

October 22, 2017

Dear Mayor and Councillors:

I oppose the revised rezoning application REZ00525 for 1201 Fort Street / 1050 Pentrelew Place. The applicant has willfully and repeatedly chosen to ignore the primary feedback from the community and obfuscated the process by selecting the most immaterial suggestions. The net neutral changes to their proposal is evidence of their exploitation of current market conditions to maximize their profits. At no point did they present any viable alternative options that balances the spirit of the OCP, the strategic needs of the community and respect for the character of my neighbourhood. I rely on city council to ensure a balanced use of this land that benefits in some way all parties.

I would like to present an alternative vision for this property, which was communicated multiple times to the applicant, that achieves a successful balance among the property owner, the broader community and my neighbours.

Firstly, I support density along the Fort Street corridor so have no issues with a six storey building being build **within the current R3-AM-2 zone boundaries** (NB: Building A of the current application extends past the current R3-AM-2 zone).

My primary contention is the southern portion zoned RB-1 and designated Traditional Residential. There is a traditional neighbourhood with single family dwellings, no roof decks and heights not exceeding 7.6m and 2 stories. For this zone, I support a combination of ground-oriented townhouses, courtyard housing and houseplexes with street parking.

What would this alternative plan achieve?

- Still increases density but while being sensitive to the traditional neighbourhood and respecting the letter and vision of the OCP, which clearly distinguishes these two zones
- Represents a true transition, requested by council from the CotW, in character, massing and scale from the density on Fort to the existing neighbourhood on Pentrelew
- Provides greater opportunity for green space and setbacks
- Conforms to the Heritage Management Strategic Plan, under which any new development in a heritage neighbourhood should provide continuity with surrounding development and not dominate the existing landscape

There is significant opportunity and scope to improve this plan and the city should instruct the applicant to revisit alternative housing forms that complement the neighbourhood surrounding the southern portion of the lot and honour the vision of the OCP before granting approval.

Please see additional comments below about how the applicant has not achieved the instructions from council in the CotW, two amateur aerial plans of my alternative vision for the property and some examples of alternative housing forms captured from the city's own material.

## Lack of gradual transition

In the CotW, council instructed the applicant “to improve the building to building relationship, to address livability concerns and to ensure a sensitive transition to the lower density area to the south of the subject site.” This instruction was not achieved.

Below is a rendering from the application.

I fail to see how 3 storey townhouses much, much taller than any of the surrounding homes as well as the mass of Buildings A and B literally just behind those townhouses achieve the gradual transition that council asked for. It is obvious that the objective of the application, identical to the first application, is to cram an inappropriate number of units with even smaller set-backs onto this space with no respect for the surrounding neighbourhood.

One needs only look at how 1010 Pentrelew in the bottom left of the rendering is dwarfed by Building B despite the strategically placed tree.

Missing from the application are renderings of how this development will impact the southern portion of Pentrelew Place, which descends to Rockland Avenue. The omission is calculating. There is zero transition from Building B to the single family homes and duplex in the part of Pentrelew Place. I encourage mayor and council to visit the block of Rockland between Linden and Pentrelew. You will get a realistic view of what will be lost and how the new view will negatively impact the neighbourhood.

One may argue that the face of Fort Street as a transit corridor will change in the next 20 – 50 years, but it is no where evident in the OCP that the surrounding traditional residential areas will.

