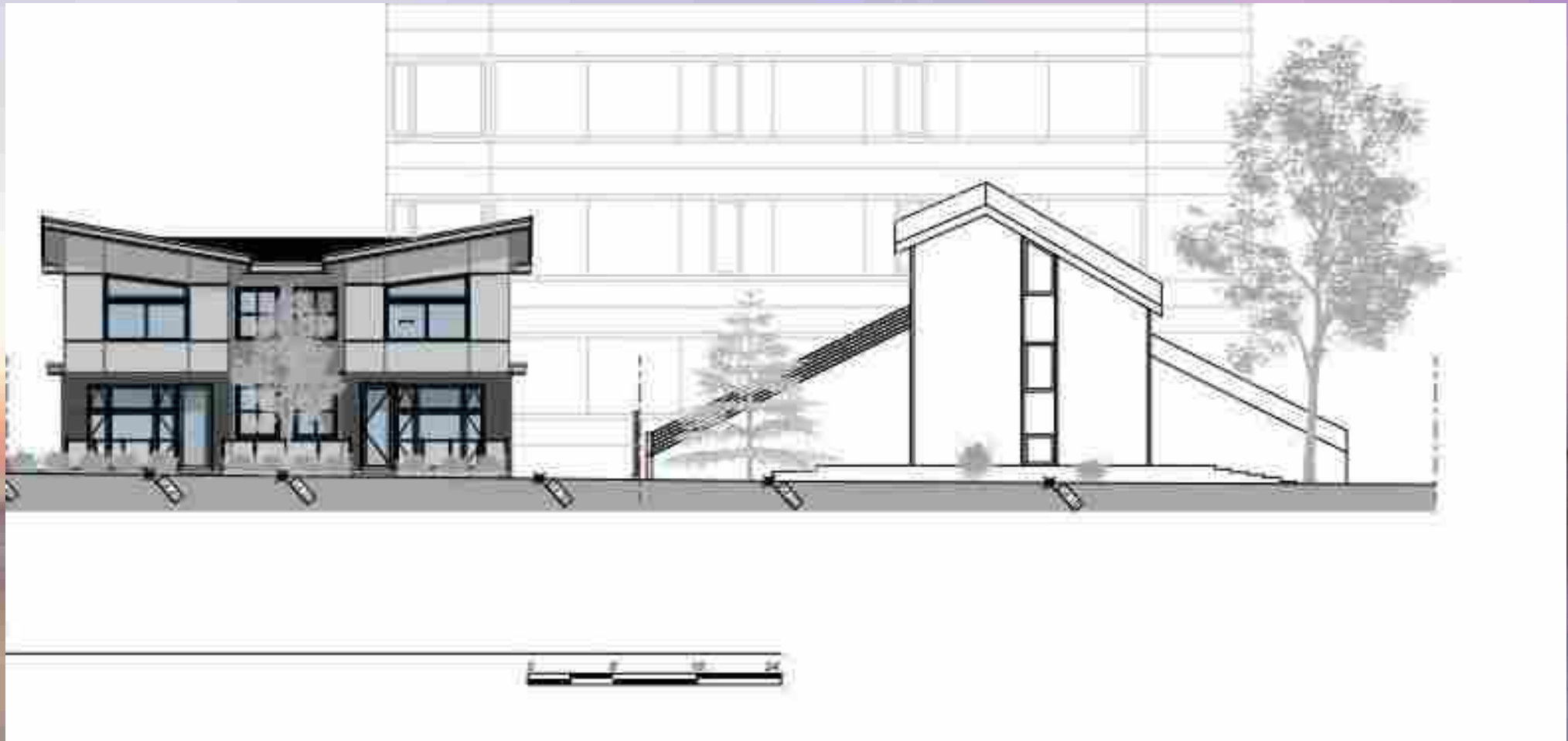


557 Simcoe Street Development Proposal



