



Village Green
110 Menzies Street

Presentation to JBNA 2021-01-10

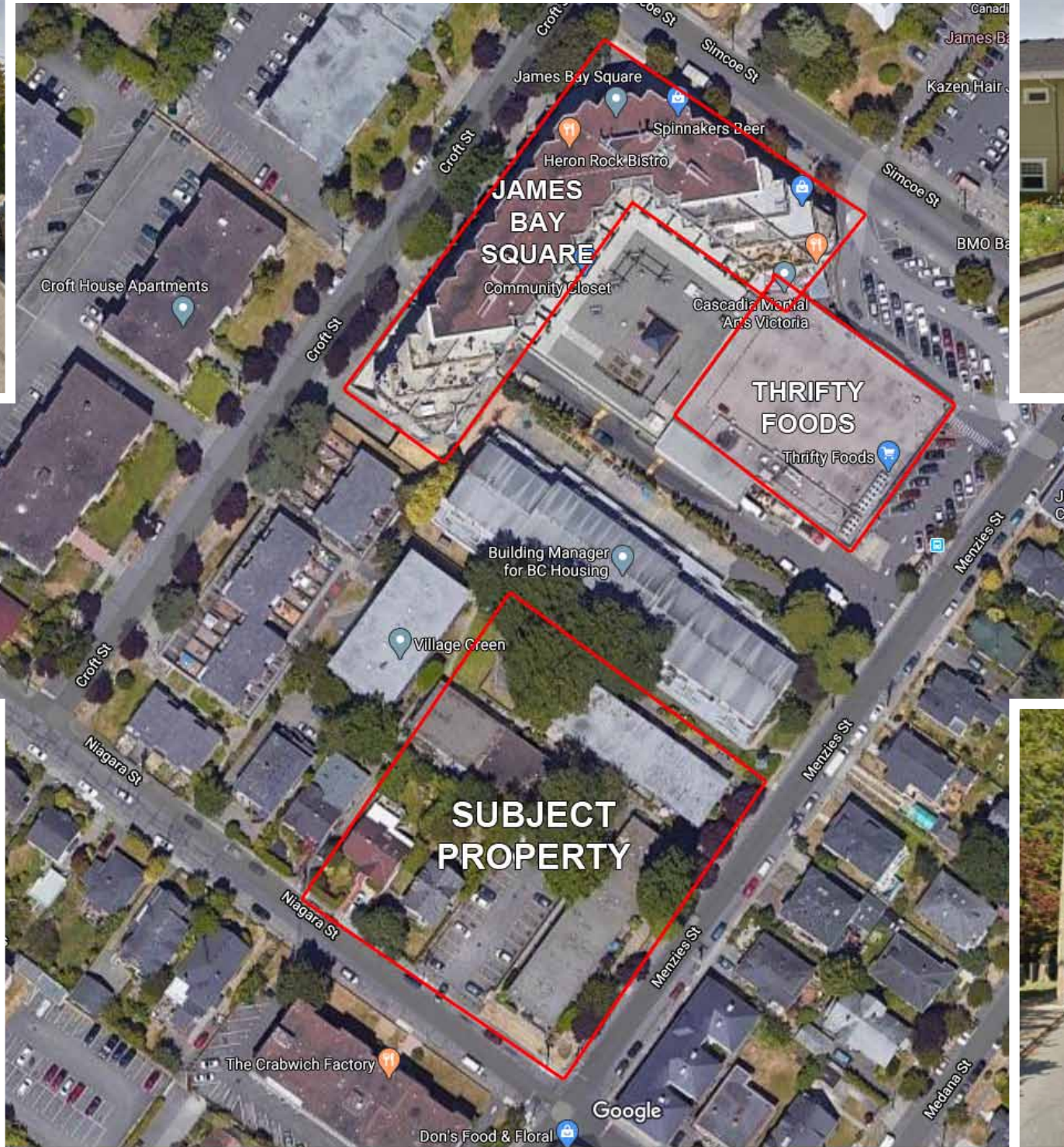


Village Green
110 Menzies Street

Neighbourhood Context



North East on Niagara



North West on Menzies



South West on Niagara



South East on Menzies

Village Green
110 Menzies Street

Site Context

Urban Residential Guidelines	Urban Residential	Large Urban Village (James Bay Square)
Height	“Approximately six storeys”	“Approximately six storeys”
Density	“approximately 2:1 in strategic locations for the advancement of plan objectives”	“approximately 2.5:1 may be considered for the advancement of plan objectives”
Use	“mid-rise multi-unit residential”	“mid-rise multi-unit residential and mixed-use”