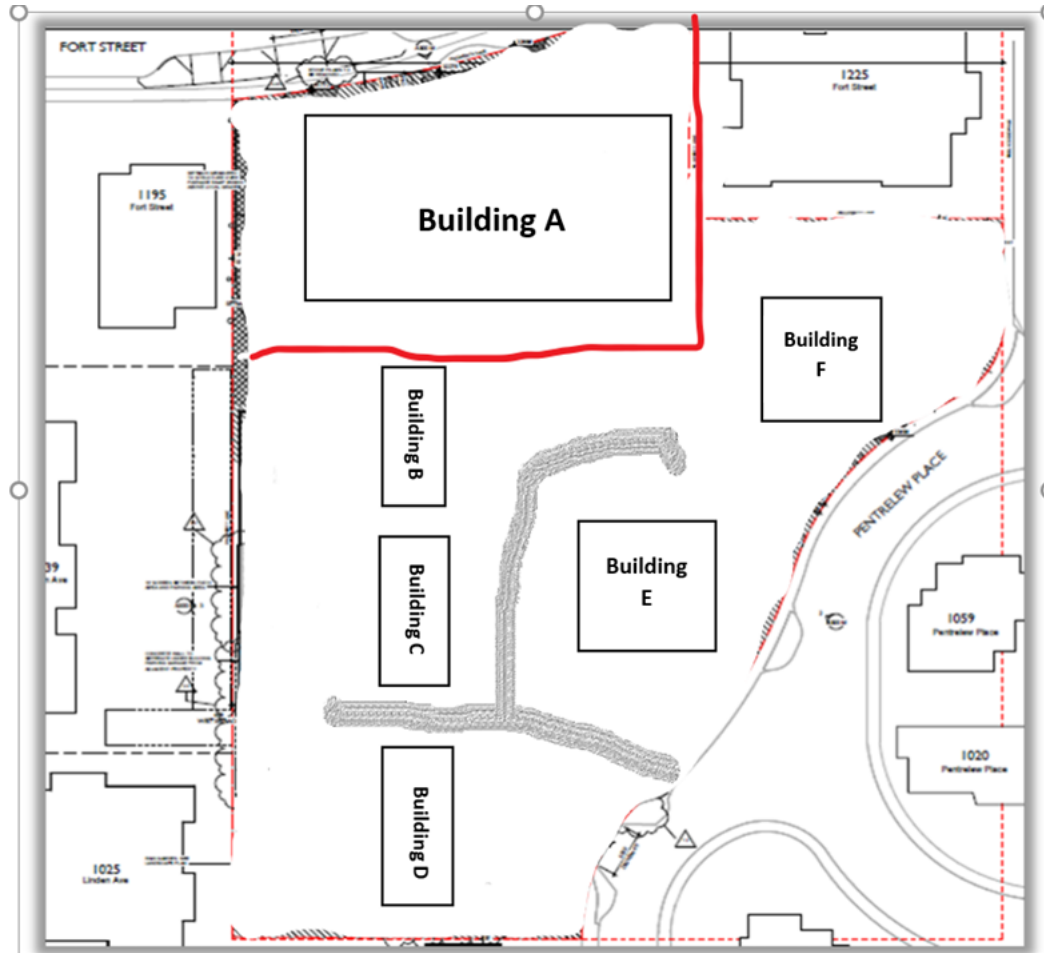
Thank you for your attention, consideration and service.

