

# 1224 Richardson St Affordable Sustainable Homes “ASH”

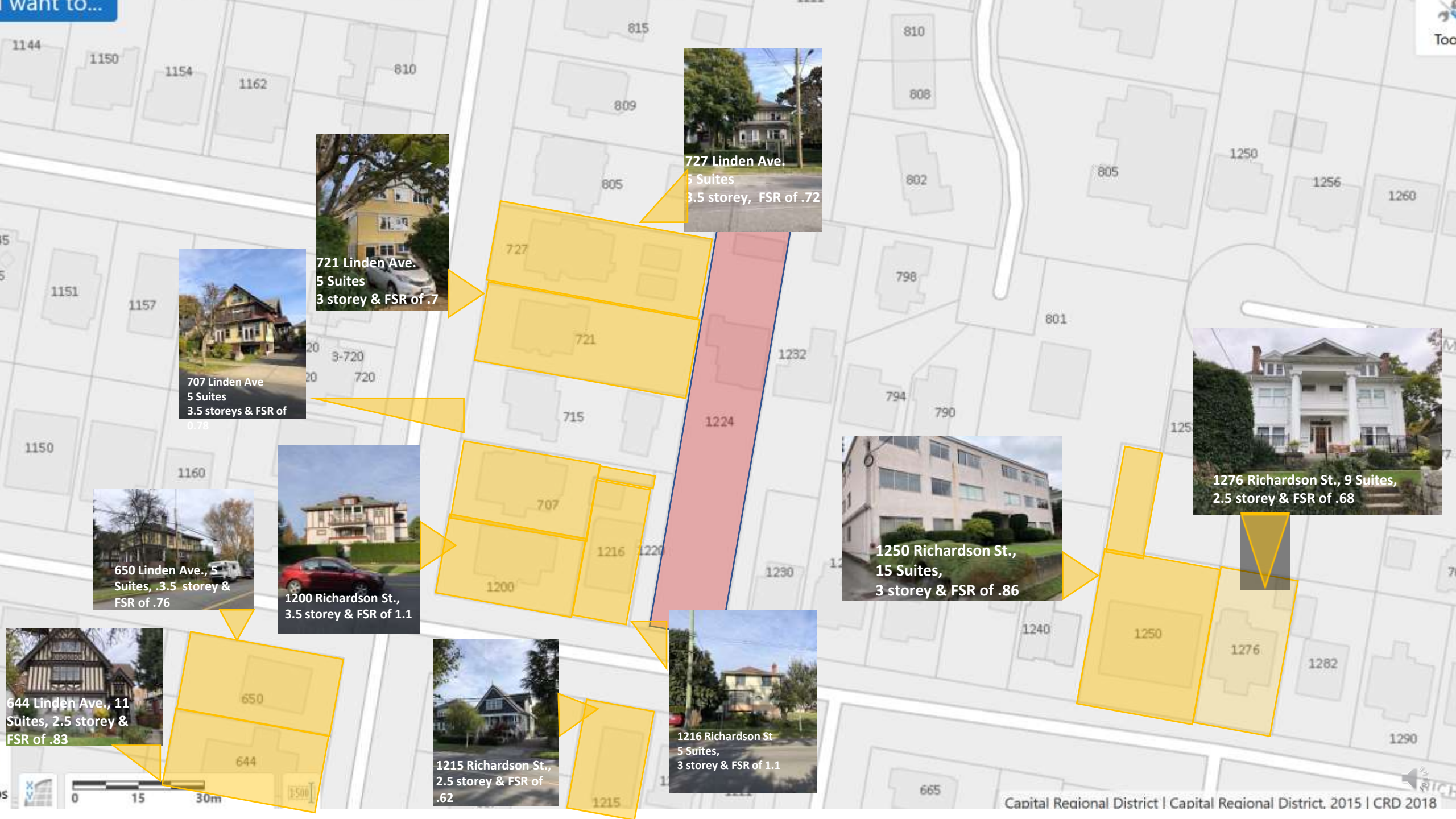


24 Affordable units in a 3 house gentle density format  
4 units secured at below market rates in perpetuity  
Density well below OCP vision for traditional residential designation