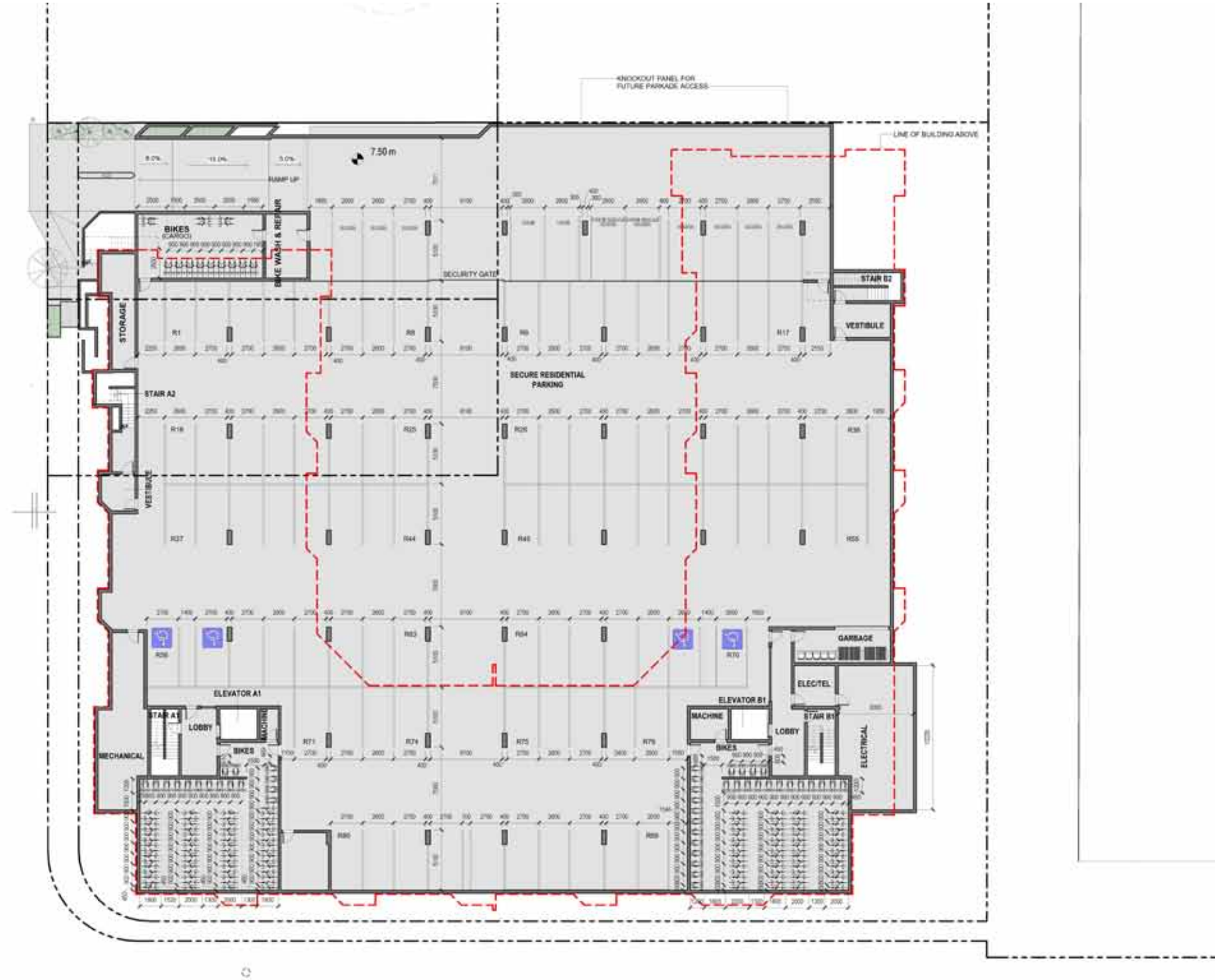
	Existing Zoning: R3-2	Proposed Zoning: Site Specific
Height	18.5-22m maximum	20.3m
Site Coverage	30% - 40% maximum	57% (and roof deck)
FSR	1.6 to 1	2.13
Use	“Multiple Dwelling”	Multiple Dwelling

		Schedule C Bylaw “Other Area”*	Proposal
Vehicle	Residential	147	89
	Visitor	15	9
	On Site Car Share*	--	2
	Total	162	100
Bicycle Parking*	Long-term	162	213
	Short-term	14	17
	Cargo long-term	--	20
	Total	176	250

