

June 14, 2023

Proposed Rental Homes at 131 - 139 Menzies Street

MIKE GERIC

CONSTRUCTION

continuum

ARCHITECTURE



Agenda

We acknowledge and thank the Lkwungen People, also known as the Songhees and Esquimalt First Nations communities – past, present, and future – for their stewardship, care, and leadership on these lands. As an urban planners, architects and builders we acknowledge that we are guests on these lands.



1. Introductions
2. Project background
3. Property context
4. Guiding principles
5. Planning Rationale
6. Architecture & Design
7. Transportation impact
8. Timeline & next steps

Introductions

Builder & Owner



Architect / Coordinating Professional



Landscape Architect



Civil Engineer



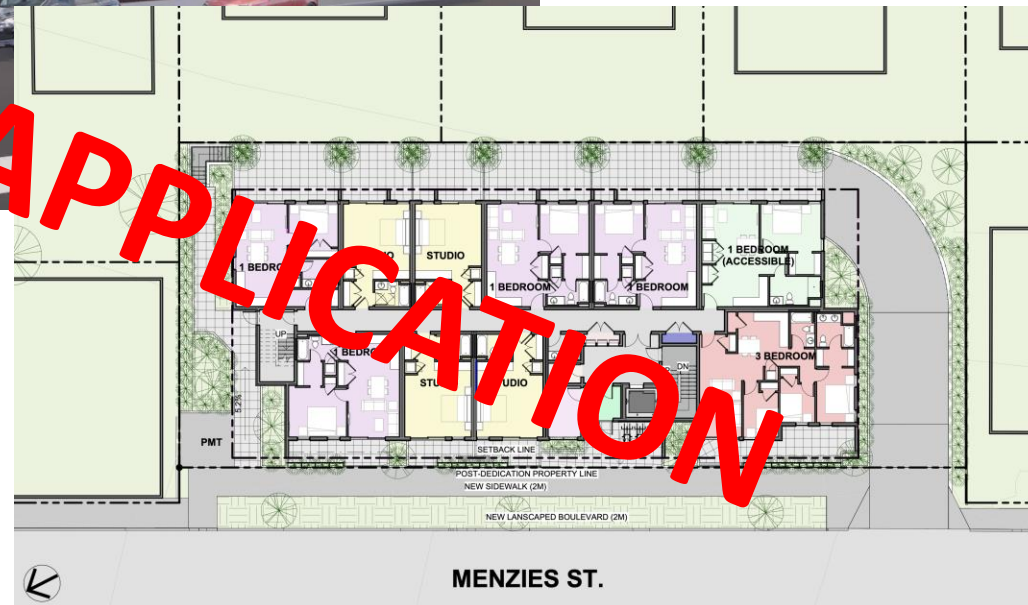
Transportation Engineer



Communications



Project Background



1. No commercial
2. Roof deck (no patios)
3. Vehicle access on the South property line
4. Minimal rear yard setbacks
5. Less contextual architectural and landscape design elements
6. Underground parkade ran property line to property line

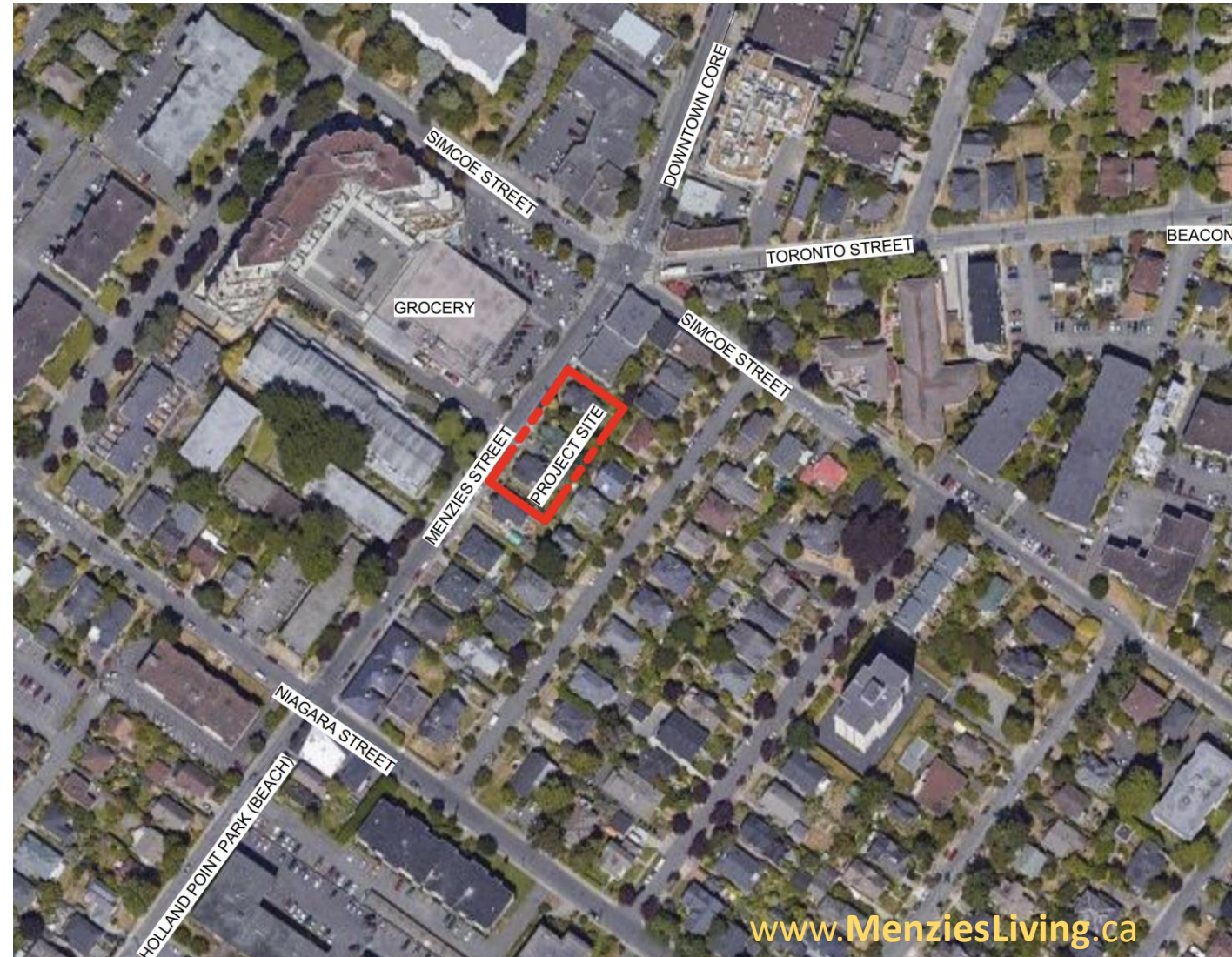
Property Context

The three lots are located in the 100 - block of Menzies Street on the south-end of the James Bay Village.

The property is walking distance from a great mix of shops, parks, Victoria's Inner Harbour, the Provincial Parliament buildings, the downtown shopping and office district.

The subject properties are located just steps from Thrifty Foods, local cafes and restaurants, and all the amenities of James Bay Village.

The property is served immediately by the number 3 bus route which provides frequent, local trips through James Bay and connections beyond as well as the 96 route which connects to downtown, UVic and Camosun, and routes beyond.



Property Context

Residential Properties:

131, 135, 139 Menzies Street

Total Area:

1378 m²

Total Area Post Dedication:

1243 m²



Guiding Principles

The following three design principles informed our site planning and architectural redesign of this proposal. We have refined our building design to address feedback we heard from the City Planning staff as well as from our neighbours and the broader James Bay Neighbourhood Association.



