

Mayor and Council Members
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6



REGARDING: 515 FOUL BAY ROAD DEVELOPMENT PERMIT APPLICATION

Dear Mayor Helps and Council,

Studio 531 Architects is honored to present a development proposal for 515 Foul Bay Road in Victoria. Fred Rohani, of Alpha Developments has engaged our firm to prepare and Apply for a Development Permit, with variances on the above parcel. The consultant team includes, Islander Engineering– Civil Engineering, Murdoch de Greeff Inc. – Landscape Architect, and Gye and Associates – Arborist Consultants.

The existing site is a 52,706sf (4896sm) parcel of land is within the Gonzales Neighbourhood, and contains an existing Mansion, built in 1905 by Edwin and Bertha Tracksell, and designed by Samuel Maclure.

PROJECT SUMMARY:

We are applying for a Development Permit with variances to create a Bare Land Strata subdivision for the property currently located at 515 Foul Bay Road. The proposal divides the existing parcel into 3 Strata parcels,: 1) for the existing Mansion 2) for a new single family house on a second parcel, and 3) for a driveway and services that will be held as common property. Key aspects of the proposal include:

- Designation of the existing Mansion as Heritage
- Retention of ALL protected trees (Arbutus, Gerry Oak)
- Landscape (no-build) covenant for a significant portion of the site to protect the Gerry Oak ecosystem and provide landscape buffer for existing neighbours
- Approach to site works (roads, foundations, utilities) that minimizes requirement for blasting and impact on existing tree roots
- Design for the new home that is sensitive to the context

PREVIOUS APPLICATION

This application has been significantly revised since last presented and rejected by Council in November 2017 which encouraged the developer to bring forward a new proposal with revisions. Since that time the design team and developer have met with the neighbours on multiple occasions to discuss their concerns and the revised design. The revised proposal has made significant changes including:

- Reduced the density from 3 new homes to 1 new home

- All protected trees (Gerry Oak, Arbutus, etc.) to remain
- New house is located to minimize impact and potential overlook on adjacent neighbours
- Eliminated requirement for fire department road widening and turn around (and associated blasting) by sprinkling the new house.
- Designate the existing mansion Heritage, in order to protect it from future development
- Increase area of Landscape Protection Covenant, to preserve the Gerry Oak ecosystem and existing vegetation.

ZONING + VARIANCES

The existing site is zoned R1-G Panhandle. We are maintaining this zone and applying for variances on the number of stories, building height and internal setback. The reason for all the variances is to reduce the impact of the new home on the existing site and ecosystem. In particular, the height and number of stories (consistent with the R1-G non-panhandle zone) creates a more compact footprint, reducing the impact of the building. The only setback variance is internal, relating to the distance between the existing mansion and the new home. All perimeter setbacks, and other zoning criteria are met. The new home is located on previously disturbed portion of the site, further minimizing the impact of the project.

RENTAL AGREEMENT

Within this Development Permit Application, the developer is offering to commit to a 10-year Housing Rental agreement for the existing rental of the 5 Units within the Mansion. Also, the developer will provide ongoing maintenance and repairs to the Mansion to ensure continued longevity of the building, and preserve the heritage character and elements of the building.

HERITAGE

The existing Mansion was built in 1905, designed by Francis McClure, is a registered Heritage building. The 9774sf Arts and Crafts mansion changed ownership many times over the following years, and was subdivided into a House Conversion around 1975 to include 5 spacious rental units. Very few interior renovations have been made since then while the mansion has been well maintained and the building structure is solid as the foundations are built on rock. The original character of the mansion is present and in excellent condition, with the detailing and materials evident. Alpha Developments has completed renovations of the existing mansion

The developer has committed to establishing Heritage Designation for the existing mansion to preserve the historic structure for future generations.

