



April 17, 2026

Mayor and Council  
District of Oak Bay  
2167 Oak Bay Avenue  
Victoria, BC V8R 1G2

Dear Mayor and Council,

**Re: Application for Heritage Revitalization Agreement (HRA), Official Community Plan (OCP) Amendment and Development Permit for 960 Foul Bay Road**

As a fourth-generation Oak Bay resident and parent of young children, and like many other members of our community, I feel genuine concern for the future and how the dream of home ownership seems to be slipping away from younger Canadians.

With this in mind, I am pleased to present a proposal which is the culmination of many years of consultation and detailed design and feasibility work. This application seeks to respond to the housing needs we face today while advancing the vision for heritage stewardship, housing diversity, and complete communities established in Oak Bay's most recently updated Official Community Plan.

At the heart of this proposal is the *Lawson Residence*; a 1914 home designed by Samuel Maclure and recognized for its architectural and cultural significance. This application secures the home's long-term protection through formal heritage designation, comprehensive restoration, and adaptive reuse into eight new single-level residences. Over the last few decades, the home has accommodated many different types of residents and households reinforcing its longstanding contribution to housing diversity and attainability within our community.

We aim to demonstrate that with careful planning and consultation, we can strike a balance between honouring the past and planning responsibly for the future. In this proposal, heritage conservation is not secondary to development; rather, it is a heritage-led project in which the introduction of new housing, in townhome form, enables the preservation of a significant community asset.

As part of the planning rationale for this proposal, I would like to highlight in detail how this proposal aligns with the intent and policy direction of the most recently adopted Official Community Plan, particularly with respect to:

- Retention and preservation via adaptive reuse of a heritage asset
- Expanding housing diversity including accessible and aging-in-place options
- Enhancing the tree canopy, biodiversity and climate resilience
- Improving mobility, active transportation and connectivity
- Contributing significant public realm improvements which serve to benefit all residents of Oak Bay and surrounding community

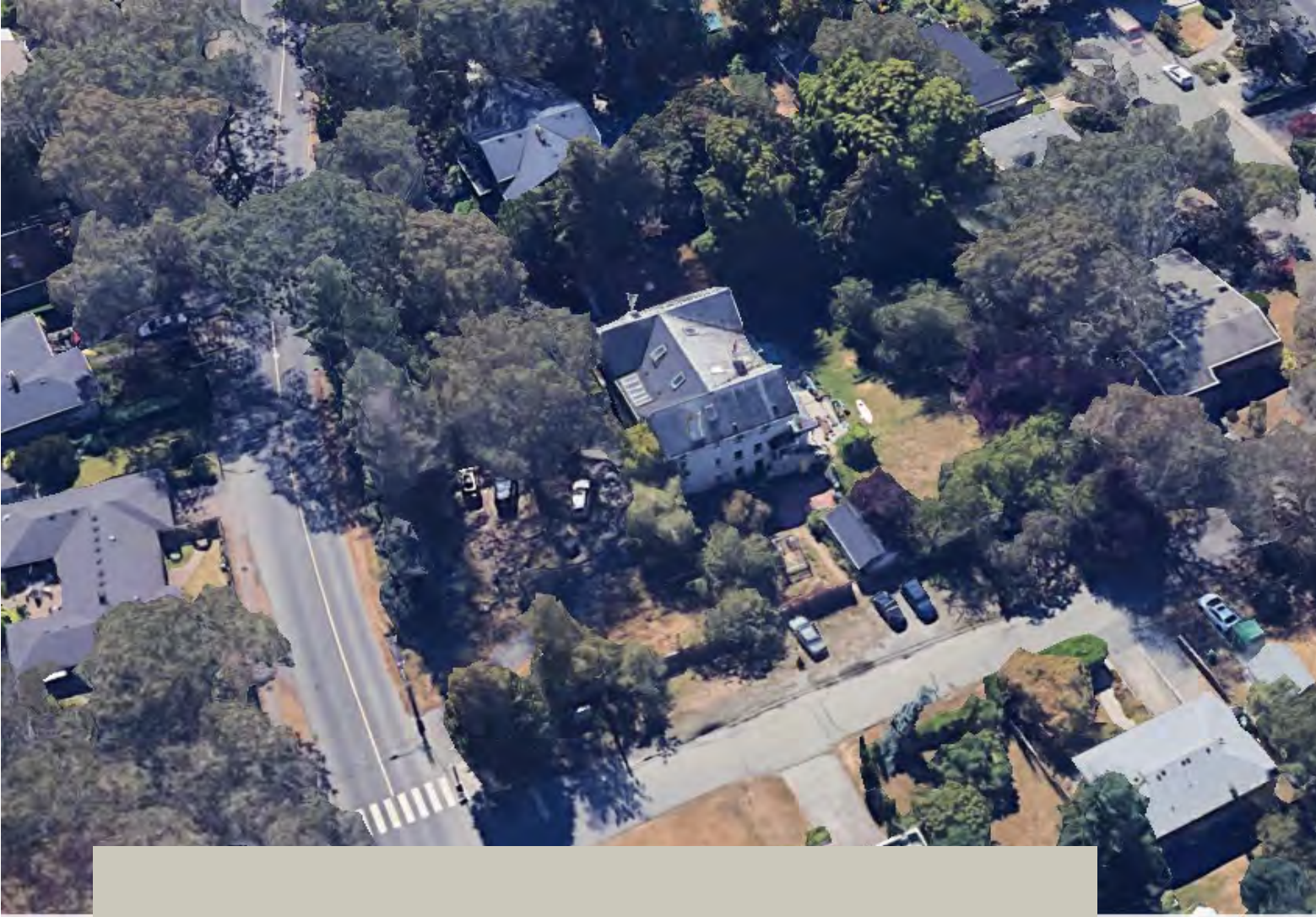
The enclosed planning rationale document provides a more comprehensive summary of these alignments. Of note, the initial application for this proposal was submitted in December 2024, before the introduction of the ACC and DCC policies and the OCP consultation process. Many aspects of the proposal have been updated since the 2024 application in response to these new policies and as a result of consultation with the community and staff.