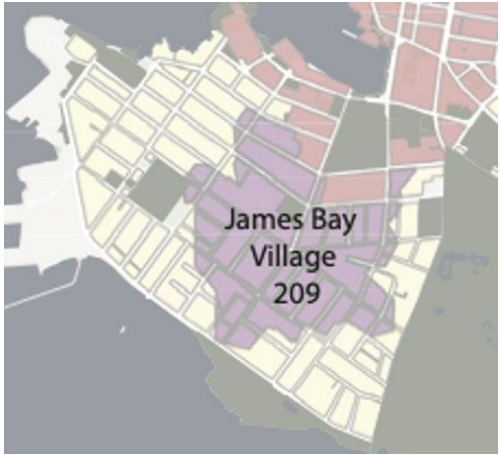
Diversity of Housing



Exceptional Public Realm



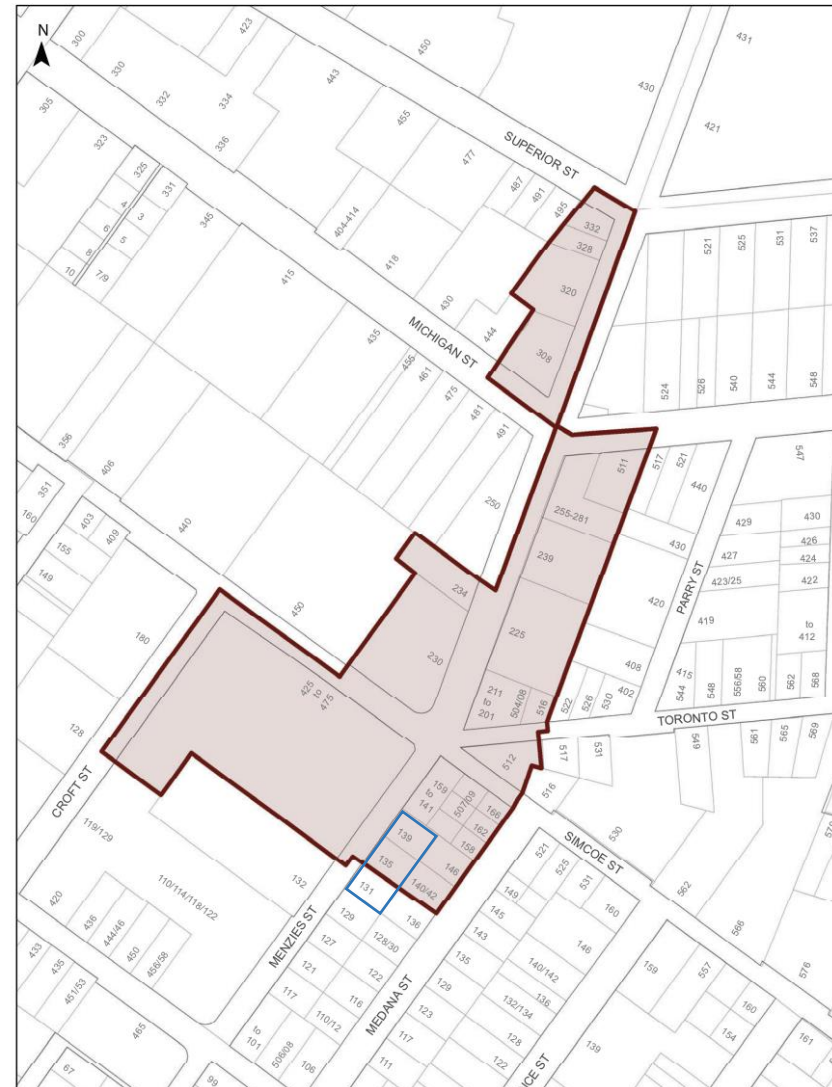
Neighbourhood Integration



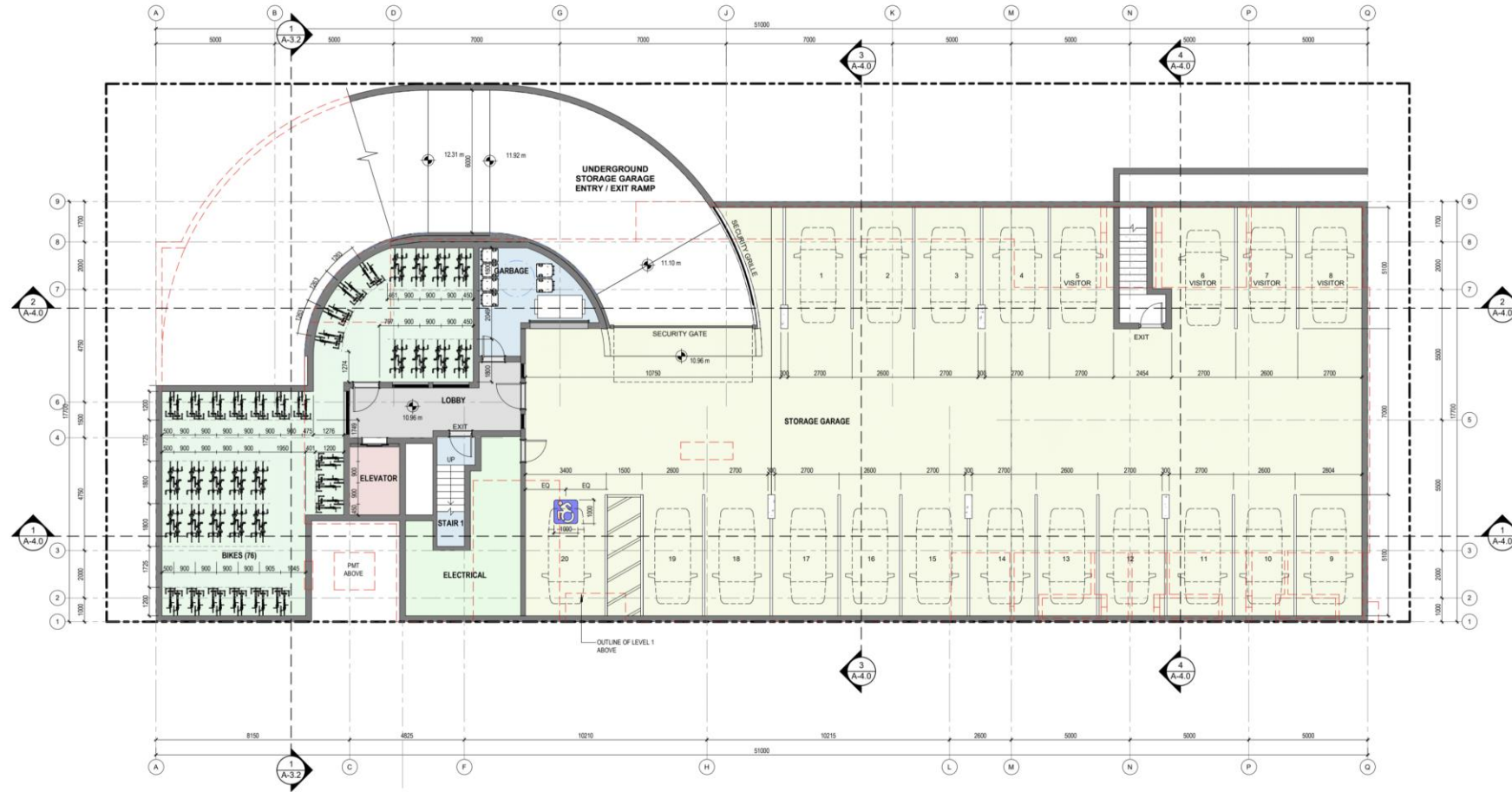
Planning Rationale

	R-2 Current Zone	OCP Traditional Residential	OCP Large Urban Village	Proposed New Zone
FSR	0.5:1	1.37:1 (lot 24)	2.91:1 (lot 23+23)	2.39 (combined)
Height	2 Stories	3 stories	5 stories	5 stories
Setbacks	F: 7.5m R: 10.7m S: 1.5m / 3m Combined: 4.5m	n/a	n/a	F: 0.00 m R: 6.66 m S: 2.08/1.78m S (comb): 3.86m
Max. Site Cover	40%	n/a	n/a	72.9%
Min. Open Space	30%	n/a	n/a	32.8%
Parking	1/unit (schedule C)	n/a	n/a	21 (inc 1 acc van)
Bicycles	n/a (Schedule C)	n/a	n/a	51