Anthony Danda



**Alternative vision 1:**

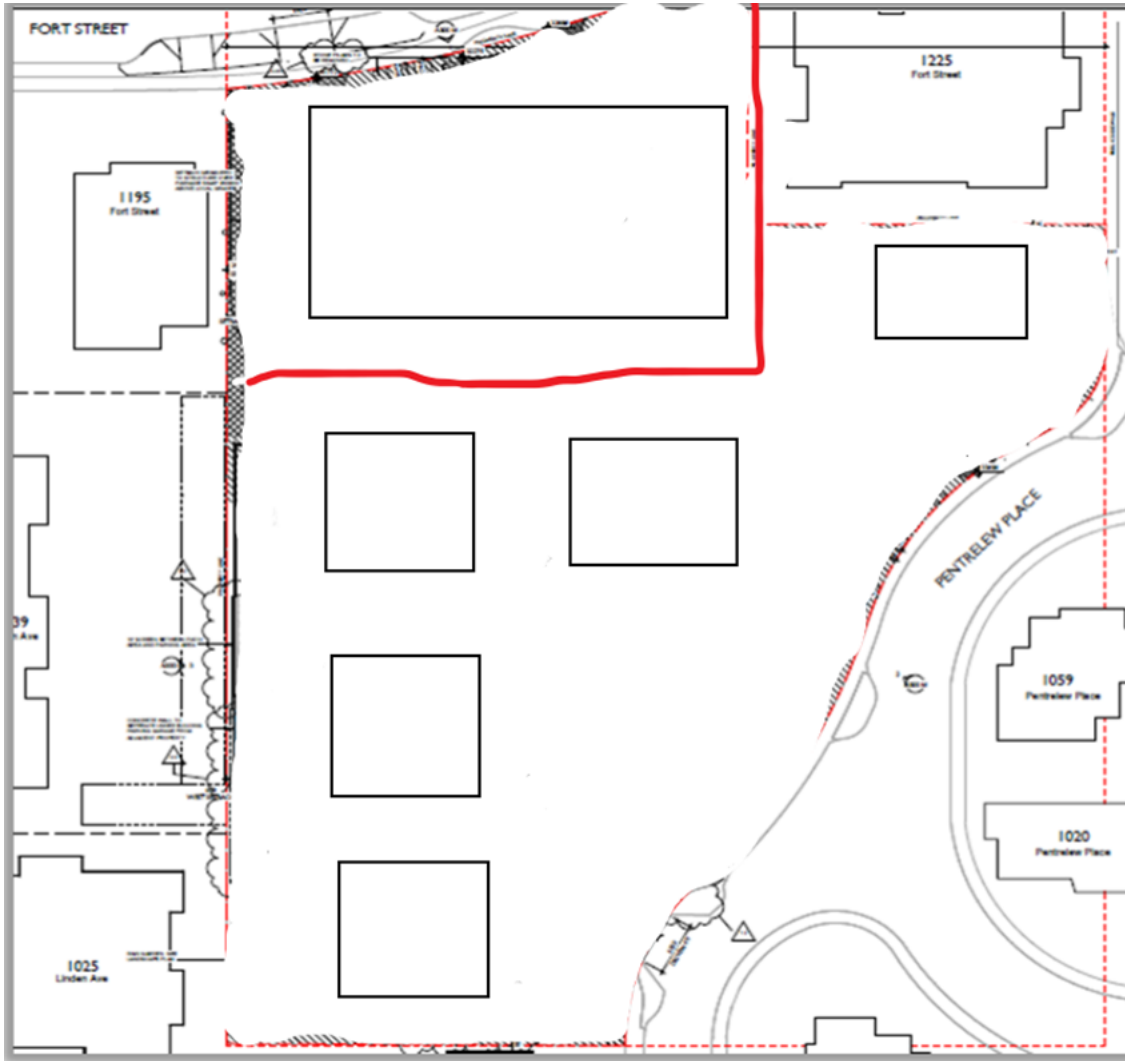
- Density concentrated on Fort Street
- 3 storey townhouses
- 2 story houseplexes



Building	Type	Height	Stories	Units	Parking
A	Low rise	20	6	40	Underground
B	Townhouse	9	3	3	Surface
C	Townhouse	9	3	3	Surface
D	Townhouse	9	3	6	Surface
E	Houseplex	7	2	6	Surface
F	Houseplex	7	2	6	Surface
<b>Total</b>				<b>64</b>	

## Alternative vision 2

- Density concentrated on Fort Street
- Courtyard housing
- Retain existing structure at 1050 Pentrelew



Building	Type	Height	Stories	Units	Parking
A	Low rise	20	6	40	Underground
B	Houseplex	9	3	7	Surface
C	Houseplex	7	2	4	Surface
D	Houseplex	9	3	7	Surface
E	Houseplex	7	2	4	Surface
F	House	7	2	2	Surface
<b>Total</b>				<b>64</b>	

# Alternative housing forms for the southern portion of the property

## COURTYARD HOUSING

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

Courtyard housing is comprised of small single-detached homes developed in a cluster to share open space and parking access. From the street these would look like small homes on narrow lots.

Small private patios can also be incorporated for each unit. This type of housing could include co-housing.



