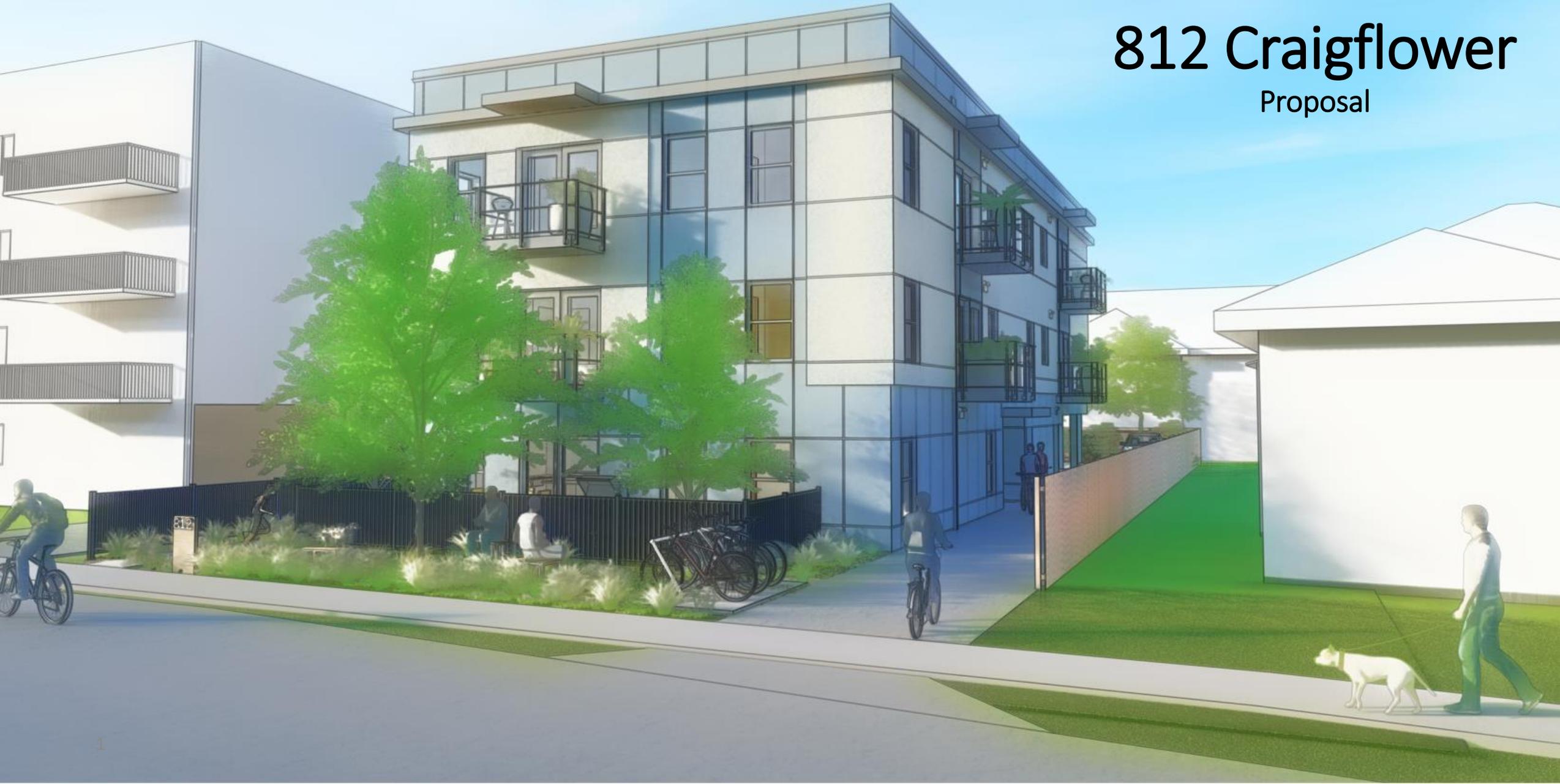


# 812 Craigflower

Proposal



# Project Snapshot

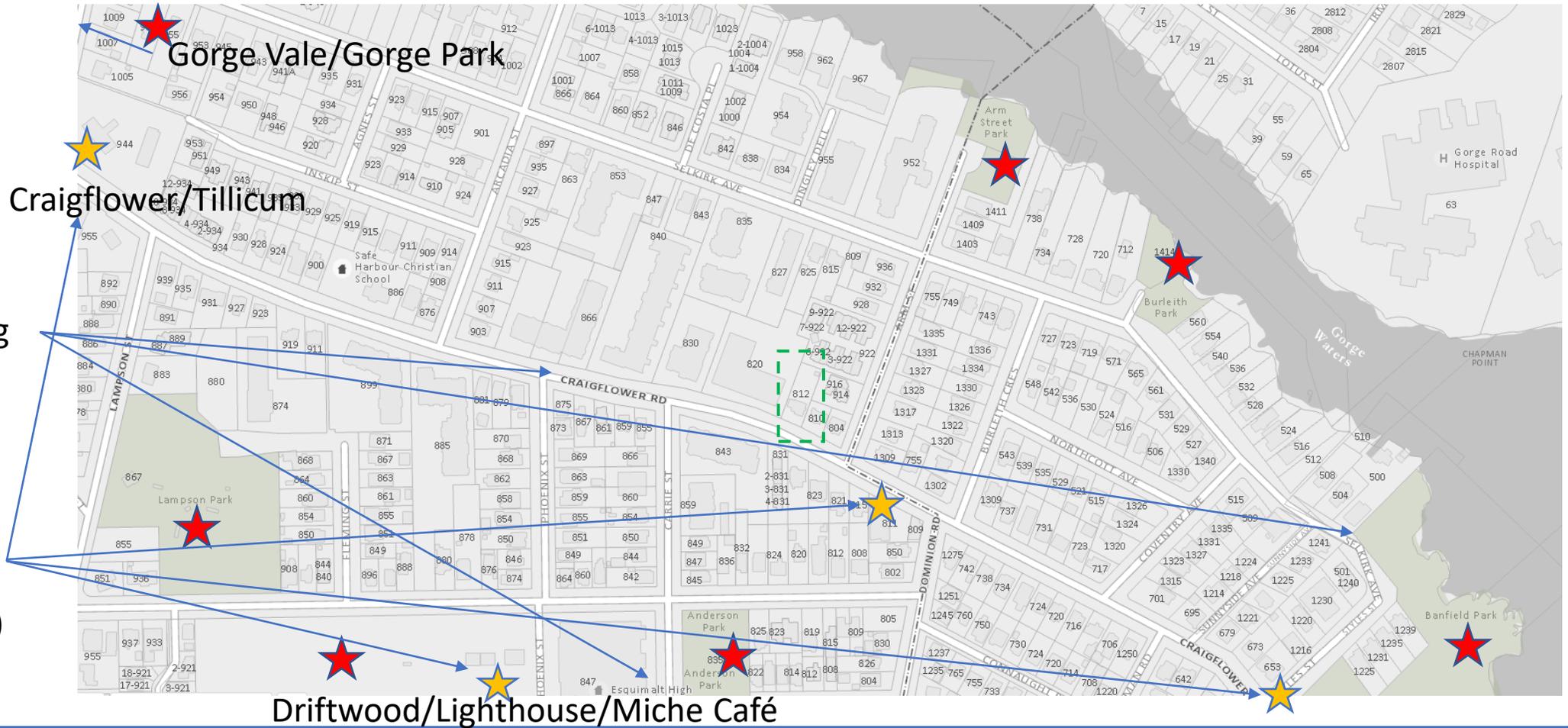
- Walk-up Apartment
- 3 Storeys
- 10 homes
  - 1 x three-bedroom
  - 6x one-bedroom
  - 2x two-bedroom
  - 1 x studio
- 10-parking spots
- 16 Bike parking spots