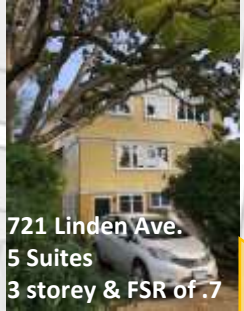


# 1224 Richardson Location

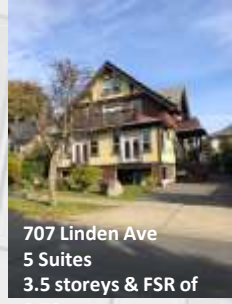




727 Linden Ave.  
5 Suites  
3.5 storey, FSR of .72



721 Linden Ave.  
5 Suites  
3 storey & FSR of .7



707 Linden Ave  
5 Suites  
3.5 storeys & FSR of 0.78



1276 Richardson St., 9 Suites,  
2.5 storey & FSR of .68



1250 Richardson St.,  
15 Suites,  
3 storey & FSR of .86



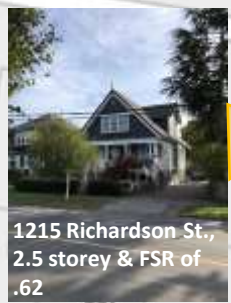
1200 Richardson St.,  
3.5 storey & FSR of 1.1