* The adjacent property is designated in the OCP as “Village/Centre”, which would reduce our variance requirement by ~50%

* There are 2 on-site MODO cars with EV charging capability; MODO membership and \$100 usage credit for the 131 residential units

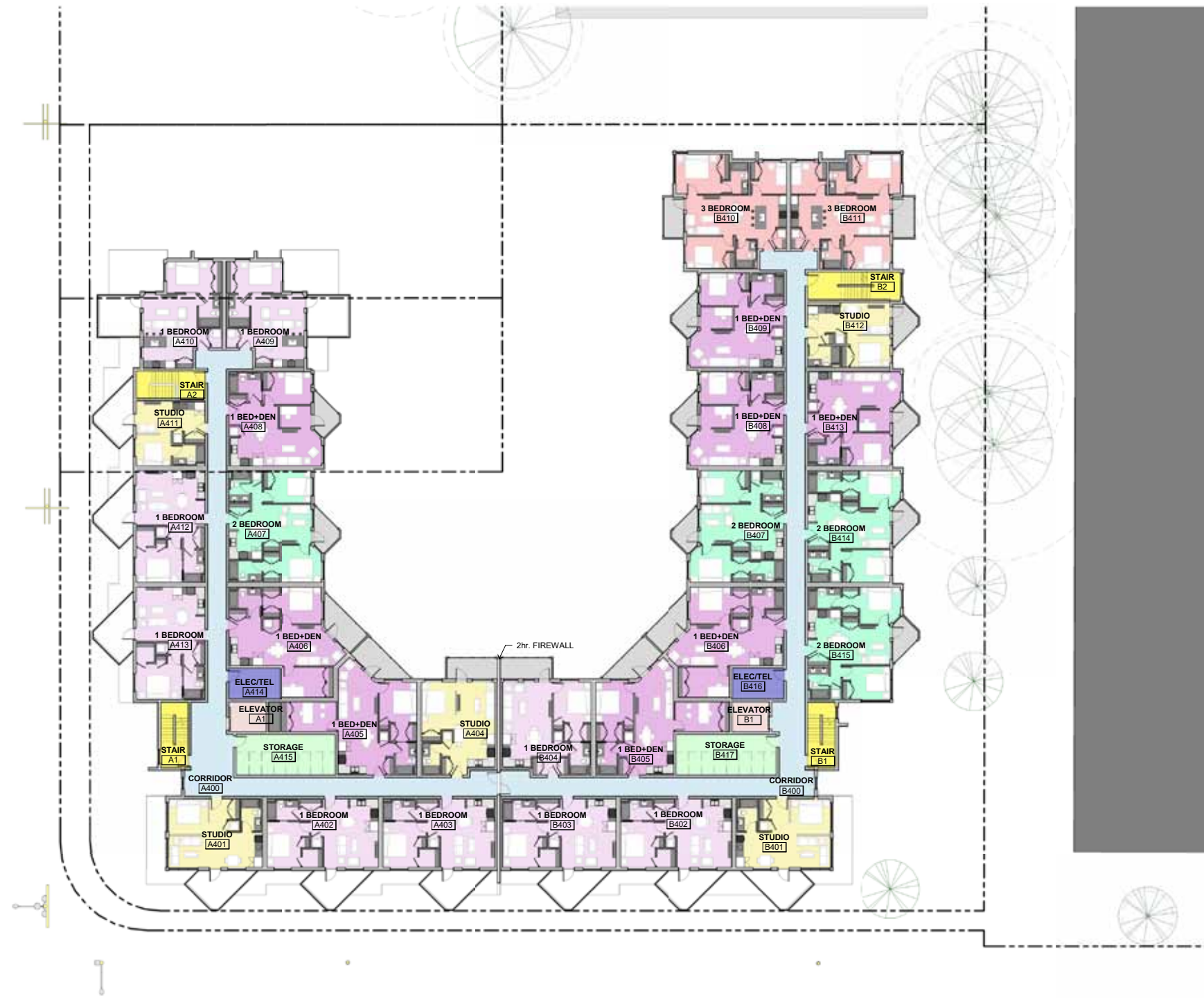
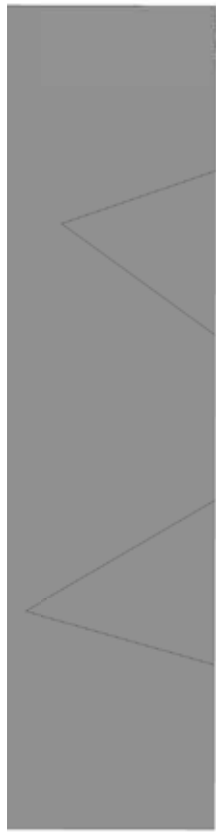
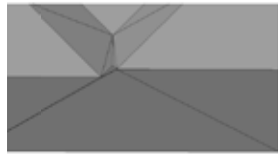
* A bike wash/repair room is located adjacent to the cargo bike parking area