### PROS

- Parking is achieved on site
- Provides family-friendly housing
- Maintains character of a single-detached streetscape
- Provides more ownership opportunities

### OTHER CONSIDERATIONS

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more

### CONS

- Does not provide a mortgage helper
- Generally requires more than one lot to be consolidated
- Does not provide as many units by area as other forms
- Generally does not support retention of the existing house
- Does not provide ground-oriented rental opportunities
- Low sustainability performance compared to other forms
- Parking requirements on site may reduce green space

### LEGEND

1. Stand-alone homes
2. Parking
3. Front lot pedestrian entry
4. Vehicular access
5. Rear lot pedestrian entry

### ILLUSTRATIVE EXAMPLES

## HOUSEPLEX

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

### OVERVIEW

A houseplex is a new home split into multiple suites. They can be owned by a single owner with the suites being rented, or they can be owned under strata like a townhouse. Houseplexes allow for multiple housing units to be included in a structure that looks like a single-detached house, or fits with a single-detached character. While Victoria already has many older homes converted into multiple suites, the houseplex option refers to new homes that are built with this purpose in mind. There are many possible design approaches.



### PROS

- Maintains character of a single-detached streetscape
- Potential to provide a mortgage helper
- Can be achieved on a single lot
- Parking is achieved on site
- Can provide family-friendly housing, depending on the size of units
- Provides more ownership opportunities
- Provides more ground-oriented rental opportunities
- Common lot widths of 15 metres that are difficult to accommodate townhouses, can easily accommodate a houseplex.

### OTHER CONSIDERATIONS

- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Some on-street parking may be needed for residents.

### CONS

- Does not provide as many units by area as other forms
- Generally does not support retention of the existing house
- Low sustainability performance compared to other forms
- Parking requirements on site may reduce green space

### LEGEND

1. Private entrances
2. Pedestrian access
3. Vehicle access
4. Rear yard parking

# TOWNHOUSE: UP / DOWN

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

## OVERVIEW

Townhouses come in many shapes and sizes. "Up/down" townhouses have upper level and lower level units. In addition to sharing walls with neighbours, each unit would also share either a ceiling or floor. Each unit would have a private front entrance with access to the street. This housing type could include co-housing. Up/down townhouses are typically higher than side-by-side townhouses.

The sketch illustrates consolidated lots, with up/down townhouses organized around a central courtyard and underground structured parking.



## PROS

- Parking is achieved on site
- Provides more housing on less area, which contributes to compact communities
- Provides family-friendly housing
- Provides more ownership opportunities
- High sustainability performance compared to other models

## OTHER CONSIDERATIONS

- Zoning cannot mandate tenure.
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Requires careful design to maintain character of single-detached streetscape

## CONS

- Does not provide a mortgage helper neighbourhoods
- Generally requires more than one lot to be consolidated
- Generally does not support retention of the existing house
- Parking requirements on site could reduce green space

## LEGEND

1. Ground level unit entry
2. Upper level unit entry
3. Pathway to side yard facing units
4. Interior courtyard
5. Access to underground structured parking

## ILLUSTRATIVE EXAMPLES

# TOWNHOUSE: SIDE-BY-SIDE

The City of Victoria is working with residents to explore new kinds of housing to accommodate new and future residents in neighbourhoods. *Tell us what you think.*

## OVERVIEW

Townhouses come in many shapes and sizes. "Side-by-Side" townhouses are organized one adjacent to the next, with shared walls between neighbours. Each unit has a private front entrance with access to the street. This housing type could include co-housing.

The sketch illustrates consolidated lots, townhouses organized around a central parking area, and the entrance facing the side yard.



## PROS

- Can be achieved on a single wide, large lot
- Parking is achieved on site
- Provides more housing on less area, which contributes to compact communities
- Provides family-friendly housing
- Provides more ownership opportunities
- High sustainability performance compared to other models

## OTHER CONSIDERATIONS

- Parking in rear is accessed through the shared internal courtyard.
- Zoning cannot mandate tenure.
- Design will depend on the particular site, however future considerations would include privacy, proximity to neighbouring development, sunlight access, careful site planning, and more
- Requires careful design to maintain character of single-detached streetscape

## CONS

- Does not provide a mortgage helper neighbourhoods
- Reduces green space in existing neighbourhoods
- Often requires consolidation of two lots
- Generally does not support retention of the existing house

## LEGEND

1. Front lot unit entries and yards
2. Vehicular access
3. Pedestrian path and to rear lot units, and landscape edge to adjacent development
4. Centrally located tuck-under parking

## ILLUSTRATIVE EXAMPLES