



July 11, 2024

Building and Planning Department  
District of Oak Bay  
2167 Oak Bay Avenue  
Victoria, BC V8R 1G2

Dear Mayor, Council, and Building and Planning Staff,

**Re: Application for OCP Amendment, Site Specific Rezoning and Development Permit for 2298 Lansdowne Road**

As a fourth generation Oak Bay resident, parent of young children and a well-entrenched member of the community, I care deeply about the challenges facing Oak Bay and our provincial housing climate. As such, I am proud to bring forward an exciting and innovative proposal for your consideration.

I believe this proposal aligns well with the housing objectives set out by the Province of British Columbia while incorporating aspirations outlined in Oak Bay's Official Community Plan (OCP) to provide missing middle housing. The addition of thirteen townhomes at this distinctive location presents an opportunity to enhance the residential landscape of Oak Bay in a thoughtful and sustainable manner while providing a housing format the District as a whole urgently needs. Our goal for this project is to meet the evolving needs of our community by adding gentle density in a respectful way to a location that provides superior access to schools, transit, regional corridors and businesses. With your support, we will accomplish the following:

**Housing Diversity:** The construction of tasteful and high quality missing middle housing will contribute to diversifying the housing options available in Oak Bay, which currently consists of primarily single-family dwellings. This proposal will cater to individuals and families who seek more contemporary living spaces within our community, with regard to both the functionality and the architecture of the housing and the affordability when compared to single family dwellings in the same neighbourhood. The proposed architecture respects the single-family dwelling context through its gabled roof typology.

**Gentle Urbanization:** The proposed development presents an opportunity for gentle urbanization and growth of missing middle housing within the District by transforming a large and underutilized space into a vibrant and aesthetically pleasing residential community that complements the existing character of the neighborhood; one that has well established amenities for recreation, transportation, and education.

**Sustainable Design:** The development proposal incorporates sustainable design principles including energy-efficient features, green spaces, passive energy design, and environmentally friendly materials in accordance with the sustainability goals outlined in the OCP. Specifically, energy modeling and on-site testing to meet requirements of BCBC Step Code 3; thermally efficient building form and orientation; high performance and appropriately sized windows for passive heating and passive ventilation in summer months. To promote water conservation; faucets, showerheads and toilets with low flow will be used. Additionally, a reduction in parking spaces will reduce greenhouse gas emissions; provision of multiple short term bike parking stalls and allowing space for bike storage within garages will reduce car dependency; furthered by a location that is both within walking and biking distance from employment, schools and amenities.

**Community Benefits:** The addition of townhomes will enhance community amenities in the area, including pedestrian-friendly pathways, expanded landscaping, tree canopy, and communal spaces that foster social interaction and a sense of belonging among all residents. This development will also stimulate economic growth by generating employment opportunities during all phases of design and construction. The location of the proposed development is highly desirable, so logically it will attract professional and skilled individuals who wish to live and work in Oak Bay but simply haven't been able to find or afford housing in the neighbourhood. Townhomes also provide an opportunity for current Oak Bay residents to downsize from their single-family dwellings and remain in our community. In addition, this type of housing will appeal to young families which contribute greatly to the vibrancy of our community.

**Variance Rationales:** In a location where there is access to transit, amenities, and excellent bike infrastructure, this proposal rationalizes that two parking spaces for every dwelling is not necessary. Each dwelling unit will have its own garage with some that fit two vehicles to offer variety to residents; however, a parking ratio of 1:1 is most common in neighbouring municipalities including Victoria, Esquimalt and Saanich. As such, a parking relaxation of -9 stalls is being sought. A Traffic Impact Assessment is included as part of our application package.

I believe this proposal is a balanced yet progressive approach for a community in dire need of new housing options for families of all sizes. This unique location bordering a golf course and situated on a main corridor provides an exemplary opportunity to bring a forward thinking and innovative proposal for diverse housing into our community. I look forward to discussing this project further at your convenience.

Sincerely,



Jennifer Travelbea  
Founder, Marking Developments