I thank you in advance for your time and consideration and look forward working with you to help shape an enduring, diverse and inclusive future for Oak Bay.

Sincerely,



Jennifer Travelbea  
Marking Developments



# 960 FOUL BAY ROAD

Heritage Revitalization Agreement,  
Official Community Plan Amendment, and  
Development Permit Application

April 2026

## Introduction

This application represents a carefully considered proposal for the revitalization of 960 Foul Bay Road, centred on the long-term protection and conservation of the Lawson Residence and the introduction of sensitively scaled, ground-oriented housing.

At its core, the proposal is guided by a simple principle: to preserve and elevate a significant heritage asset while delivering much-needed housing diversity in a manner aligned with the District of Oak Bay’s Official Community Plan (2025, consolidated March 2026).

## Legal Information

 <p><b>PROPERTY ADDRESS</b></p> <p>960 Foul Bay Road Victoria, BC V8S 4H8</p>	 <p><b>PID</b></p> <p>006-485-944</p>	 <p><b>LEGAL DESCRIPTION</b></p> <p>Lot A, Plan VIP260 Section 23, Land District 57 DD S14510</p>
 <p><b>SITE AREA</b></p> <p>35,763 sq ft (3,322 m<sup>2</sup>)</p>	 <p><b>CURRENT ZONING</b></p> <p>RS-4</p>	 <p><b>CONTEXT</b></p> <p>Prominent corner site at Foul Bay Road &amp; Brighton Avenue, South Oak Bay</p>

## Applicant Information

<b>Company</b>	Marking Developments
<b>Contact</b>	Jennifer Travelbea
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## Site Condition

The site contains a two-story estate home built in 1914, surrounded by untamed landscaping and overgrown trees. The home was designed by celebrated Canadian architect, Samuel Maclure, for the pioneering Lawson family of Victoria.

- Site Area:
  - Approximately 3322 m<sup>2</sup> / 35,784 sq ft
  
- Location:
  - A corner lot bound by Foul Bay Road to the east, the Oak Bay/City of Victoria border to the west, and Brighton Avenue to the north
  - A short 3-minute walk to Oak Bay Avenue's village node and close proximity to schools, parks, shopping, recreation and daily essentials
  - Directly on BC Transit routes 3 & 7, and a short 2-block walk to several others
  - Directly on the Centennial Trail, a multi-use path that connects Oak Bay to the City of Victoria
  
- Current Use:
  - The site contains a large single-family home and garage, with a suite above it, occupied by a group of tenants who live communally in the home

### **Proposed Development Summary**

The project proposes the relocation of the Lawson Residence to the northeast corner of the site and to preserve its architectural integrity and significance within the community by designating the home through the Local Government Act.

As part of the Heritage Revitalization Agreement (HRA) the property would be subdivided into two parcels and the existing home would then be completely revitalized to create eight new conversion suites. Additionally, three new residential townhome buildings are proposed creating 16 new three and four-bedroom homes on the newly created parcel.

The development will create diverse housing choices in a variety of formats, revitalize the site and expand the urban forest canopy with native plantings. Further, the proposal provides significant upgrades and safety enhancements to the Foul Bay and Brighton frontages at the Centennial Trail; all aimed to complement and improve the existing neighborhood character while providing community benefits for all.

### **Heritage Home Conversion**

The HRA element of this application involves the conversion of an existing heritage home into a multi-family building.

A previous HRA application was approved by Council in 2018 for this site, but the project did not proceed based on the lack of financial viability for single family homes at the time. As part of the 2018 application, the proposed rehabilitated home was also approved to be moved to the north east corner of the site, designated, and subdivided into four lots. As the project did not proceed within two years, that designation was rescinded in summer of 2024 to make way for this new application.