# Neighbourhood

- Location
- Plenty of parks & Green space within 10 minutes (★)
- Excellent cycling connections & major transit.
- Growing # of amenities in a growing community (★)





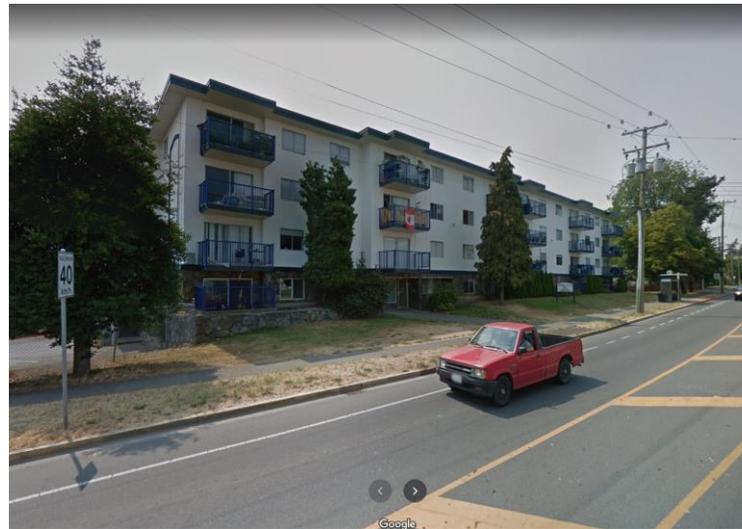
Google



# Street context – west and southwest **LAPIS HOMES**



Looking west next door



Across the street to southwest



Further west



# Street context – east and southeast



Looking east next door



Across the street to southeast



Further east into Victoria

# Key Features

- Small building, more connections
- Mix of units creates a mix of demographics
- Energy efficient design
- Storage in each home
- Balconies for bistro set & BBQ
- Resident & pet area to soften transition & connect community
- Convenient and secure bike room
- MODO car-share memberships



# Previous proposal – council comments

- Parking ✓
- Shading impact ✓
- Front setbacks & hardscape ✓
- Building too large. Need a “Goldilocks” transitional building ✓





# Summary – Changes made

- Reduced the floor area (living space) by 40%.
- Lowered height by 24% or 3.12m (10.2 feet).
- Removed upper floor and rooftop deck.
- Removed coffee shop.
- Removed elevator (and elevator shaft).
- Increased rear setback by 6.15m (20.2 feet).
- Reduced building footprint by over 10%.
- Reduced number of homes from 12 to 10 with much smaller units (maintaining a mix).
- Designed building to be built energy efficiently and has capacity for heat pumps and future solar panels.
- Added balconies, a ground-floor patio for the three-bedroom home, as well as an outdoor pet area and residents' park at the front.