650 Linden Ave., 5  
Suites, .3.5 storey &  
FSR of .76



1216 Richardson St  
5 Suites,  
3 storey & FSR of 1.1



1215 Richardson St.,  
2.5 storey & FSR of  
.62



644 Linden Ave., 11  
Suites, 2.5 storey &  
FSR of .83



All units are Ground Orientated with Their Own Front Door



**Fits neighbourhood norms. Well below FSR, OCP density target of 1 for Traditional Residential area.**



9 suites

9 suites

3 neighbourhood scale  
Character Walk ups

6 suites



**West Public/Private Lane Street Elevation**



**South Richardson Street Elevation**



# Affordability

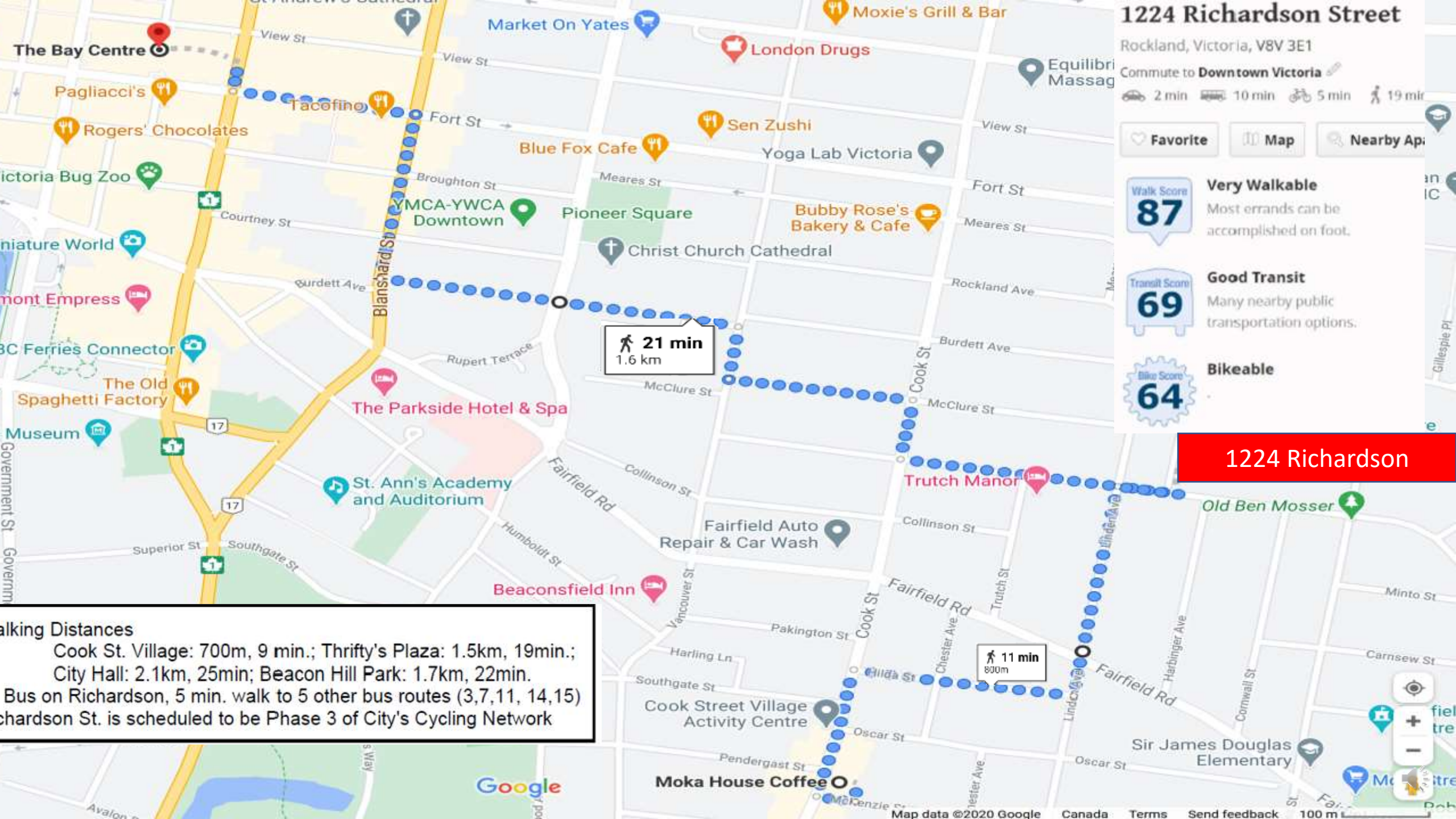
- 24 Affordable & sustainable homes
- Voluntary provision of 4 affordable units managed by CRD Housing
  - 3 one bedroom and 1 two bedroom unit
  - 10 % below market value secured in perpetuity
  - Restricted to first time home owners
  - Income tested to CRD Moderate income thresholds
  - Administered by CRD Housing



# Reinforcing Neighbourhood Scale and Character







# 1224 Richardson Street

Rockland, Victoria, V8V 3E1

Commute to **Downtown Victoria**

🚗 2 min 🚏 10 min 🚲 5 min 🚶 19 min

📍 Favorite 🗺 Map 🔍 Nearby Ap...

Walk Score **87** **Very Walkable**  
Most errands can be accomplished on foot.

Transit Score **69** **Good Transit**  
Many nearby public transportation options.