The heritage estate home, designed by esteemed Canadian architect, Samuel Maclure, was built for Henry Graham Lawson in 1914 and is commonly referred to as the *Lawson Residence*. And as with many large homes of this era, over the years it has transitioned from a single family dwelling to a tenanted property with significant interior building alterations.

Two heritage conservation reports have been commissioned. The first was prepared by Donald Luxton in January 2018 and a second Heritage Conservation Plan by Dr. Katie Cummer in 2025, which is included with the application package.



*Original building plans from Samuel Maclure*

The proposal includes a number of changes to the building and supporting rationale including:

**Relocation**

- Moving the building from its current location on the lot to the north east corner adjacent to the intersection of Brighton Avenue and Foul Bay Road.
- This move raises the prominence and profile of the home within the urban fabric while maintaining its original orientation to Foul Bay Road.
- This move was supported in the previous project’s HRA as well; however, now maintains the home’s original

orientation, rather than completely re-orientating it as proposed in 2018.

<b>Removal of southern addition</b>	<ul style="list-style-type: none"> <li>An addition with a garage was added mid 20<sup>th</sup> century.</li> </ul>	<ul style="list-style-type: none"> <li>The addition is not authentic, is in disrepair and is a poor use of space. Removal opens up significant area for new infill homes.</li> </ul>
<b>Reconfiguring window layouts</b>	<ul style="list-style-type: none"> <li>The new interior structure of the building dictates that some windows will be relocated to support the design of the new homes, improve energy efficiency, and meet the needs of modern families. Original windows are being used wherever possible, and where new windows are required to replace those in poor condition, they will be built with the intent and style of the original.</li> </ul>	<ul style="list-style-type: none"> <li>During design, as many existing windows as possible were preserved and others were moved to alternate locations to maintain the core integrity of the building fenestration texture.</li> <li>The reconstructed new windows will be more energy efficient while re-establishing original character by replacing mid-century windows.</li> </ul>
<b>Alterations to porches and decks</b>	<ul style="list-style-type: none"> <li>The sleeping porch will be restored to its original unenclosed form.</li> <li>Small decks have been added on the north and south sides of the main floor, and another to the uppermost floor on the west side.</li> </ul>	<ul style="list-style-type: none"> <li>The new decks are designed in a manner in keeping with the original design patterns of the home and will significantly increase the quality of life for residents by providing each with appropriate amounts of personal outdoor space.</li> </ul>
<b>Upper dormers and living space</b>	<ul style="list-style-type: none"> <li>The upper attic floor of the home has been made habitable by reconfiguring the roofline with gable</li> </ul>	<ul style="list-style-type: none"> <li>These dormers fit with the rhythm and scale of the existing roof gables and provide an additional living unit on the top floor, with</li> </ul>

dormers on the north and south along with a shed dormer on the west.

elevator access, to maximize the home's livability and efficiency.

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**Lower floor units**

- Suites have been included in the lower floor of the building.
- These suites create additional housing and are designed such that they have minimal impact on the elevation and visual character of the building from either Foul Bay Road or Brighton Avenue. Suites in the lower floor were approved as part of the former HRA application.

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**New fencing**

- A new fence line is to be established around the site with its design queues echoing the original fence design which surrounded the property.
- A new fence that closely resembles the original fence from a century ago will be installed to restore heritage aspects and provide additional privacy between neighbours. The current fence is at the end of its useful life.

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**Heritage interpretation**

- An interpretive heritage information plaque is proposed to be installed on Brighton Avenue to provide images and information on the traditional territory and historical significance of the site.
- The plaque will provide information and interest to the users of the Centennial Trail by acknowledging the traditional territory of the Lekwungen speaking peoples and foregrounding unique elements of this historic building that are otherwise unknown in the public. The contents of the plaque will be prepared in consultation with the Songhees and Esquimalt Nations, Dr. Katie Cummer, and District staff.



*Prototype of interpretive plaque for the Lawson Residence on Brighton Avenue.*

## Housing Diversification

One of the most important benefits this project offers is the creation of new housing units that will expand the diversity and attainability of housing in Oak Bay by effectively programming an otherwise underutilized space with both single-level conversion suites and family orientated housing.

This site, due to its size and location, provides a rare opportunity to celebrate a heritage asset within our community and add ground-oriented infill housing into an area that serves as a transition from the Oak Bay Avenue village node, to nearby multi-family buildings, and to the City of Victoria.

- Located within a 3-minute walk of Oak Bay Avenue; providing close and convenient access to grocery stores, services, restaurants, a hardware store, offices and many other local small businesses
- Located on or within 2 blocks of numerous transit lines to essential destinations such as downtown, Camosun College and the University of Victoria, as well as Oak Bay's Village, schools, parks, recreation and waterfront areas
- Situated close to several K-12 and post-secondary schools, as well as parks and greenspaces, making it a convenient location for growing families
- Located along the Centennial Trail which links Oak Bay to Victoria for both pedestrians and cyclists

## **Single Level Homes**

The rehabilitated heritage house would provide eight new two-bedroom, two-bathroom strata suites; providing single-level living for a range of needs and lifestyles.