FORM AND CHARACTER

The proposed development has been carefully designed to maintain the existing character of the entire site. The retention of the existing mansion and landscape are obvious, but the new building and site plan enhances the form and character of the site with the following features:

- The materials, colours and textures of the new home are based on the existing mansion. White stucco, wood details, red roofing, and pitched roof forms combined with contemporary detailing creates a respectful dialogue with the architecture of the existing mansion.
- The site plan and landscape design maintain and enhance the existing site including use of the existing driveway locations to access the new home to maintain a similar character of open space.
- The planting and hardscape is composed mostly of native and adaptive species, but also includes some period plantings and a rock wall that matches the foundation design of the existing mansion.
- An existing garage is demolished to create a more open character of the site, allowing the Gerry Oak ecosystem to be more visually present, and create a landscaped buffer between the mansion and new home.
- The size and scale of the new home is modest and has been carefully adjusted to respect the privacy of the neighbours and the mansion residents.
- The footprint of the new home is located on a previously disturbed portion of the site, therefore reducing the site impact. The footprint of the new home and garage is 130m², replacing 117m² of existing accessory structures on site – a marginal increase.

COMMUNITY CONSULTATION

Since November 2017 when the project was last presented to council the developer and project team have met with the neighbours twice, as well as many lengthy discussions on site, and via email with individual owners. The Fairfield/Gonzales CAULC was in attendance for one of the meetings. Letters of support from the neighbours are included with this application. We believe that the design addresses all of the concerns brought forward including:

- protection of existing perimeter landscaping to protect privacy and overlook concerns.
- Locating new home to minimize overlook concerns.
- Preservation of a significant portion of the natural habitat on site
- Complying with all perimeter setbacks
- Reducing the road and utility works to minimize blasting and site disturbance.
- Site plan that has minimal impact on the existing mature Gerry Oak ecosystem.

PROJECT BENEFITS AND AMENITIES:

The development offers ongoing maintenance to the existing heritage Mansion to ensure its preservation while maintaining the 5 existing rental units and sensitively increase density in the neighbourhood.

The development also offers an additional mid-sized single-family home and continued rental housing in a community close to many amenities such as schools, shopping areas, parks and beaches.

NEIGHBOURHOOD

The proposed development of this site offers architectural renewal to a community that is characterized predominantly by older homes. Newer contemporary homes are appearing in the area as replacements of existing homes, and the development of older, larger lots that have been developed into Bare Land Strata developments. The mix of character and heritage homes with contemporary residences offers vibrancy to this esteemed neighbourhood.

The site is a panhandle lot that is accessed off of Foul Bay Road. As the entry road meanders up a hill and the mansion perches on the rock at an upper level of the site, a glimpse of the mansion is seen from the street. The proposed home will not be evident from Foul Bay Road, due to its siting locations and elevations.

TRANSPORTATION

Access to the site is on an existing driveway that will be slightly widened (to 3.8m) as part of this application. The proposed parking for the mansion includes a visitor space to better serve the residents. There is no on-street parking on Foul Bay Road, and combined with the long panhandle driveway, provision for visitor parking is important, and consistent with comments received from the neighbours. Bike lock-ups are provided with outdoor racks adjacent located on the east side of the mansion, and indoor lock-ups in the common area of the basement.

Parking for the new home is accessed via the existing driveway location and into a 2 car garage, minimizing site disturbance, and maintaining the character of the site.

GREEN BUILDING FEATURES

The site will retain the existing mansion, preserve the building and maintain the five existing rental apartments.

The home is designed to maximize southern exposure for passive solar heat gains. The exterior materials offer high durability and quality that will provide longevity and low maintenance to the exterior. The building envelopes and glazing will have higher performing thermal values.

The entry driveway is asphalt, up to the level main area of the residences, which changes to permeable pavers. This will allow rainwater to replenish the ground water and tree roots, and not overburden the storm water system. Greenspace is maximized with the 2 storey buildings and its reduced footprint, as mature existing trees are preserved by having the home designed 'around' the tree canopies and roots. Where small amounts of roots maybe located below a structural slab, the slab will be

supported by piles rather than foundation walls. Landscape irrigation is not provided as the site landscaping is of native, drought tolerant species.

SERVICING AND INFRASTRUCTURE

The proposal includes new water, sanitary, storm services that will be located under the existing driveway to minimize site disturbance. Electrical service will be provided by the existing overhead lines and poles. See civil drawings and arborist report for notes on service locations. The new home will be sprinkled, and the water service will be sized to accommodate this requirement.

We respectfully submit this proposal, and look forward to meeting with you soon on this application.

Sincerely,



Jesse Garlick, Architect AIBC
Principal
Studio 531 Architects