Bike Score **64** **Bikeable**

**1224 Richardson**

🚶 **21 min**  
1.6 km

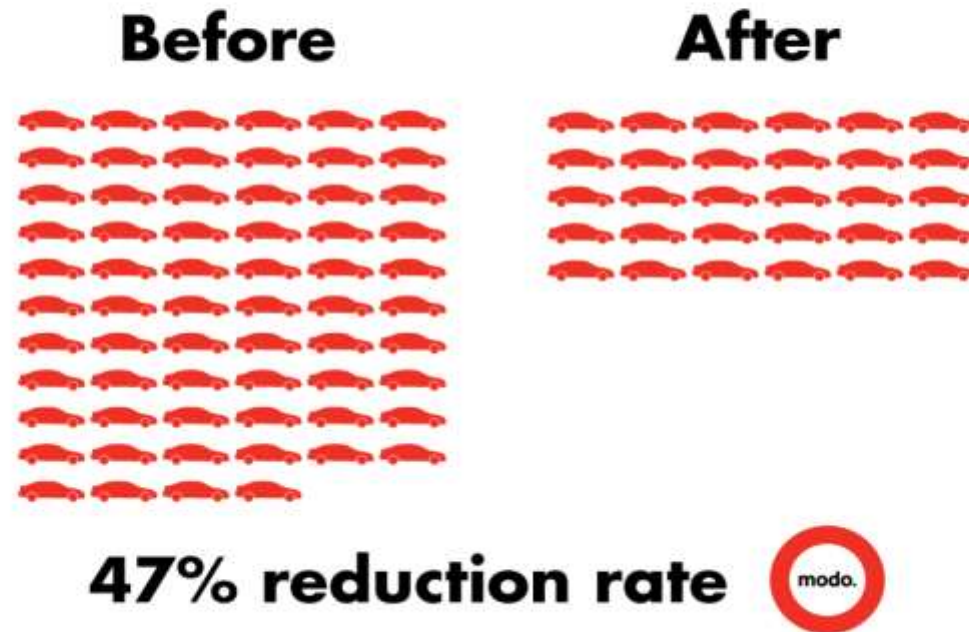
🚶 **11 min**  
800m

**Walking Distances**  
Cook St. Village: 700m, 9 min.; Thrifty's Plaza: 1.5km, 19min.;  
City Hall: 2.1km, 25min; Beacon Hill Park: 1.7km, 22min.  
Bus on Richardson, 5 min. walk to 5 other bus routes (3,7,11, 14,15)  
Richardson St. is scheduled to be Phase 3 of City's Cycling Network

# Development will include a Dedicated Modo Vehicle purchased by the developer

100 Modo-only households owned **68 vehicles** before joining Modo.

After joining Modo, the number of owned vehicles was **reduced to 36.**



Article title: Vehicle ownership reduction: A comparison of one-way and two-way carsharing systems (2016)  
By: Michiko Namazu and Hadi Dowlatabadi, UBC



# Vehicle ownership reduction by carsharing

## Objective:

- Understand vehicle ownership reduction by various carsharing services

## Method:

- Statistical data analysis

## Data:

- Metro Vancouver's carsharing study (2013)
- About 3,000 responses from Modo and Car2Go users