The establishment of a residential elevator to access between 2<sup>nd</sup> and 3<sup>rd</sup> floors will create more accessible housing options than the current building configuration, providing a viable housing option for aging residents of the community who are looking to down-size to a more efficient, lower maintenance home as well as individuals and families with specific accessibility requirements.

A combination of outdoor living spaces provides convenient open-air access for all residents while complementing the traditional design of the building, including patios on the ground level and a combination of decks and porches on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors.

## **Townhomes**

The establishment of 16 new ground-oriented townhomes will create housing diversity in the community through much needed missing middle housing, providing a viable alternative to increasingly unattainable single-family homes in the area.

Early in the process, a discussion was had with the immediate neighbours with regard to different expressions of architecture that the infill housing could take. This discussion included several streams of Arts and Crafts styles as well as a more contemporary design. Nearly all neighbours felt that a form of architecture that was sympathetic to and reflective of the existing character home would be the most appropriate choice. As such, the architect and designers have drawn deeply from the rich history of the Tudor Revival patterns of the Maclure home to inform the design of the infill homes.

The townhomes offer many quality design elements including:

- Tudor revival patterns of nested asymmetrical gables
- 12:12 roof pitch as per the Lawson Residence
- Punched windows commensurate with sizes and clusters associated with the heritage home
- Massing similar to the clean lines of the heritage home and of similar scale to create a harmonious urban fabric along the street frontages

The materials for the townhomes, while contemporary and code-compliant, reflect a similar character and feel as to those on the existing heritage home detailed in the following table:

FINISH SCHEDULE KEY	
① ASPHALT/FIBERGLASS SHINGLE ROOFING	⑪ EXPOSED CONCRETE (MIN 8" ABOVE GRADE)
② STUCCO FINISH (PAINTED)	⑫ WOOD BRACKETS (PAINTED), DECORATIVE
③ NEW CEMENT BOARD PANELS (PAINTED) C/W 1X6 BATONS (PAINTED) STYLED TO MATCH EXISTING HOUSE	⑬ WOOD POSTS (PAINTED)
④ 2X GABLE END BAND TO MATCH EXISTING HOUSE C/W CANTED WATERLINE FLASH OVER	⑭ 16" WOOD FASCIA (PAINTED) C/W ACCENTS AND FINIAL TO MATCH EXISTING HOUSE
⑤ 2X12 BAND (PAINTED) C/W ACCENT TRIM (PAINTED)	⑮ 2X10 FASCIA (PAINTED) C/W ACCENT TRIM (PAINTED)
⑥ PREFIN. METAL GUTTER ON 2X6 FASCIA (PAINTED)	<p>NOTES:</p> <p>WINDOW OPERATION (I.E. DIRECTION OF SWING) SHALL BE PER OWNER'S DIRECTION AND CONFORM TO B.C.B.C. 2018 REQUIREMENTS FOR EGRESS.</p> <p>FLASH OVER ALL MATERIAL TRANSITIONS, DOOR &amp; WINDOW HEADS</p> <p>NO COMBED-FACE TRIM</p> <p>ALL COLOURS BY DESIGNER/OWNER</p>
⑦ WINDOW/DOOR C/W TRIM DETAIL (SEE 1914 MACLURE PLANS) FLASH OVER ALL DOOR/WINDOWS (TYP.)	
⑧ GARAGE DOOR, PREFINISHED	
⑨ WOOD GUARD RAIL (PAINTED) HEIGHT AS NOTED	
⑩ CONCRETE PATIO	

The townhomes offer:

- 3 bedroom + den/office or a 4<sup>th</sup> bedroom
- 1-2 car garages, some with additional driveway parking
- Private ground-floor entries with personal outdoor space

The combination of the Lawson Residence conversion and new ground-oriented townhomes will offer diverse housing choices for a range of age, lifestyle, and ability in a way that preserves an important historic residence while bringing added vibrancy and inclusivity to the community.

**Landscape Design**

Careful attention and consideration to residents, both current and future, as well as community benefit, were the guiding principles of the proposed lanscape design. While larger trees exist on site, some are in poor condition and need to be removed, while others around the perimeter will be protected ensuring privacy amongst neighbours. A robust landscape plan with new mature trees is proposed for the site and has been developed in consultation with both neighbours and staff, including a significant number of both new and retained Garry Oaks and native species ground cover to promote climate resilience and biodiversity.