557 Simcoe Street Development Proposal

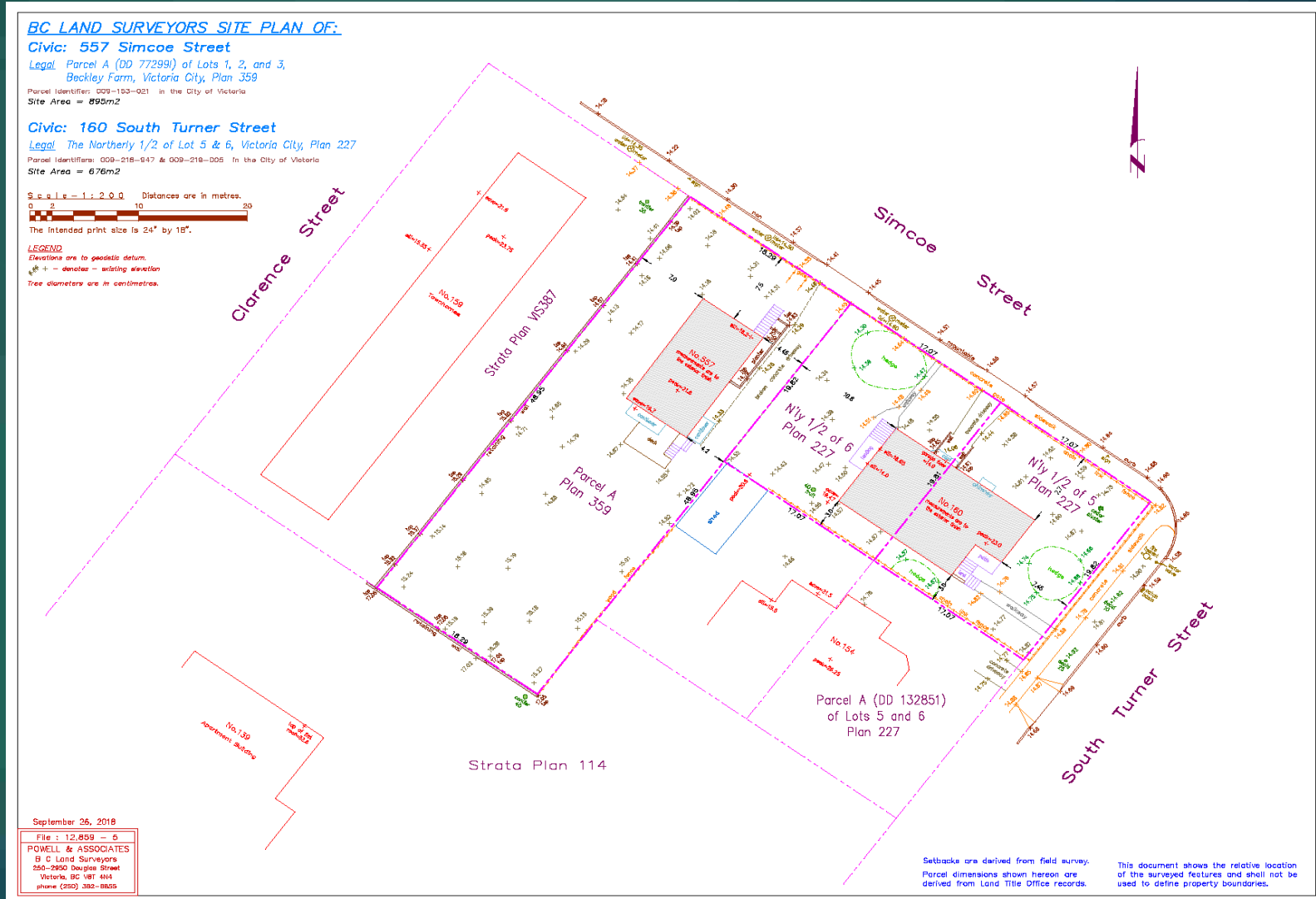
Who We are:

- ▶ Mark Imhoff, Blue Water Developments, Developer and Realtor
- ▶ Laura Nixon, Co-Owner 0772613 BC Ltd (owner of 160 South Turner & 557 Simcoe St)
- ▶ Michael Reid, Co-Owner 0772613 BC Ltd (owner of 160 South Turner & 557 Simcoe St)

Current Site



557 Simcoe Street Development Proposal Site Survey



557 Simcoe Street Development Proposal

Current versus proposed Zoning :

Current

- ▶ Zoned R2
- ▶ Total Residential units allowed is 2
- ▶ Number of storeys/height 2
- ▶ Site coverage 40%
- ▶ Floor space ratio/density 0.5
- ▶ Total number of parking spots 2

Proposed

- ▶ Requesting Site Specific
- ▶ Total Residential units requested is 4
- ▶ Number of storeys/height 2
- ▶ All unit are 3 bedroom
- ▶ Site coverage 36.6%
- ▶ Floor space ratio/density 0.79
- ▶ Total number of parking spots 4 minimum

557 Simcoe Street Development Proposal Site Coverage with Landscaping



557 Simcoe Street Development Proposal Building A Front and Right Side



557 Simcoe Street Development Proposal Building A Rear and Left Side



3 REAR ELEVATION BLOCK A



3 LEFT ELEVATION BLOCK A

- EXTERIOR FINISHES LEGEND
- 1 CEMENT BOARD PANELS
2 POLYURETHANE
3 BRICK VENEER
4 CONCRETE
5 BRICK
6 POLYURETHANE
7 POLYURETHANE



557 SIMCOE ST.
VICTORIA, BC
BLOCK A

ISSUED FOR REVIEW

ISSUED FOR REVIEW

ELEVATIONS BLOCK A

A-202

557 Simcoe Street Development Proposal Building B Front and Right Side



557 Simcoe Street Development Proposal Building B Rear and Left Side



3 REAR ELEVATION BLOCK A
SCALE: 1/8" = 1'-0"



3 LEFT ELEVATION BLOCK A
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES LEGEND

| | |
|----|---------------------|
| 1 | CEMENT BOUND FINISH |
| 2 | CEMENT BOUND FINISH |
| 3 | PAINT |
| 4 | WOOD FINISH |
| 5 | WOOD FINISH |
| 6 | WOOD FINISH |
| 7 | WOOD FINISH |
| 8 | WOOD FINISH |
| 9 | WOOD FINISH |
| 10 | WOOD FINISH |