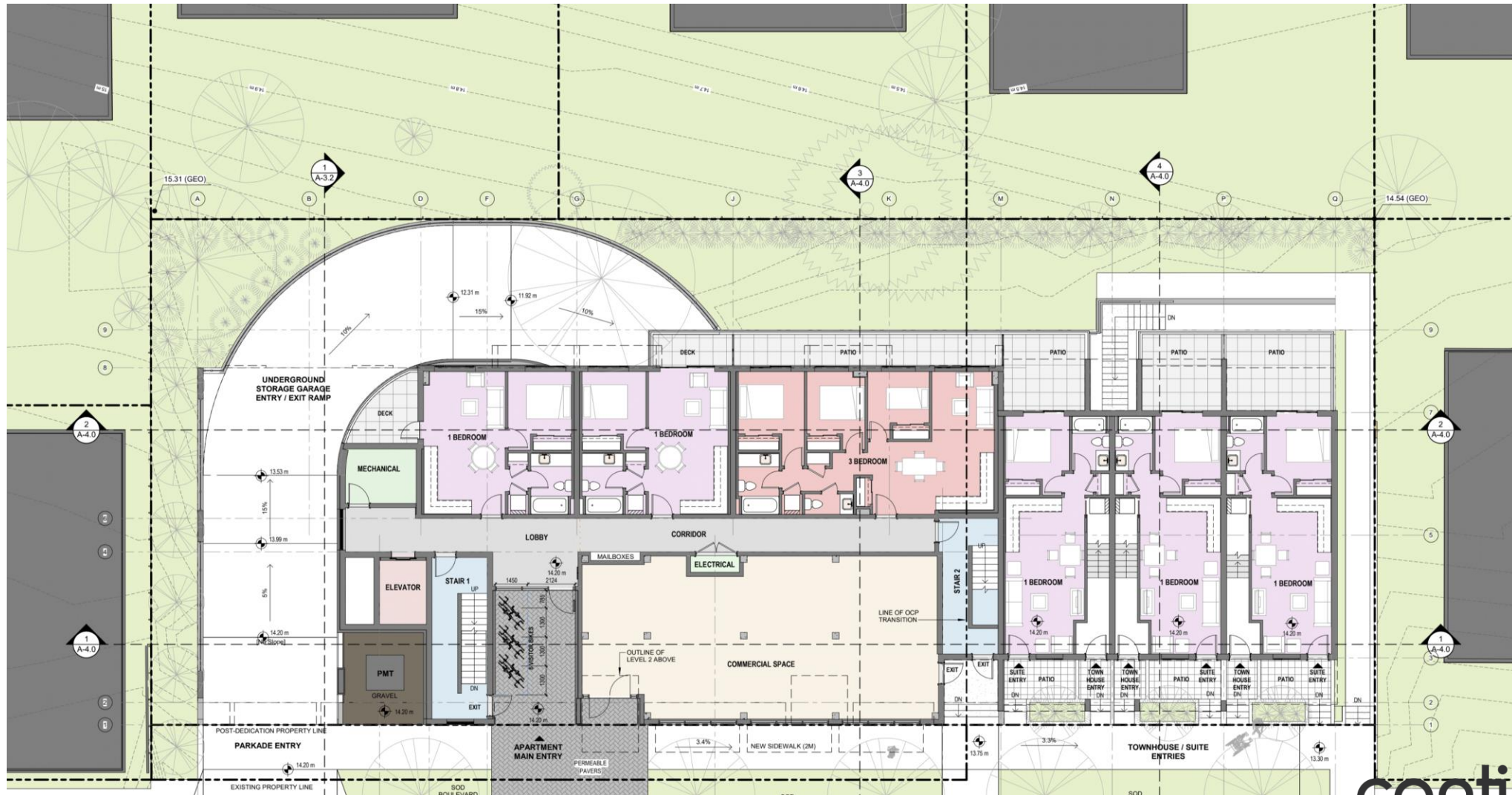
Map 42: DPA 5: Large Urban Villages – James Bay Village