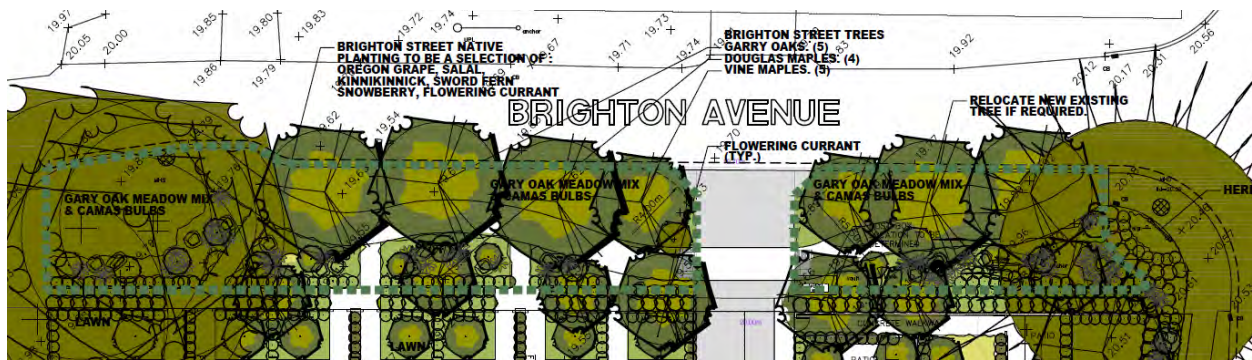
**The Centennial Trail**

Along the Brighton Avenue frontage is a well used public multi-use path that links Oak Bay with Victoria. This project invests significant resources into an extensive public realm landscape along Brighton Avenue. This includes an extended boulevard area with native

plants and new infrastructure to improve safety; a meandering sidewalk with curbs, signage, rumble strips, and “no parking” areas to improve visibility and fire fighting access.

In addition, an interpretive panel is proposed to be placed along the pathway at the corner of Brighton Avenue and Foul Bay Road to acknowledge the traditional territory and historical details of the site. If approved, the contents of the panel would be prepared in consultation with the Songhees and Esquimalt Nations, Dr. Katie Cummer, and staff.

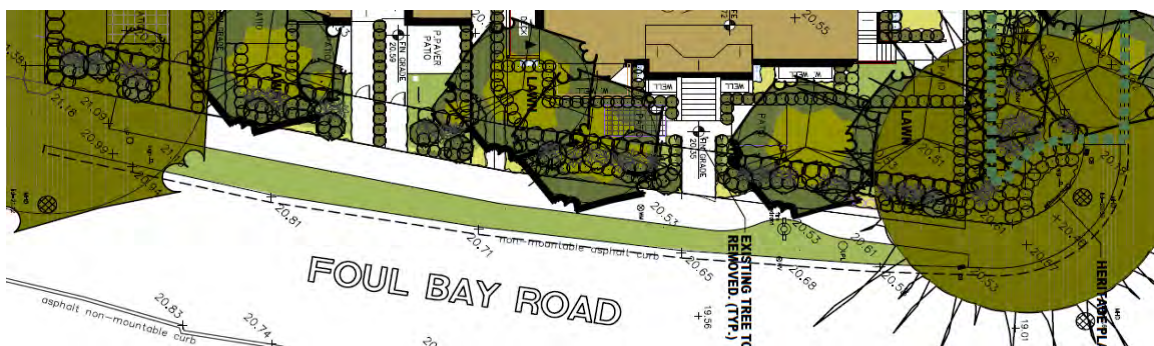
The purpose of this approach is to create a welcoming and vibrant greenspace for residents of the project, neighbours, and the community as a whole; thereby creating a place for social interaction with a practical use. This meandering path will serve a spectacular welcome to Oak Bay along the Centennial Trail and provide traffic calming measures.



Rendering of plan for Brighton Avenue frontage

### Foul Bay Frontage

The landscape fronting Foul Bay Road will create a pleasant formal frontage for the restored heritage home and four new townhomes. The buildings are of similar size and will create a seamless street elevation and rhythm along Foul Bay. Careful planting selections ensure visibility along the roadway for pedestrians, cyclists, and motorists.



Rendering of plan for Foul Bay Road frontage.

The landscapes along this frontage are focused on creating a public sidewalk and a pattern of gardens appropriate for the entry into a grand heritage home, including large trees, feature shrubs, and crisp hedges. The current large conifers along Foul Bay have been deemed for removal based on advice of the Arborist and BC Hydro, as they are not in satisfactory condition. However, several new large native tree species are specified to replace the former structure and scale of trees that are common in this area of Foul Bay Road. This approach will be in keeping with the grand nature of the heritage home and the surrounding area while still providing access to both common and private outdoor living spaces for residents.

Focusing the patio space along Foul Bay will enhance the social nature of this frontage and a new fence line will be installed for safety and privacy that reflects the original fence from the heritage home.