ADAPT
DESIGN

557 SIMCOE ST,
VICTORIA, BC
BLOCK A

ISSUED FOR
REVIEW

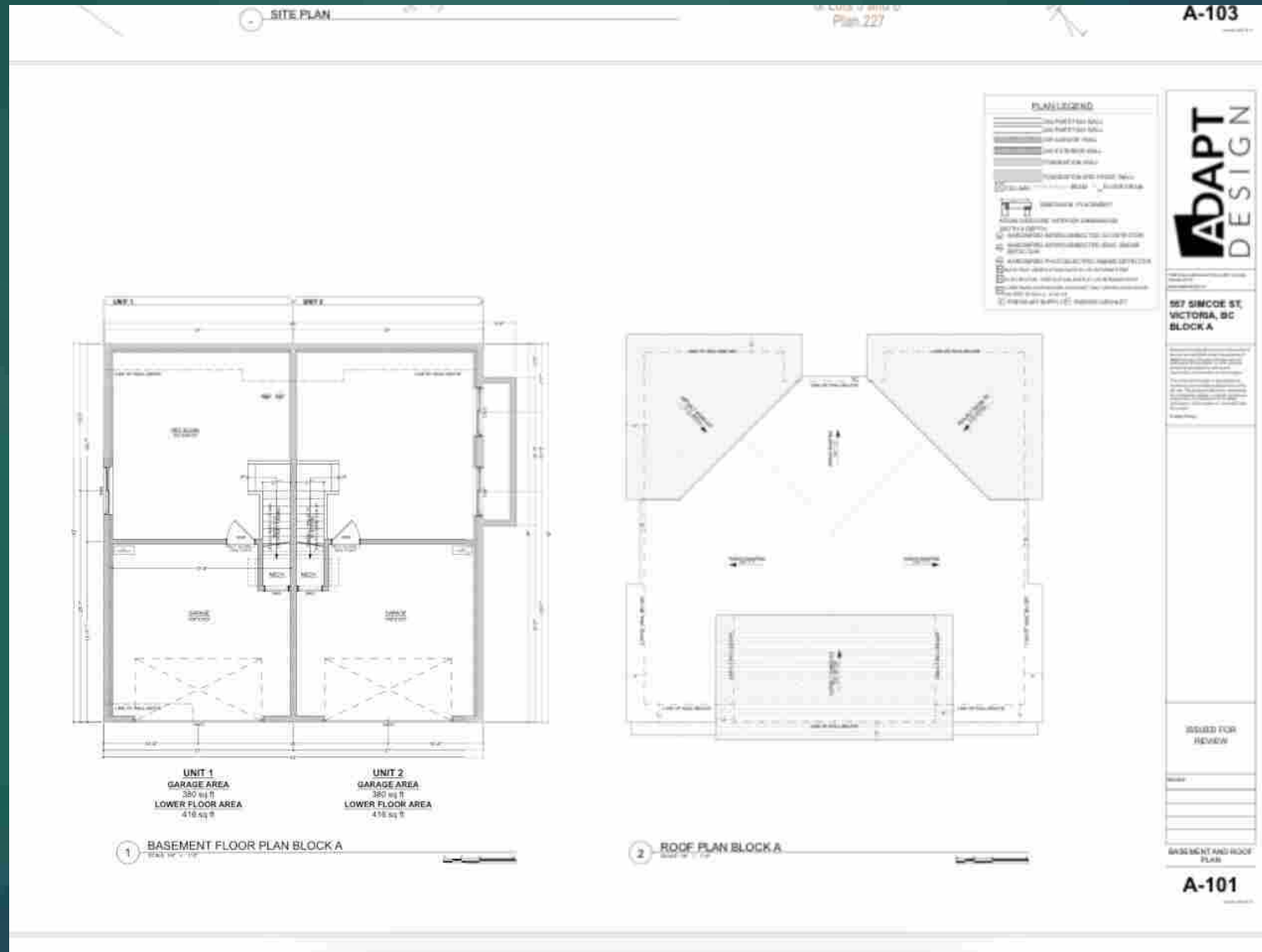
ELEVATIONS BLOCK A

A-202

557 Simcoe Street Development Proposal - Shadowing



557 Simcoe Street Development Proposal - Interior of Building A



557 Simcoe Street Development proposal

Advantages of our proposal

- ▶ We see this proposal as attainable for:
 - ▶ Young families with a few children or young families who may share with a parent for affordability or help reasons
 - ▶ Possible rental units
- ▶ We added density in a smart way
- ▶ Each townhome will have 3 bedrooms which is a rarity in James Bay
- ▶ There will be a large basement rec room/home office/storage room
- ▶ Each townhome will have large individual garages with storage for bikes, kayaks etc
- ▶ Front townhomes will have a front patio area with yard and back townhomes will have a back yard
- ▶ All will be equipped with planter boxes encouraging sustainable gardens
- ▶ The units will be finished in go green products
- ▶ We propose giving 8' of frontage to the city allowing for a greener street scape at the city's discretion
- ▶ All patios will be water permeable material, with added plants and hedges throughout the property
- ▶ We are proposing a modern design (as suggested by some of our very close neighbours) to a very eclectic neighbourhood

557 Simcoe Street Development Proposal

- Thank you for your time and interest
- Questions