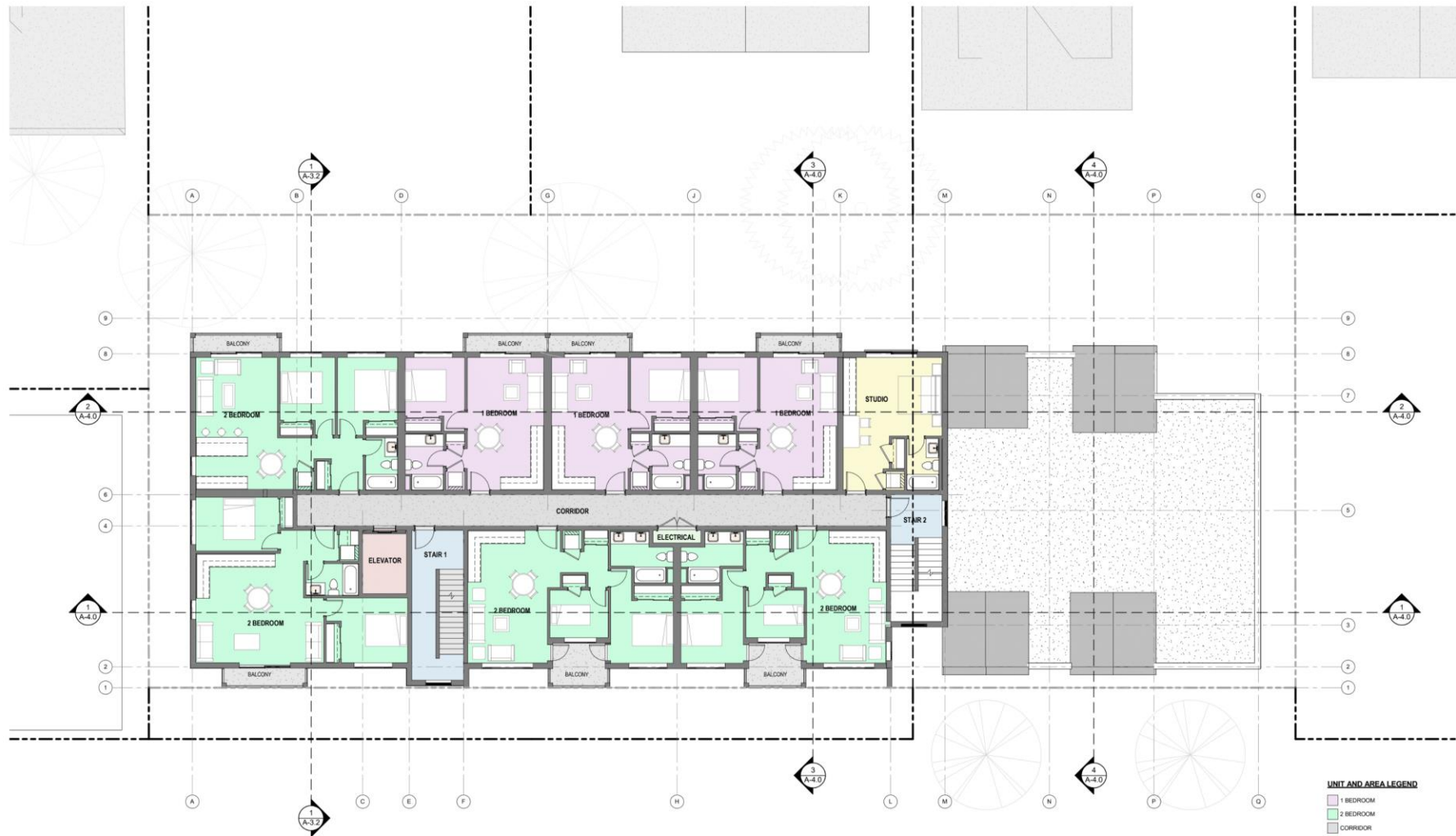
Underground Level



Ground Level



Level 4



UNIT AND AREA LEGEND

- 1 BEDROOM
- 2 BEDROOM
- CORRIDOR
- ELECTRICAL
- ELEVATOR
- STAIR 1
- STAIR 2
- STUDIO

Elevation from Menzies Street



Elevation from Medana Street



Perspective Looking South on Menzies



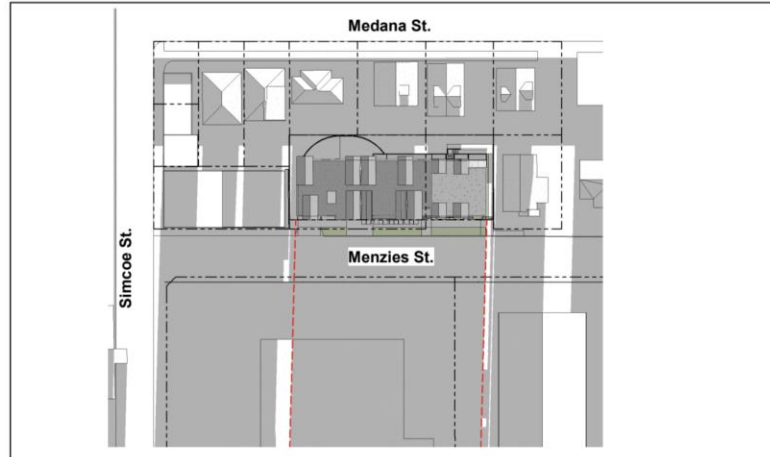
1 | EXTERIOR 3D VIEW NORTH-WEST
1:1

Perspective Looking North on Menzies



2 | EXTERIOR 3D VIEW SOUTH-WEST
1:1

Shadow Study



1 | SHADOW STUDY - WINTER SOLTICE - 8am
1:300



2 | SHADOW STUDY - WINTER SOLTICE - NOON
1:300



3 | SHADOW STUDY - WINTER SOLTICE - 4pm
1:300



4 | EXISTING SHADOW STUDY - WINTER SOLTICE - 4pm
1:300



Shadow Study



1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1:500



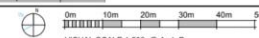
2 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - NOON
1:500



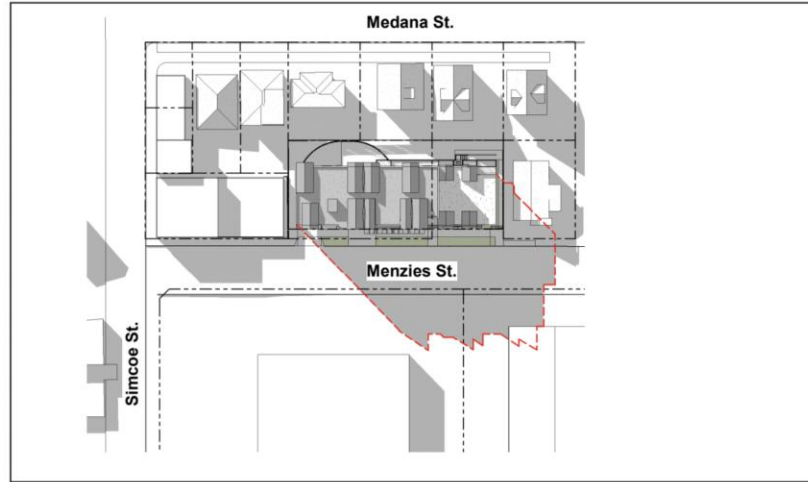
3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 5pm
1:500



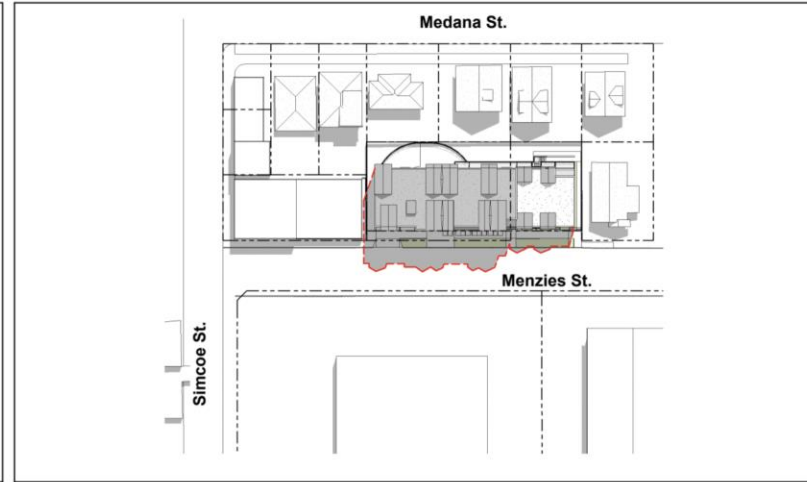
4 | EXISTING SHADOW STUDY - EQUINOX - 5pm
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Shadow Study



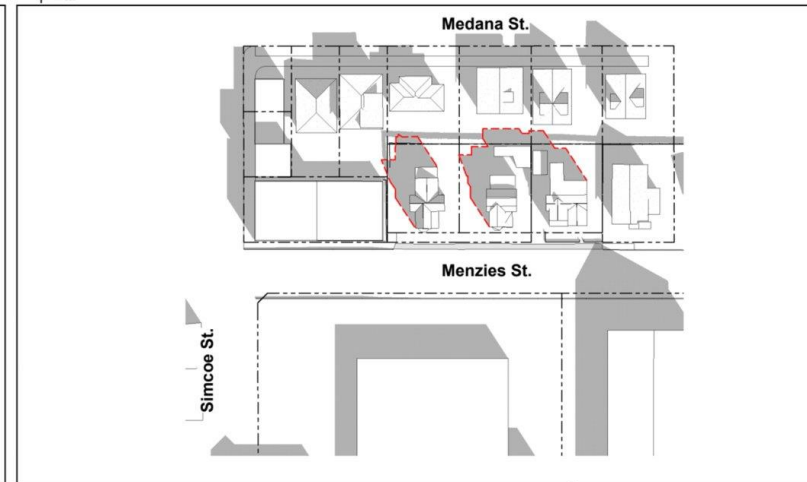
1 | SHADOW STUDY - SUMMER SOLTICE - 8am
1:500