*Picture of original fence along Foul Bay Road*



*Rendering of the corner of Foul Bay Road and Brighton Avenue*

*\*Retained Western Red Cedar not shown so that more of the proposal's design elements can be viewed.*

## **Internal Landscapes**

The internal landscapes of this project are focused on two types of spaces; access for people, bicycles and vehicles, and front gardens and patios that are more private. The dimensions of the site led to this natural layout and its benefits including:

- Vehicle travel and parking areas that are screened from the public realm and surrounding properties by being focused within the interior of the site.
- Gardens, patios and more formal entrances with mature plantings are the landscape elements which present to the public realm and neighbouring properties.
- Space for new and replacement trees will be in the front areas of these homes contributing to both the beauty and the privacy of neighbours and adjacent areas.
- Plantings are focused on native species, drought resistant plantings, and flowering varieties that attract pollinators and provide habitat for migrating birds.
- Several large and mature Horse Chestnut trees will be retained along the south and west property lines to ensure privacy between neighbours.

## **Transportation and Parking**

The transportation dimension of this project is relatively simple:

- One entrance is provided off Brighton Avenue to access both the heritage conversion and the townhomes. This approach minimizes traffic impact on Foul Bay Road by giving residents the alternate option of departing or approaching the property from Brighton Avenue via Redfern Street. This also minimizes impacts to pedestrian traffic at the Foul Bay crosswalk and is supported by staff. A more detailed analysis of the site access can be found in the proposal's Traffic Impact Assessment (TIA) 2023 and TIA Addendum prepared in 2025 by Watt Consulting Group.

Parking is provided internally within the project including:

- 1-2 vehicle garages for each townhome with additional driveway parking
- 8 surface parking stalls provided for residents of the converted heritage home, all of which are well screened from the surrounding properties by the buildings, gardens and hedges
- Total of 39 parking stalls for residents and visitors
- A dedicated onsite bike area and lockup provides cyclists with convenient access to the adjacent Centennial Trail and increasing cycling infrastructure in the area which aligns with Oak Bay's Active Transportation Implementation Strategy update in June 2024.

## **Adaptability:**

For a heritage conversion such as the Lawson Residence, full accessibility can be sometimes limited by the desire to preserve historic features like original stairs, grade relationships, and exterior character. However, adaptability has been a key focus of our design, allowing the conversion homes to better meet changing resident needs over time while still respecting heritage conservation.

By introducing an internal elevator serving the upper floors we significantly improve mobility and aging-in-place opportunities within the building once inside. This is a substantial enhancement over the home's historic condition and allows residents to access multiple floors in a way that would otherwise not be possible in a 1914 structure. At the same time, certain level changes at the building perimeter remain, including the original front entry steps and the few steps down to the garden-level homes.

We aim to deliver the greatest accessibility gains where they can be achieved most effectively: step-free vertical circulation within the building, adaptable unit layouts, single-level living opportunities, and a diverse mix of homes that can accommodate residents at different life stages and mobility needs.

## **Tenant Assistance**

The existing home's tenants are well aware of the intention to redevelop the property and have been since the start of the tenancy. Both the tenants and owner maintain a very positive relationship and ongoing communication. An agreement is in place between the two parties which covers notice and assistance that will be made available to the tenants upon Development Permit approval, all of which is in accordance with the BC Residential Tenancy Act.

## **Community Engagement**

Consultation is a key aspect of this project and as such, engagement began early in the project with kitchen table discussions with all neighbours whose properties abut the site. In addition, door knocking/discussions happened with many within nearly a one block radius of the site. The discussions included providing general information about the project as well as discussions on preferences for how the architecture was approached to be responsive to the sense of character in the area.

In advance of the Public Information Meeting (PIM) the entire project team met with the neighbour's group in a closed door meeting at Oak Bay United Church. Several subsequent in person meetings took place with the owner/developer and representatives of the neighbour's group. Dialogue with neighbours both near and further away from the site is ongoing.

In addition, the project team met with the grand daughter of the original owner of the site, Henry Lawson, and discuss future plans with her. She was pleased to learn that the home would be rehabilitated and that information about the home and her grandfather would be highlighted and shared as part of the heritage strategy.

A website of information on the project has been established to provide accurate information and updates as the project proceeds and to provide an opportunity for community members to provide comment:

<https://markingdevelopments.com/projects/foul-bay/>

### **Public Information Meeting (PIM)**

A PIM was held on April 15, 2025, and a summary of the meeting has been provided to staff and neighbours and included as part of the application package. Much of the feedback received through the community meeting and ongoing dialogue has been incorporated into the revised proposal and supplemental consultant reports.

### **OCP Alignment**

**Goal – Housing** “Encourage and support the development of diverse and inclusive housing options that accommodate residents of all ages, abilities, incomes, and family situations.”  
- **OCP pg.8**

The District of Oak Bay’s recently adopted Official Community Plan establishes a clear vision for the future of the community; one that protects valued heritage resources, expands housing choice, strengthens environmental resilience, enhances walkability and active transportation, and ensures growth occurs in a thoughtful and context-sensitive manner.

