quickly connects to Foul Bay Road and Richmond Rd for North/South movements, and Pandora Avenue for connection to

Downtown. These corridors are the main collectors for vehicles, buses, pedestrians, and cyclists alike, and will be steps away from the doorsteps of this development.

Immediate North/South movements are captured along Amphion Street which currently features a wider than normal roadway. The development of the subject site presents the opportunity to narrow a portion of the roadway on Amphion Street, which will serve to reduce non-local traffic volumes and vehicle speeds, while retaining the mobility and servicing needs of the residents of the street.

Making a Car-lite Lifestyle Easy

Overall, the central location of this development site within an urban village lends itself well to a car-lite lifestyle. The site is positioned in walking distance to a wide array of amenities and services, while being located on a central transportation corridor, and having direct connectivity to cycling and pedestrian pathways. Accordingly, the project has been designed to encourage walking, cycling and public transit as primary transportation options for future residents.

The development will provide two (2) on site accessible parking stalls, as well as providing a new dedicated and publicly accessible car-share for use by residents and the local community. The building will deliver fifty-one (51) secure bike stalls on the first floor, designed to accommodate a combination of traditional bikes, E-Bikes, and Cargo-Bikes, ready to accommodate the rising utilization of these sustainable commuter options. Lastly, it is our expectation that, in the coming years, residents of this location and neighbourhood will continue to become less car-dependent, making more trips on foot to meet their daily needs as the local services and retail amenity options continue to expand throughout the growing urban village.

Community Consultation & Next Steps

We are committed to being good neighbours and having honest, open dialogues within the communities where we do our work. We are available to discuss project details with stakeholders through a variety of channels to build trust and shared vision for the project all while maintaining a respectful and open conversation. Our goal is to create an atmosphere

where people feel comfortable to share their ideas, hopes, and aspirations for the community and for them to ultimately see these values reflected in the end project.

We plan to hold an in-person open house meeting with the CALUC and neighbourhood association, and broader community, on the evening of March 12th, where we will be available to share detailed insights on the project with interested community members, and to discuss any questions.

We will also soon be launching a publicly accessible website page, available at aryze.ca, where we will update project information and provide an opportunity for community members to sign up if they wish to stay informed throughout various stages of the approval process.

We thank you for your time and consideration.

Sincerely,



Kieran Lynch
Development Manager
Aryze Developments Inc.