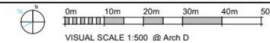
2 | SHADOW STUDY - SUMMER SOLTICE - NOON
1:500



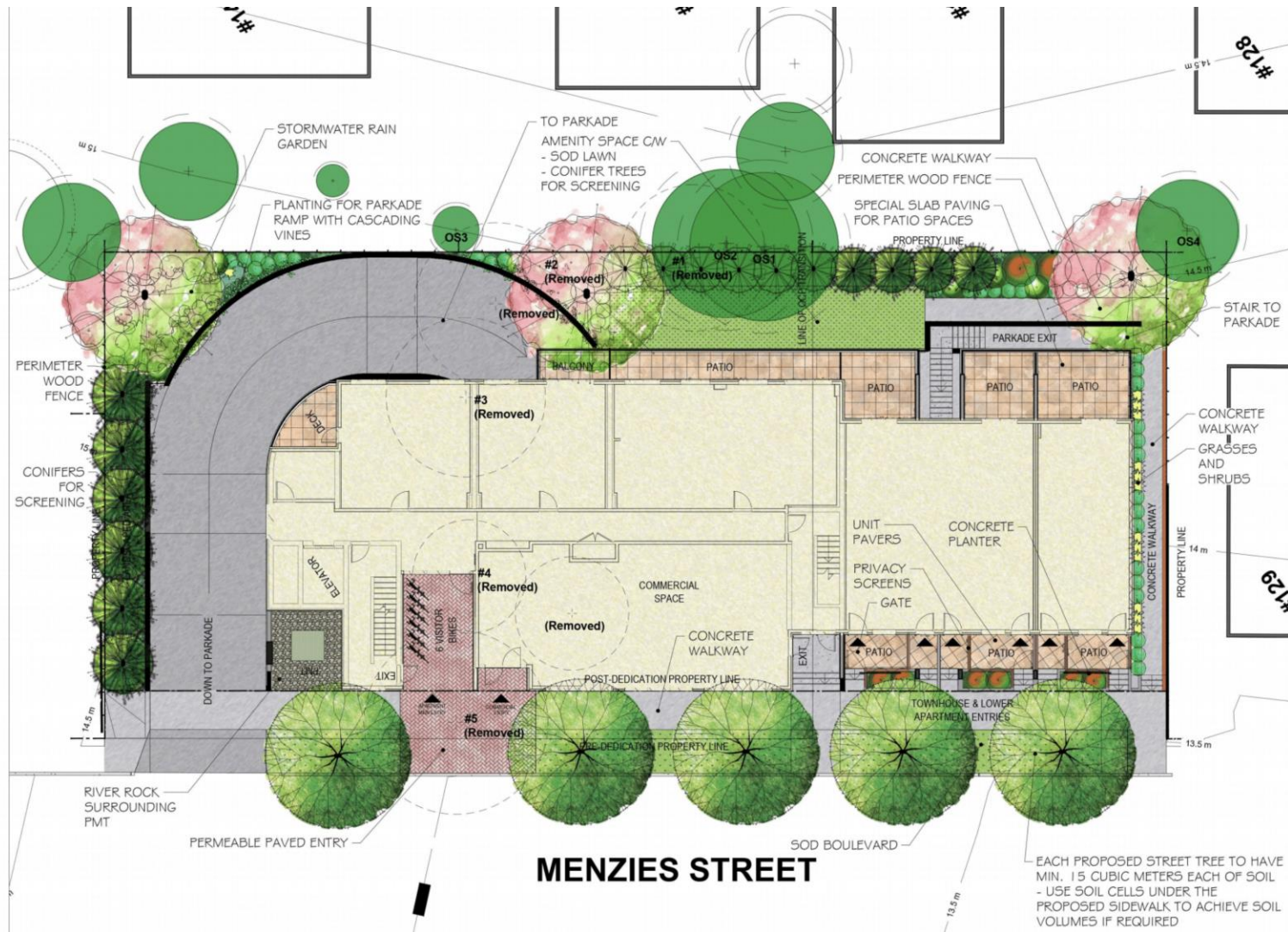
3 | SHADOW STUDY - SUMMER SOLTICE - 6pm
1:500



4 | EXISTING SHADOW STUDY - SUMMER SOLTICE - 6pm
1:500



Landscape Site Plan



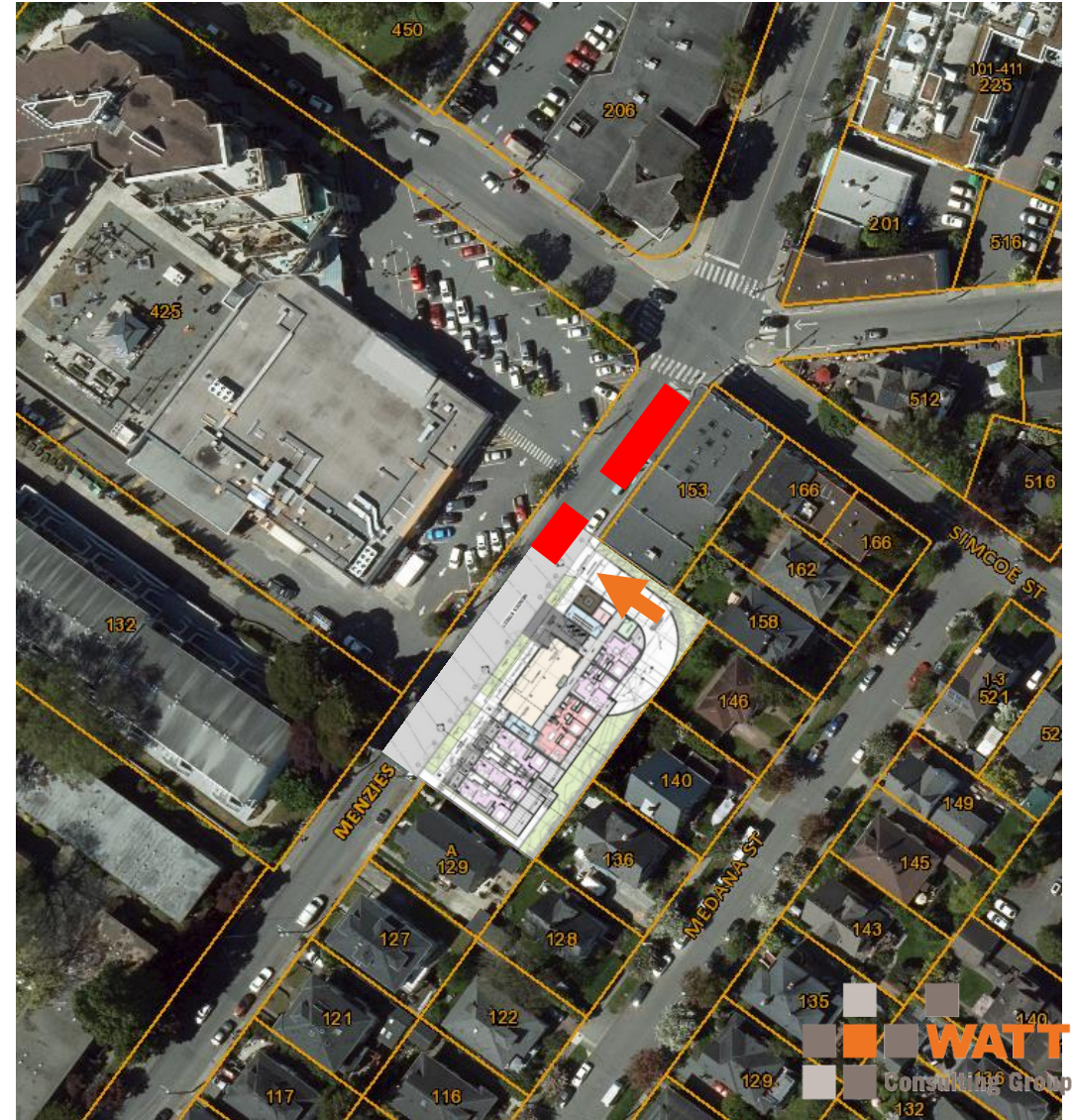
Road Network + Traffic Impact

Site Access

- Access off Menzies Street 30m south of Simcoe/Toronto intersection

Traffic Impact

- Reviewed AM and PM peak hours
- Average delay is less than 10 seconds per movement
- Queues from Simcoe/Toronto at 20m which won't block the site access
- Queues from site access at 6m which won't spill back to Simcoe/Toronto intersection