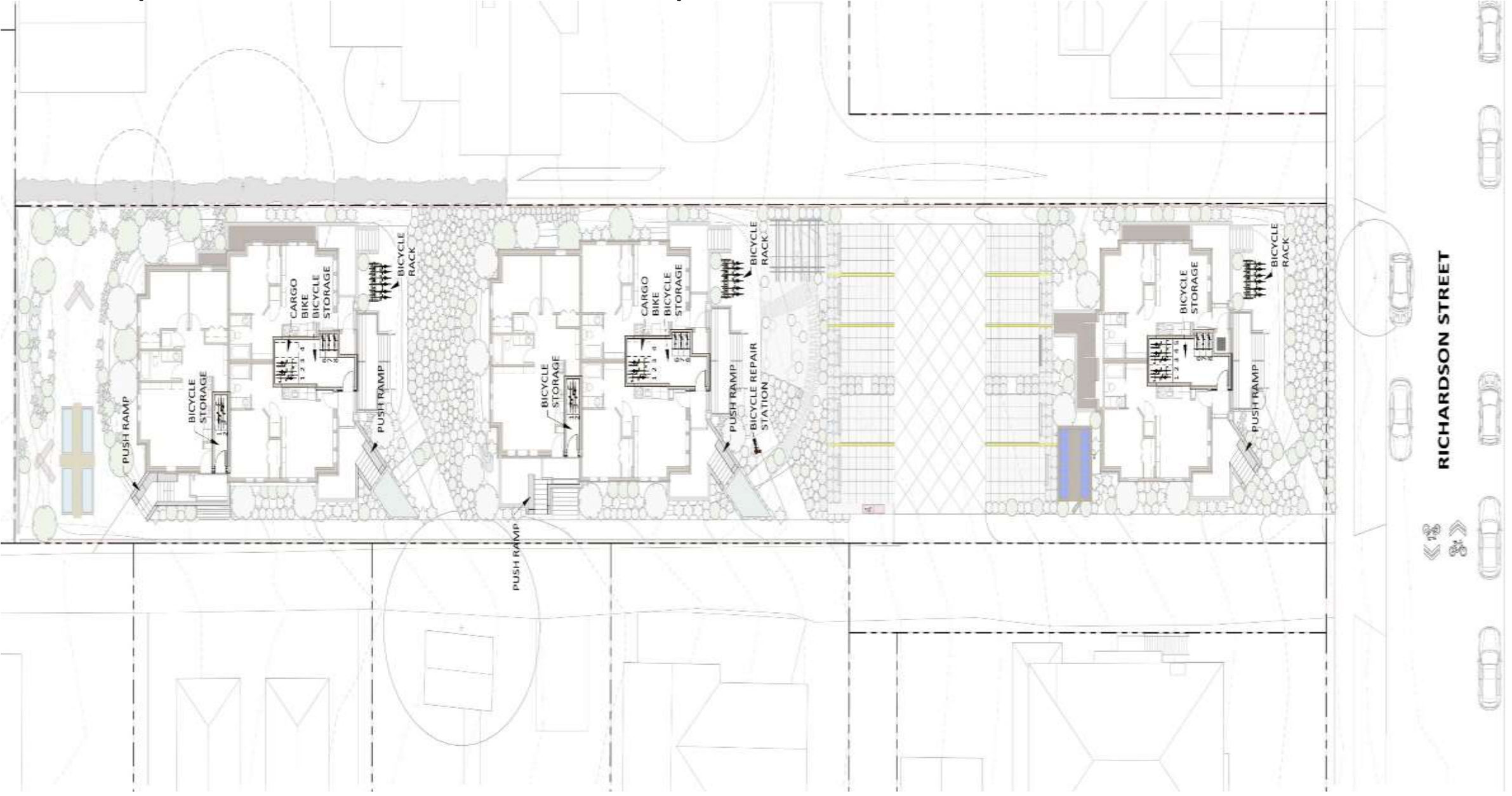


# Recent Victoria Based Parking studies

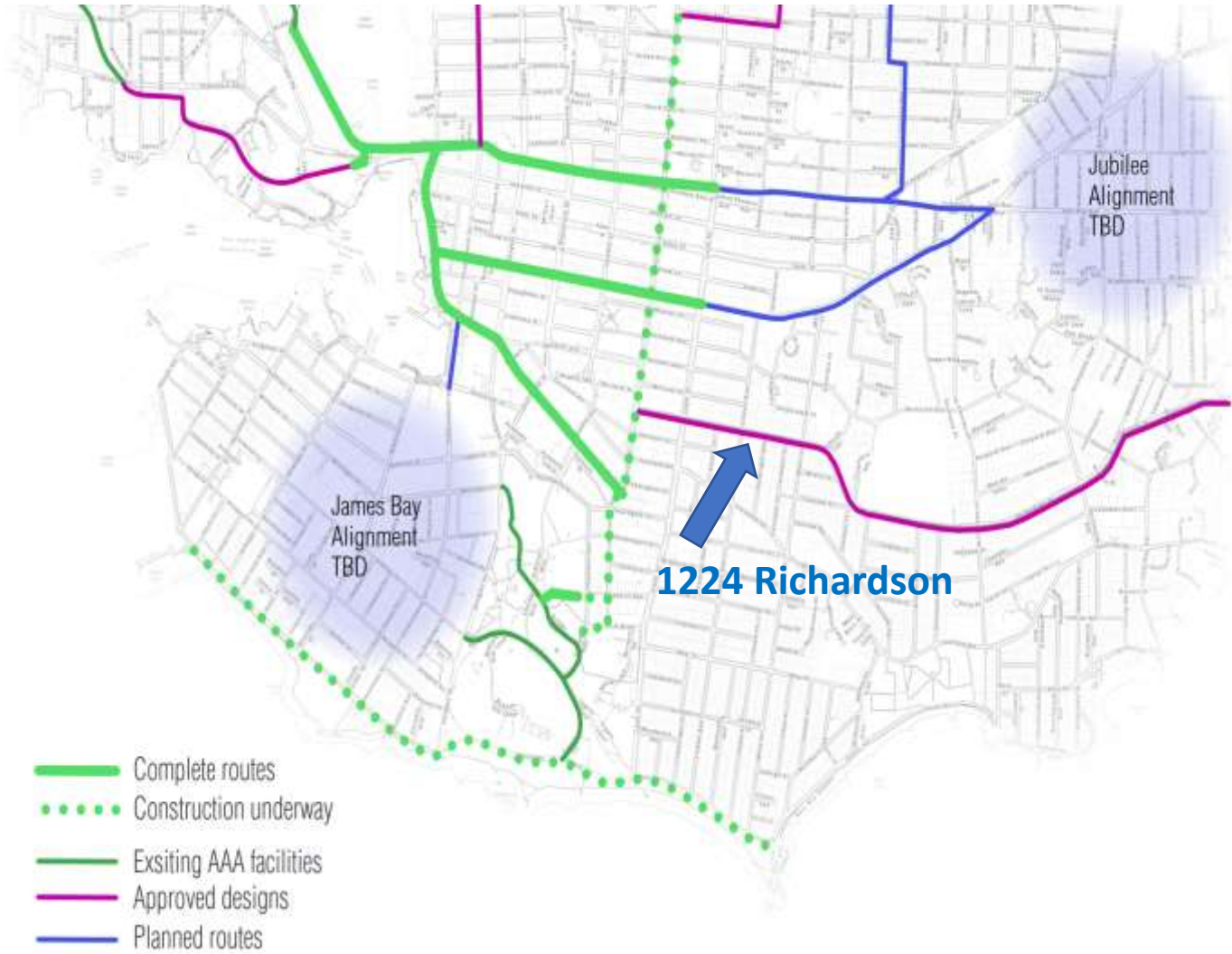
- ICBC data for 10 multi family developments in Fairfield & James Bay found vehicle ownership averaged 0.51 cars per unit
- Peak Parking demand at 19 similar multi family developments throughout Victoria's traditional residential areas was found to be 0.53 stalls per dwelling unit
- Peak Parking demand at 7 multi family developments in Fairfield and James bay was 0.52 stalls per dwelling unit.