View from Craigflower

Previous proposal



LAPIS HOMES



# View from Craigflower

# Current proposal





LAPIS HOMES

Looking west

Previous proposal





LAPIS HOMES

Looking west

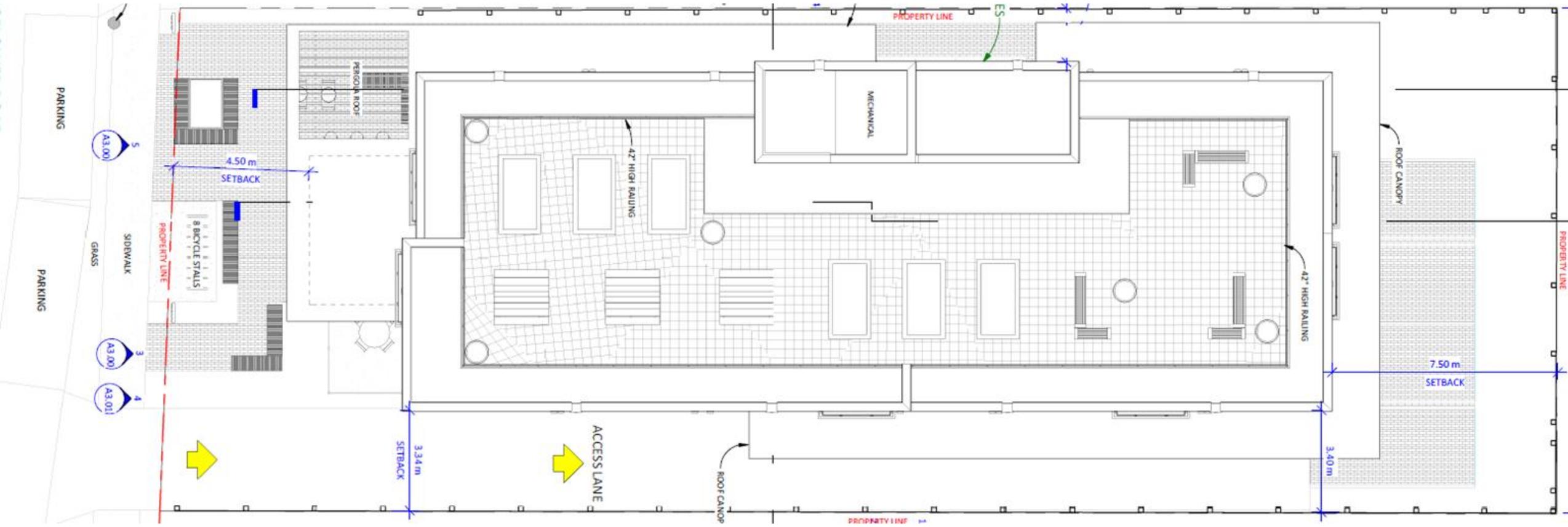
Current proposal

5 Street Context - North from Craigflower Rd.  
1 : 200



3	Metal Railing with Opaque
4	Vinyl Windows (Cell Shades)
5	Metal Scupper & Downspout
6	Metal Vent Penetrations
7	Pre-finished Metal Flashing
8	Metal Fascia