Transportation Context

- Adjacent to James Bay Village & near Capitol Park development
- Walk Score of 88 (out of 100) = Very Walkable for most errands
- <100m to transit stop with 4 routes
- 10-minute walk (700m) to the Legislature Transit Exchange with 15 routes including Rapid Bus
- Close proximity to AAA cyclist facilities on Government Street, Superior, and Humbolt
- 6 Modo vehicles within 10-minute walking distance

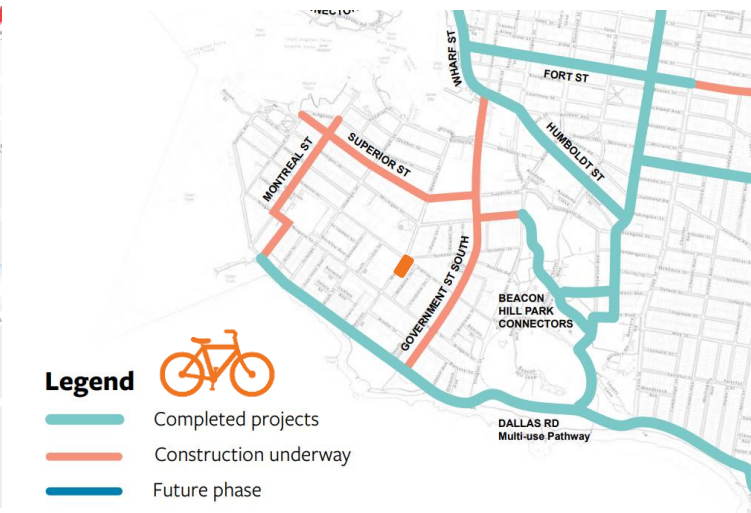
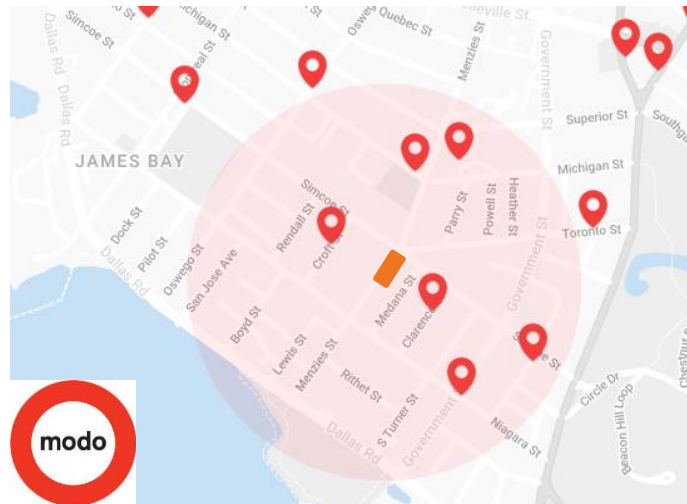


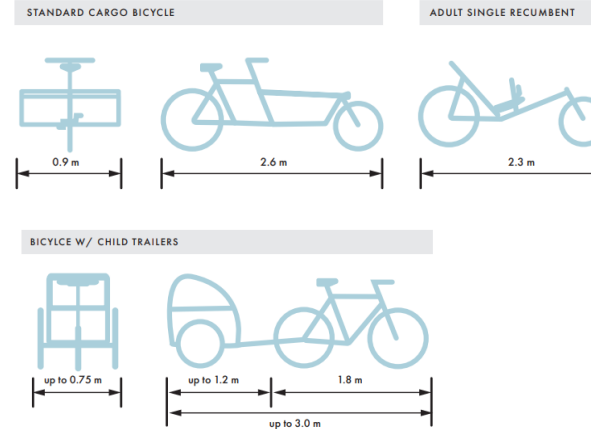
Image credit: Multimodal Explorer – Youtube (top left); Modo (bottom left); BC Transit (top right); City of Victoria (bottom right)

Parking & TDM

- ICBC vehicle ownership data and parking observations in James Bay and similar sites
- Shared parking between commercial & visitors
- **WHAT WE FOUND** → parking demand lower than Bylaw rates
- **BOTTOM LINE** → parking demand more than the proposed supply
- **THEREFORE TDM REQUIRED TO LOWER DEMAND**

Transportation Demand Management

- Modo memberships for each unit & Modo on-street adjacent
- Increase in bicycle spaces to 76 long term
- 38 of the bicycle spaces electrified
- 12 of bicycle spaces oversized / cargo bikes
- Shared E-Bike Program with Four (4) E-Bikes
- Welcome package = maps, bus tickets, \$500 gift card for bicycle
- **SUPPLY** → 20 stalls with 18 to residents and 2 to visitor/commercial
- Short term commercial will utilize on-street parking during day (time restriction) when space is more readily available



Typical dimensions for non-standard bicycles. Source: BC Active Transportation Design Guide



MGC Construction Commitment



1. Get all required permits and approvals;
2. Tenant Relocation – Above and Beyond;
3. Sensitive removal or deconstruction of existing homes;
4. Inform neighbours of possible disruptions;
5. Protect the neighbourhood, including trees and private property, fences and shrubs;
6. Clean up;
7. Keep noisy work to allowable times;
8. Do not block driveways (public or private).

3D Walk Through

Timeline & Next Steps

Date	Milestone
June, 2022	Initial JBNA DRC Meeting
June 2022	Mail Drop to Neighbours on Menzies and Medana
July 13, 2022	CALUC with JBNA on initial submission
July, 2022	Initial Application Submission to the City of Victoria
March, 2023	Updated submission shared to JBNA DRC
March, 2023	Informal neighbourhood meeting
May, 2023	Resubmission provided to the City of Victoria
June 14, 2023	Today's JBNA CALUC Meeting
July, 2023	City of Victoria Preliminary Feedback
Fall, 2023	Advisory Design Committee
Winter / Spring, 2024	Council Review Process

Thank You

www.MenziesLiving.ca

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Appendix A: OCP Planning Rationale

Traditional Neighbourhood

Built Form: Multi-unit buildings up to three storeys as supported by City policy.

Place Character Features: Houses with front and rear yards, with variable setbacks, oriented to face the street.

Variable landscaping, boulevard, and street tree planting.

Small apartments and retail stores as supported by City policy, including local area plans.

Uses: Residential, including missing middle housing, ground-oriented multi-unit, attached, duplex, and single detached dwelling buildings, as well as accessory residential, such as secondary suites, lock-off suites, and garden suites.

Large Urban Village

Built Form: Low-rise and mid-rise multi-unit buildings up to approximately six storeys including row-houses and apartments, freestanding commercial and mixed-use buildings.