Rather than seeking change in isolation, this application demonstrates how multiple public objectives identified in the OCP can be advanced simultaneously on a single site. It combines long-term heritage conservation with new housing opportunities, substantial landscape and public realm improvements, urban forest enhancement, and sustainable infill in a highly accessible location. In doing so, the proposal represents a practical and positive example of how Oak Bay’s policy framework can be implemented through site-specific action.

**H22** “Rezoning of lots within the Residential designation may be supported to allow for the development of townhouses, with a density greater than typically allowed, where the lot meets the following criteria:

- Lots over 1,000m<sup>2</sup> or corner lots (at the intersection of two streets); and
- Lots fronting onto a BC transit bus route” – **OCP pg. 59**

## **Housing Diversity, Attainability and Complete Communities**

A central theme of the OCP is the need to broaden Oak Bay's housing stock so that the community can continue to welcome households at different life stages, incomes, and needs. Like many established municipalities, Oak Bay has historically been dominated by large detached homes on sizeable lots. While this form remains an important part of the District's character, the OCP recognizes that a more complete community also requires additional housing choices such as townhomes, multi-unit forms, and adaptable housing options.

This proposal responds directly to that objective by introducing a broader range of homes than currently exists on the property. Through the adaptive reuse of the Lawson Residence and the introduction of sensitively designed townhomes, the site would accommodate a mix of unit types designed to suit a broad range of needs. By providing alternatives to large detached dwellings, it creates opportunities for younger households to live in Oak Bay while also offering attractive options for longtime residents wishing to downsize within the community they know and value.

## **Heritage Conservation and Long-Term Stewardship**

The Lawson Residence is a significant heritage asset and an important part of Oak Bay's architectural legacy. But the long-term conservation of such buildings requires more than recognition alone; it requires viable investment, adaptive reuse, ongoing maintenance, and a framework that secures its future.

This application places heritage stewardship at the centre of the proposal while creating a sustainable long-term use for the building by adapting it to accommodate multiple single-level new homes. Rather than leave a huge historic residence vulnerable to ongoing deferred maintenance due to uncertain economic viability, the project establishes an enduring model in which the building remains occupied, cared for, and relevant for generations to come.

## **Sustainable Growth, Climate Responsibility and Efficient Land Use**

The OCP recognizes that local land use decisions play an important role in responding to climate change. Communities that grow through compact, serviced, walkable infill can reduce pressure for urban sprawl, lower transportation emissions, and make more efficient use of existing infrastructure.

This proposal aligns strongly with those objectives. It introduces additional homes within the existing urban fabric on land already connected to roads, utilities, transit, parks, and civic services. By accommodating growth where infrastructure already exists, the project represents a more sustainable pattern of development than directing households to car-dependent locations.

## **Walkability, Active Transportation and Mobility Choice**

The OCP places strong emphasis on creating neighbourhoods where residents can move safely and comfortably by more than one mode of transportation. The property sits on a prominent corner in an established neighbourhood with access to transit routes, nearby destinations, schools, open space, and the broader active transportation network.

The proposal further contributes directly to the public realm through frontage improvements designed to enhance safety and usability for pedestrians and cyclists alike. By locating new homes in a place where daily needs can be met through active transportation options, the project supports a healthier and more connected pattern of living.

## **Urban Forest, Landscape Quality and Biodiversity**

Oak Bay's tree canopy and mature landscape character are among the community's defining assets. The OCP rightly places significant value on protecting and enhancing the urban forest while integrating ecological considerations into redevelopment.

The landscape strategy for 960 Foul Bay Road has been developed with these objectives in mind. The proposal was revised in response to feedback from neighbours and staff to increase the number of retained trees, while also providing new planting, canopy succession, and enhanced landscape treatment across the site and adjacent frontages. The proposal also incorporates native and climate-appropriate planting areas which aim to support biodiversity, pollinator health, and habitat for migrating birds.

## **Design Quality, Neighbourhood Fit and Public Realm Enhancement**

The OCP calls for new development to respond thoughtfully to its surroundings while contributing positively to the public realm.

The architectural approach for this proposal reflects those principles. The revitalized Lawson Residence remains the visual and cultural anchor of the site, while the new townhomes are designed to complement the established character of the area through careful massing, articulation, materiality, and landscape integration.

Special attention has also been given to the site's prominence on the corner of the Foul Bay and Brighton with significant investment along both streets to create a more connected interface with the public realm and help transform the edges of the property into an asset for the broader community.

## **A Carefully Considered Transition Site**

Large corner parcels that serve as a transition between higher and lower density areas, such as 960 Foul Bay Road, are uniquely positioned to accommodate higher density within established neighbourhoods.

This site has the scale, frontage conditions, accessibility, and heritage significance to support that role. The proposal has therefore been conceived as a carefully considered transition site; bridging established character with needed housing diversity.