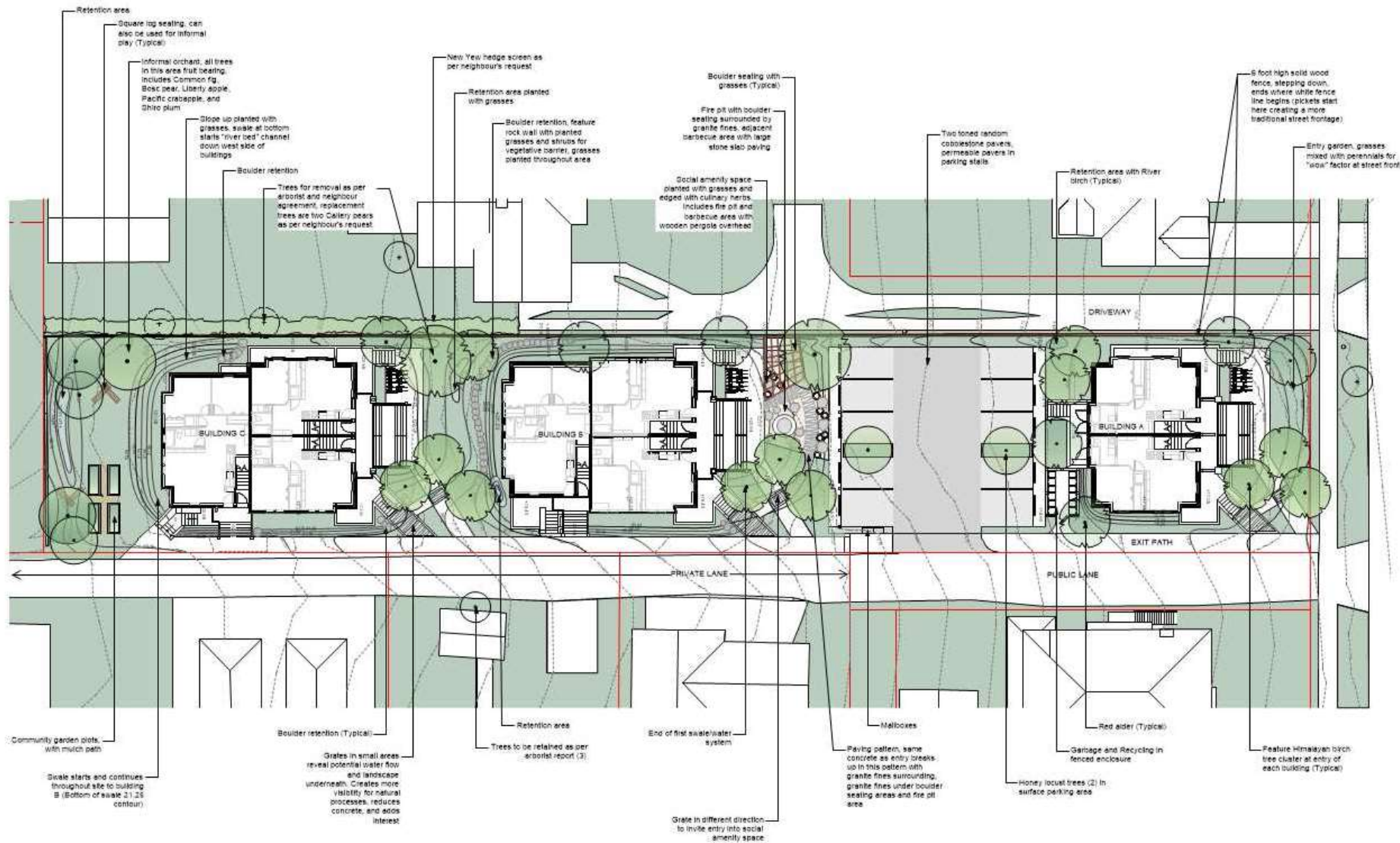


# Multiple Bike Rooms, Racks, & Repair Station



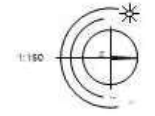
# Directly fronts on one of Victoria's new AAA bike routes





**Recommended Nursery Stock**

ID	Quantity	Botanical Name	Common Name	MaCo	Liberty
ARu	1	Araucaria	Red Alder	MAFu	Liberty stock
BRu	1	Betula nigra	Himalayan Birch	MAFu	Pacific Crabapple
BRW	2	Betula nigra	River Birch	MAFu	Shiro plum
FCa	1	Ficus	Common fig	MAFu	Cakky pear
GTu	2	Gleditsia	Shadmeyer Honeylocust	MAFu	Box pear



**Landscape Concept Plan - 1224 Richardson**







# 1224 Richardson St.:

## 24 Affordable Sustainable Homes “ASH”

- respecting the scale and context of the neighbourhood
- adding to the vibrancy and sustainability of Victoria



# Testimonial

My wife Jill and I got involved with this project, partly as a way to support the ongoing viability of a community and neighbourhood that we have lived in for the past 17 years and also partly as a way to find a smaller, more affordable neighbourhood home to better suit our newly empty nest status.

We are both avid walkers and bikers and have lived at times in the past without a personal vehicle. With its proximity to Cook St. village, downtown, front door bus and bike routes and the project's provision of a carshare vehicle and parking space, we're planning to live at 1224 Richardson and live a less car dependent life.

We respect that the smaller unit sizes aren't for everyone and that change is hard for some of the neighbours, so we have tried hard and with some expense, to design buildings and landscaping that fit and enhance the scale and character of the neighbourhood.

Ultimately, we think that we've succeeded. This proposal respects its neighbourhood, while at the same time, provides 24 families, some of them empty nesters like Jill and I; some of them singles, young couples or families, purchasing their first home, with an another alternative to afford to live in the neighbourhood.

Jill and I, hope you see it that way too and support our proposal. Thank you.

*-Dan Pringle, Project Proponent*



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