Place Character Features: Ground-oriented commercial and community services reinforce the sidewalk.

One to three storey building facades define the street wall.

Regularly spaced boulevard and street tree planting, wide sidewalks.

Off-street parking underground, at the rear or otherwise screened.

Uses: Low to mid-rise multi-unit residential and mixed-use. Commercial, including visitor accommodation



Large Urban Village – Overview



Large Urban Village – Street View

Appendix B: The Technical Stuff...

Lot Area

1,243 sq. m. *or*
13379 sq. ft.

Proposed Lot Coverage

610 sq. m. *or*
50 %

Housing Breakdown

Studios: 8 (18.6 %)
1 - Bed: 17 (39.5 %)
2 - Bed: 14 (32.6 %)
3 - Bed: 4 (9.3 %)
Total Homes: 43

Parking Breakdown

Residential:
Bike: 36
Vehicle: 16
Commercial / Visitor:
Bike: 6
Vehicle: 5
Disabled Vehicle: 1

Existing Zoning

R2 - Two family residential district

Floor Space Ratio

Apartment: 2.96
Townhouse: 1.52
Combined: 2.52

Residential Tenure

Purpose-Built Rental
(via covenant)

Electric Parking

Electric Charged Bike:
42 (100%)

Electric Charged Vehicle:
21 (100%)

Electric Bikes Provided to all
Tenants: 3

Proposed Zoning

Comprehensive Development (CD)
to facilitate a mixed-use purpose-
built rental

Building Height

Apartment (135 / 139 Menzies):
18.1m
Townhouses (131 Menzies):
10.5m

Proposed Building Setbacks

Front Yard (west): 0m
Front Yard Dedication: 2.0m
North Side Yard: 2.0m
South Side Yard: 1.77m
Rear Yard (east): 6.659m

Building Efficiency

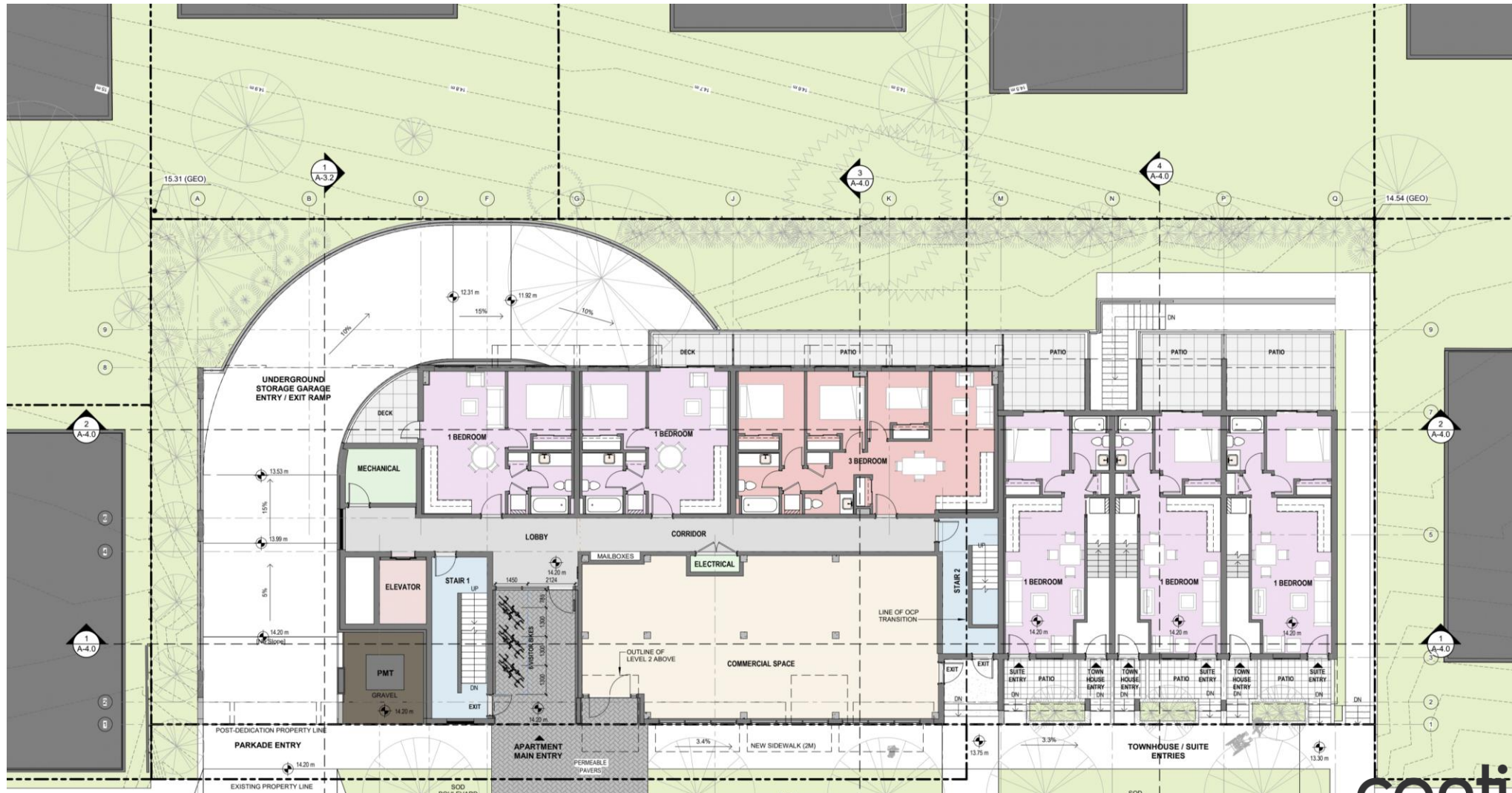
Building Efficiency:
Step Code: Level 3

Heat Source: 100% Electric
(no natural gas)

Official Community Plan Designation

Apartment (135 / 139 Menzies):
Commercial Centre
Townhouses (131 Menzies):
Neighbourhood Residential