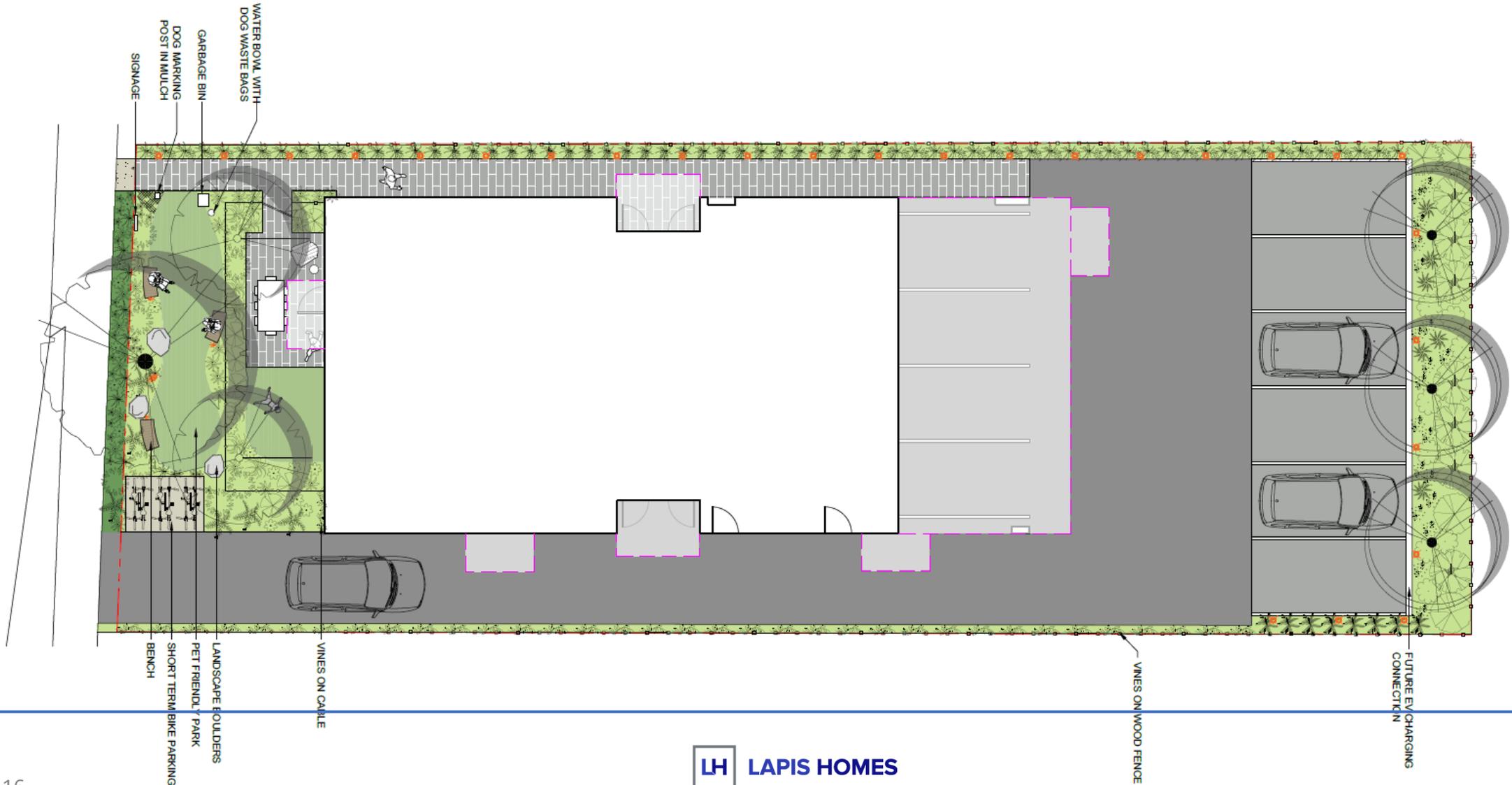
Black solid line shows outline of new proposed building

Red dotted line shows outline of previously proposed building

# Proposed landscaping plan



LAPIS HOMES





# Official Community Plan

Policy (section 5)	Proposal
Support compact, efficient medium density development that integrates with existing and proposed adjacent land use	Neighbouring sites are four storey residential, townhouses, a duplex and a 1.5-storey single family home. Proposed neighbourhood is for up to six storeys.
Consider new medium density proposals with a floor area ratio of up to 2.0.	Floor area ratio of 0.78.
Consider new medium density proposals up to six storeys.	Three storey building.
Prioritize medium density that reduces single occupancy vehicle use, supports transit service.	10 parking spots, permanent MODO memberships, secure bike garage for a minimum of 16 bikes (but likely 20+)
Prioritize medium density that accommodates young families and a mix of dwelling sizes; and encourage development of rental accommodation designed for a variety of demographics, including young families.	Building designed for a variety of demographics with a mix of home types from a studio to a three bedroom.  Three bedroom space designed for young families.
Prioritize medium density close to employment.	8-10 minute bike ride to dockyards and downtown Victoria.
Encourage spaces designed to foster social interaction.	Building is small and compact with less than 12 homes, which naturally encourages social connections. Proposed plan includes small pet park for residents to connect.

# DRC/APC Recommendation

“Council approve this  
proposal.”



# Neighbourhood feedback

- Previous consultation – three rounds. 200 page report.
- This consultation – email to folks who previously responded. Mailout to 100m radius.
- Six responses.
- One negative.
- Five positive (or mostly positive, with request for underground parking).





Questions?  
Comments?