## **Affordability**

This project is uniquely constrained by costs that would not typically apply to conventional infill developments. The costs associated with restoring the Lawson Residence including a new foundation, seismic upgrades, elevator installation, and heritage-sensitive construction measures required to secure new home warranty coverage, are substantial and will not be fully recovered through the sale of the proposed eight conversion units. Further, the major frontage improvements proposed along both Foul Bay Road and Brighton Avenue are far beyond what a typical development would offer, as is demonstrated by recent projects in the surrounding area. These community benefits are being delivered upfront and must be absorbed by the project itself.

Unlike higher-density projects that can spread below-market units across a much broader unit count, this is a relatively small redevelopment where each home carries a proportionate share of heritage and community benefit costs. Requiring below-market pricing or long-term rental tenure would reduce revenues below the level necessary to fund restoration of the heritage home, deliver the proposed public benefits, and absorb sharply escalating construction and financing costs.

This proposal contributes to housing attainability in a realistic and practical way by providing a broader range of home sizes and forms. This creates more opportunities for downsizers, families, and those with mobility needs to move to Oak Bay or stay in the community they already value therefore supporting the intent of OCP policies H8, H9, H12 and H16.

OCP Policy References:

BP 1, BP2, BP3, BP5, CF7, H8, H9, H12, H13, H16, H20, H22, H24, H33, HR1, HR2, Housing Objective #4, Goal – Housing

## **Conclusion:**

In summary, the proposal for 960 Foul Bay Road is the culmination of many years of thoughtful planning, collaboration, and commitment by a passionate team seeking to

realize a rare and exemplary opportunity: to preserve an important heritage landmark while creating much needed new housing choices for the future of Oak Bay.

This application reflects the core direction of the District's Official Community Plan by securing the long-term protection and revitalization of a significant heritage home, delivering diverse and attainable housing options, enhancing landscaping and tree canopy, improving public frontage conditions, and investing in infrastructure that benefits both future residents and the broader community.

Opportunities of this nature are exceptionally rare. Few sites possess the scale, location, heritage significance, and frontage conditions necessary to achieve so many public objectives at once. Here, new families can find a place in Oak Bay, longtime residents can downsize and remain in the community they love, and future generations can continue to experience the architectural legacy of the Lawson Residence.



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**LEGEND**

LARGE DECIDUOUS TREE TO BE:  
 CHERRY OAK (CAL. 3.0 - 4.5 M HT.), APPROXIMATE NO. - 10

MEDIUM DECIDUOUS TREE TO BE:  
 DOUGLAS REDWOOD (CAL. 2.5 - 3.5 M HT.), APPROXIMATE NO. - 05

SMALL DECIDUOUS TREE TO BE A SELECTION OF:  
 KOUHA DOGWOOD, FLOWERING DOGWOOD,  
 APPROXIMATE NO. - 05

COLUMNAR DECIDUOUS TREE TO BE:  
 SIZE 5.0 CM CAL. 4.5 - 5.5 M HT.,  
 APPROXIMATE NO. - 06

SMALL SHRUBS TO BE A SELECTION OF:  
 SPECIMEN SHRUBS TO BE A SELECTION OF:  
 SHOWNBY (ORC), APPROXIMATE NO. - 33

MEDIUM SHRUBS TO BE A SELECTION OF:  
 OREGON GRASS (BL), VILUMINA DARTON (BL),  
 SIZE 27 CM POT, APPROXIMATE NO. - 32

SMALL SHRUBS TO BE A SELECTION OF:  
 LAVENDER HILL DWARF, JAPANESE AZALEA (BL),  
 SIZE 15 CM POT, APPROXIMATE NO. - 05

VINES TO BE A SELECTION OF: CLIMBING HYDRANGEA (ORC),  
 APPROXIMATE NO. - 05

GROUNDCOVERS TO BE A SELECTION OF:  
 MINOR WICKIACUS WINTERGREEN (BL),  
 SIZE 10 CM POT, PLANT 45 CM O.C.

BRIGHTON STREET NATIVE PLANTING  
 DOUGLAS REDWOOD, OREGON GRAPE, SALAL, CAMAS,  
 FLOWERING CURBANT

LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A  
 FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.  
 THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.  
 DETAILED PLANT SELECTION WILL BE PROVIDED ON  
 SELECTION PLANT SCHEDULE

**NOTES**

**TREE CANOPY**

SITE AREA: 3322 M<sup>2</sup>  
 EXISTING TREES: 585 M<sup>2</sup>  
 LARGE TREES: 10 @ 125 = 1250 M<sup>2</sup>  
 TOTAL: 1515 M<sup>2</sup> 55%

**960 FOUL BAY ROAD**  
 VICTORIA, B.C.



PRELIMINARY PLAN #1

SUBMITTED FOR DEVELOPMENT PERMIT DECEMBER 24, 2024

LANDMARK NORTH CORP.  
 1000 WEST 10TH AVENUE, SUITE 100  
 VICTORIA, B.C. V8M 2G5  
 TEL: 250-363-8888  
 WWW.LANDMARKNORTH.COM

DATE: 05.23.24	BY: J.P. BENTON
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