Appendix C: Architectural Set - Ground Level



Architectural Set - Level 2



UNIT AND AREA LEGEND

- 1 BEDROOM
- 2 BEDROOM
- CORRIDOR
- ELECTRICAL
- ELEVATOR
- STAIR 1
- STAIR 2
- STUDIO
- TH01
- TH02
- TH03

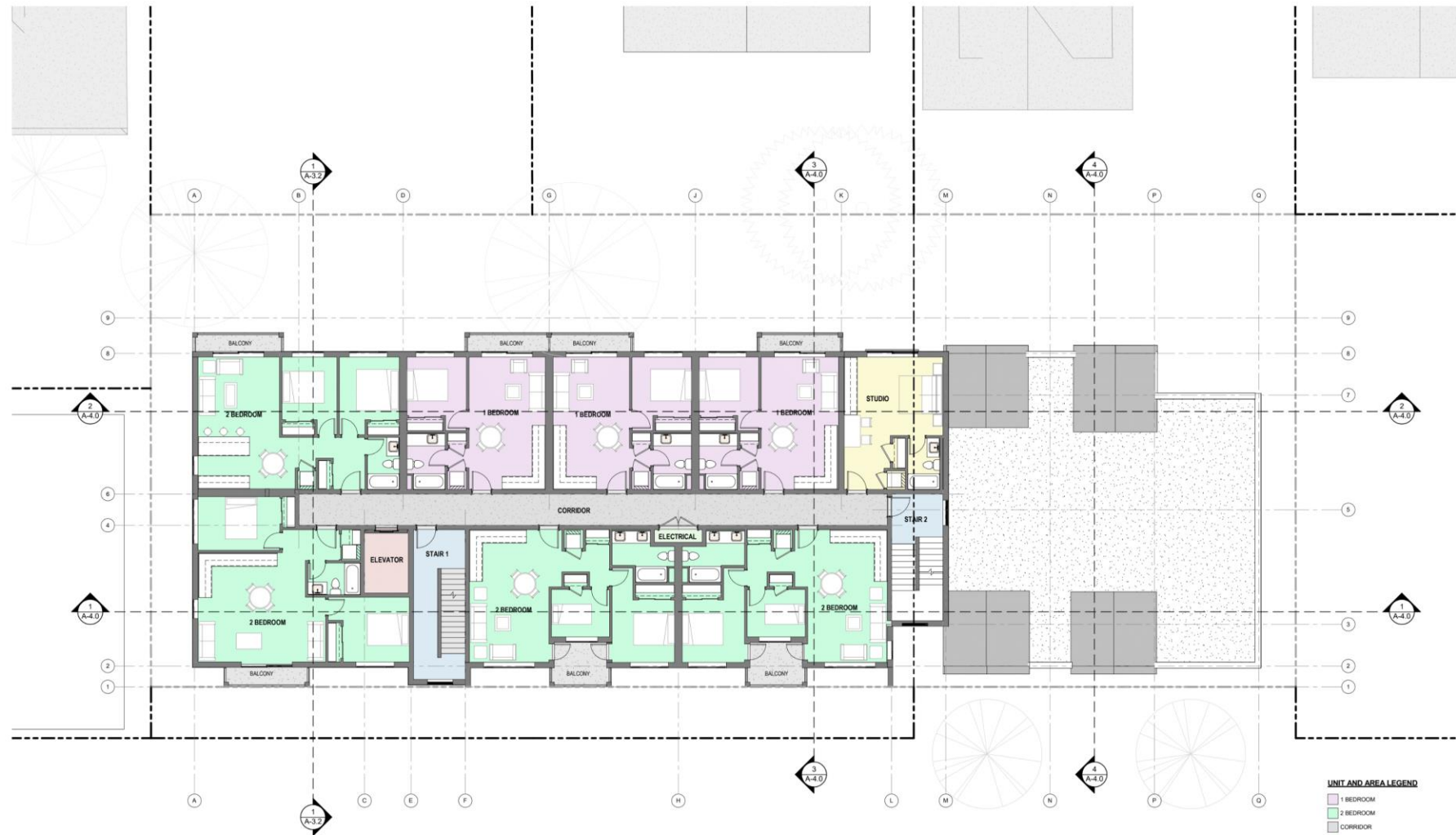
Architectural Set - Level 3



UNIT AND AREA LEGEND

- 1 BEDROOM
- 2 BEDROOM
- CORRIDOR
- ELECTRICAL
- ELEVATOR
- STAIR 1
- STAIR 2
- STUDIO
- TH01
- TH02
- TH03

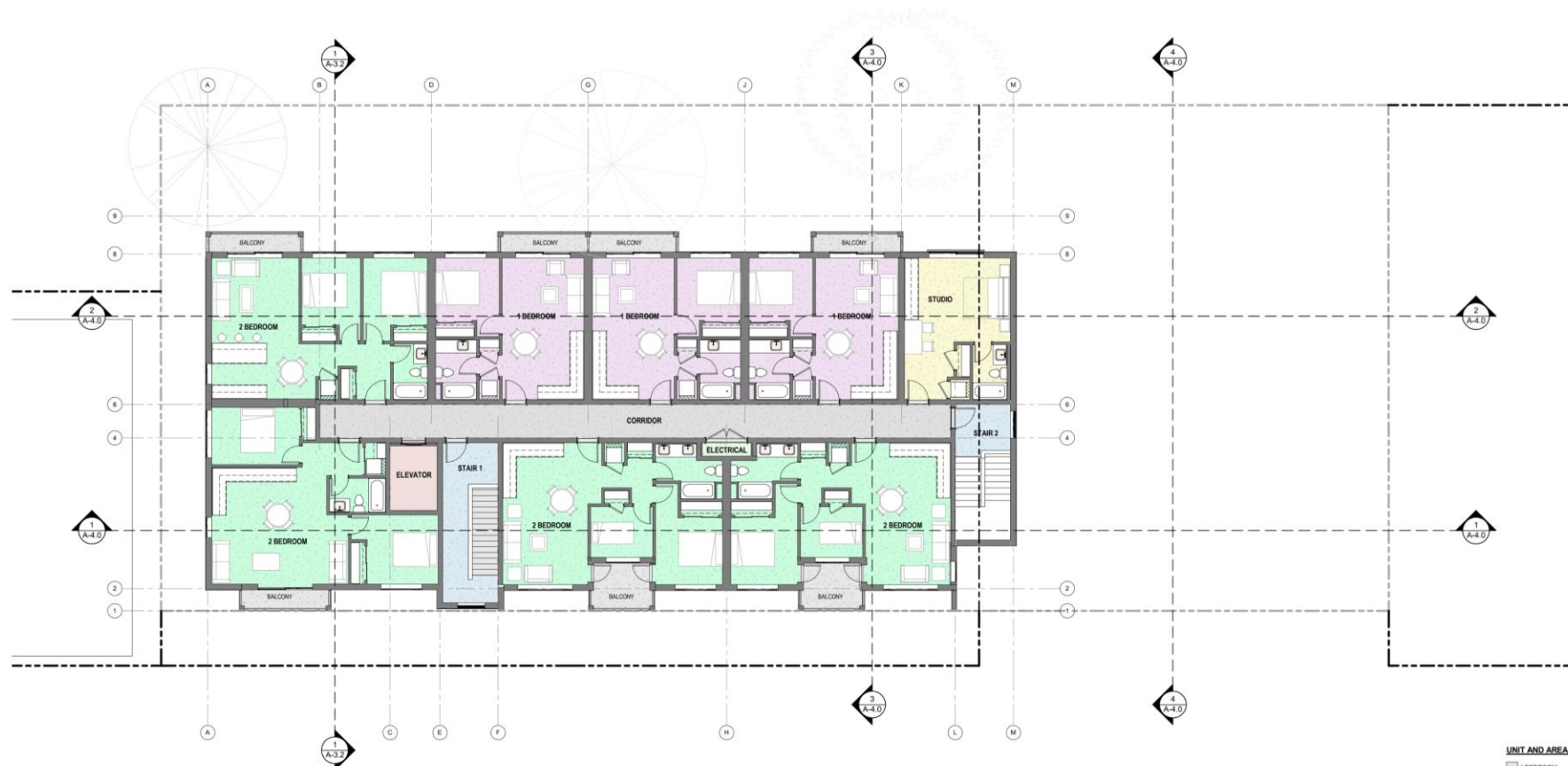
Architectural Set - Level 4



UNIT AND AREA LEGEND

- 1 BEDROOM
- 2 BEDROOM
- CORRIDOR
- ELECTRICAL
- ELEVATOR
- STAIR 1
- STAIR 2
- STUDIO

Architectural Set - Level 5



UNIT AND AREA LEGEND

- 1 BEDROOM
- 2 BEDROOM
- CORRIDOR
- ELECTRICAL
- ELEVATOR
- STAIR 1
- STAIR 2
- STUDIO

Appendix D: Perspective - Looking South on Medana



3 | EXTERIOR 3D VIEW NORTH-EAST
1:1

Perspective - Looking North on Medana



4 | EXTERIOR 3D VIEW SOUTH-EAST
1:1