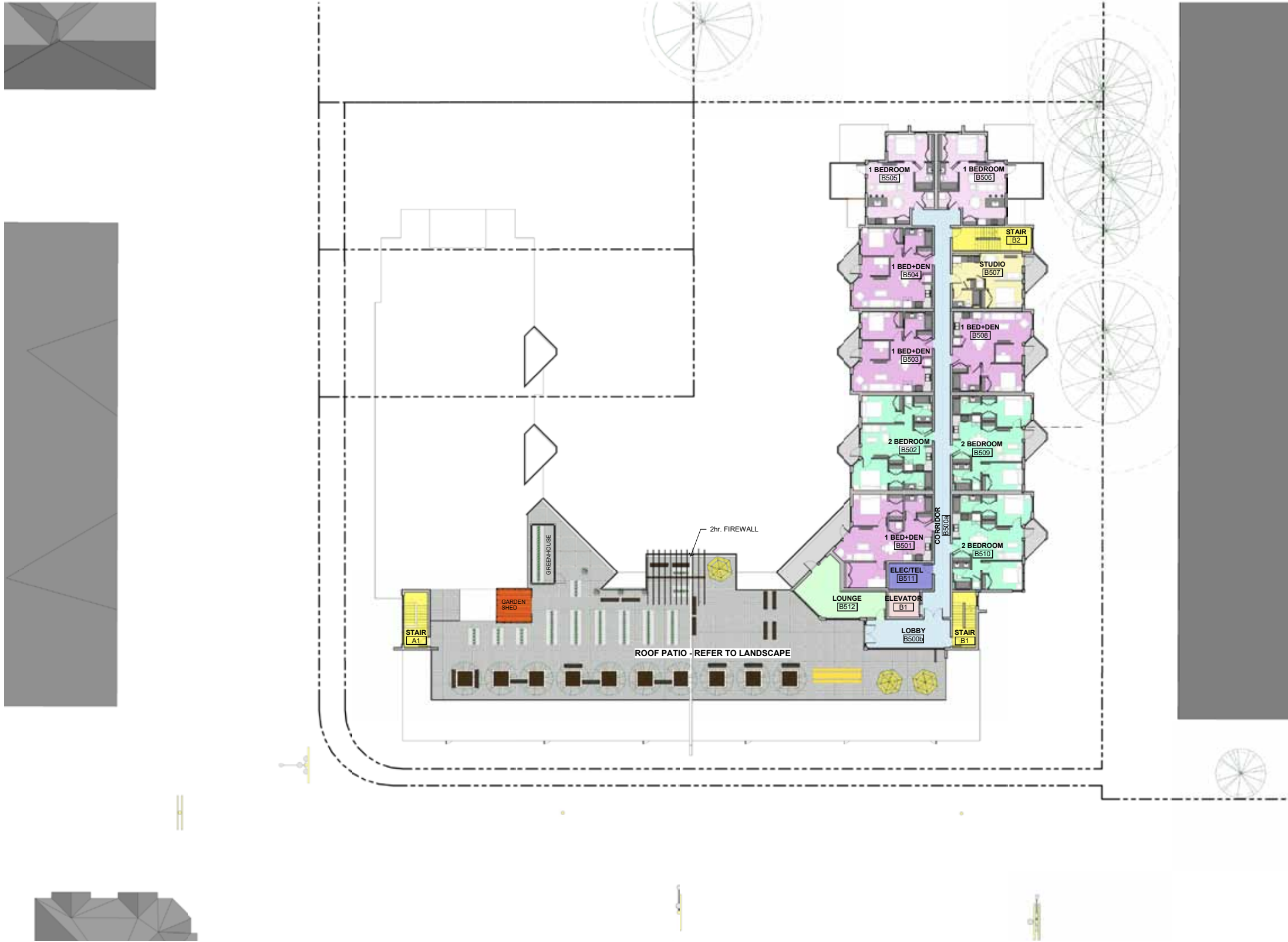


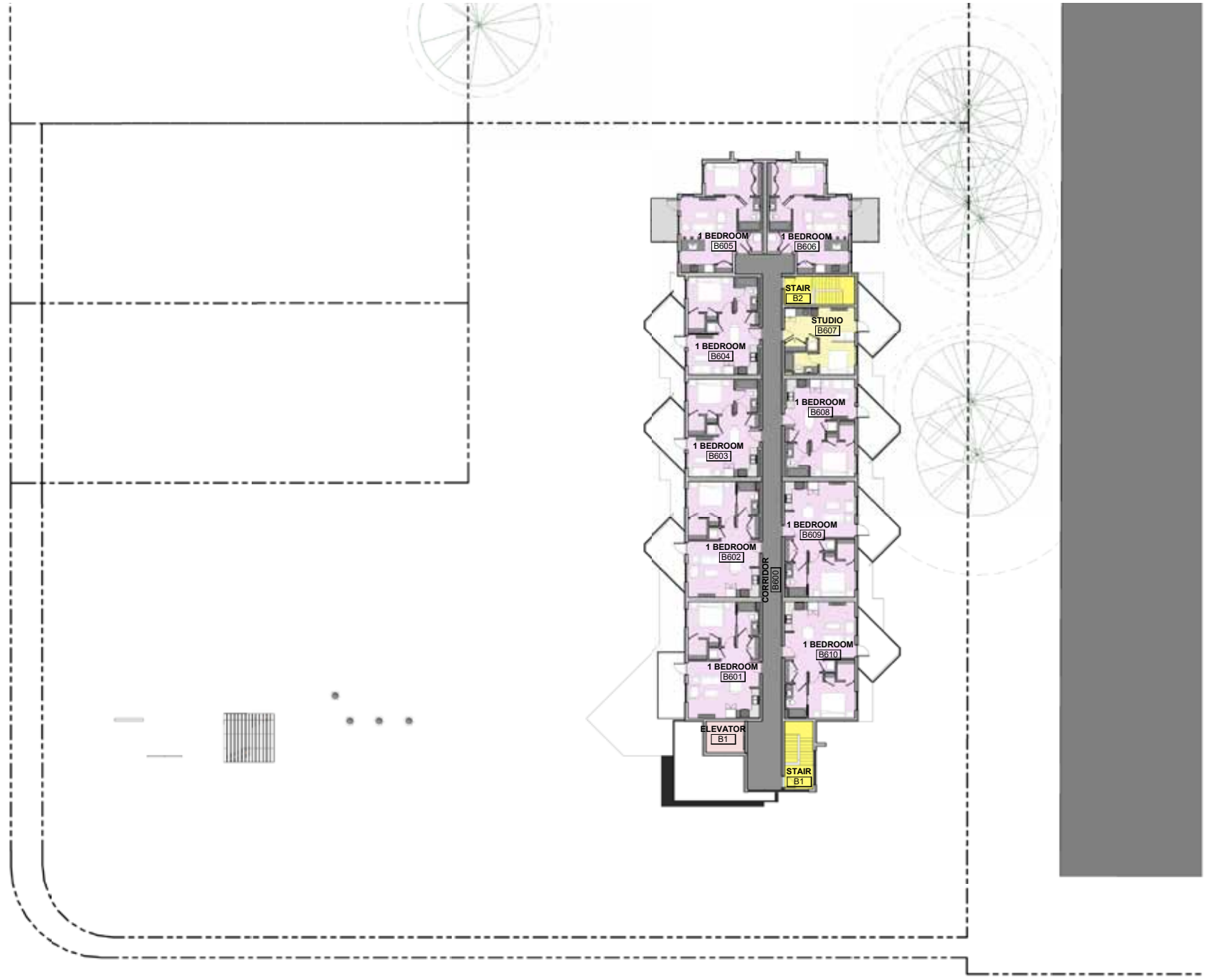
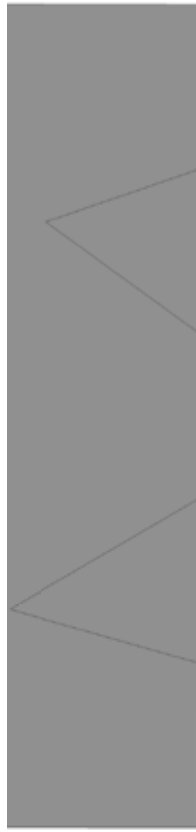


Village Green
110 Menzies Street

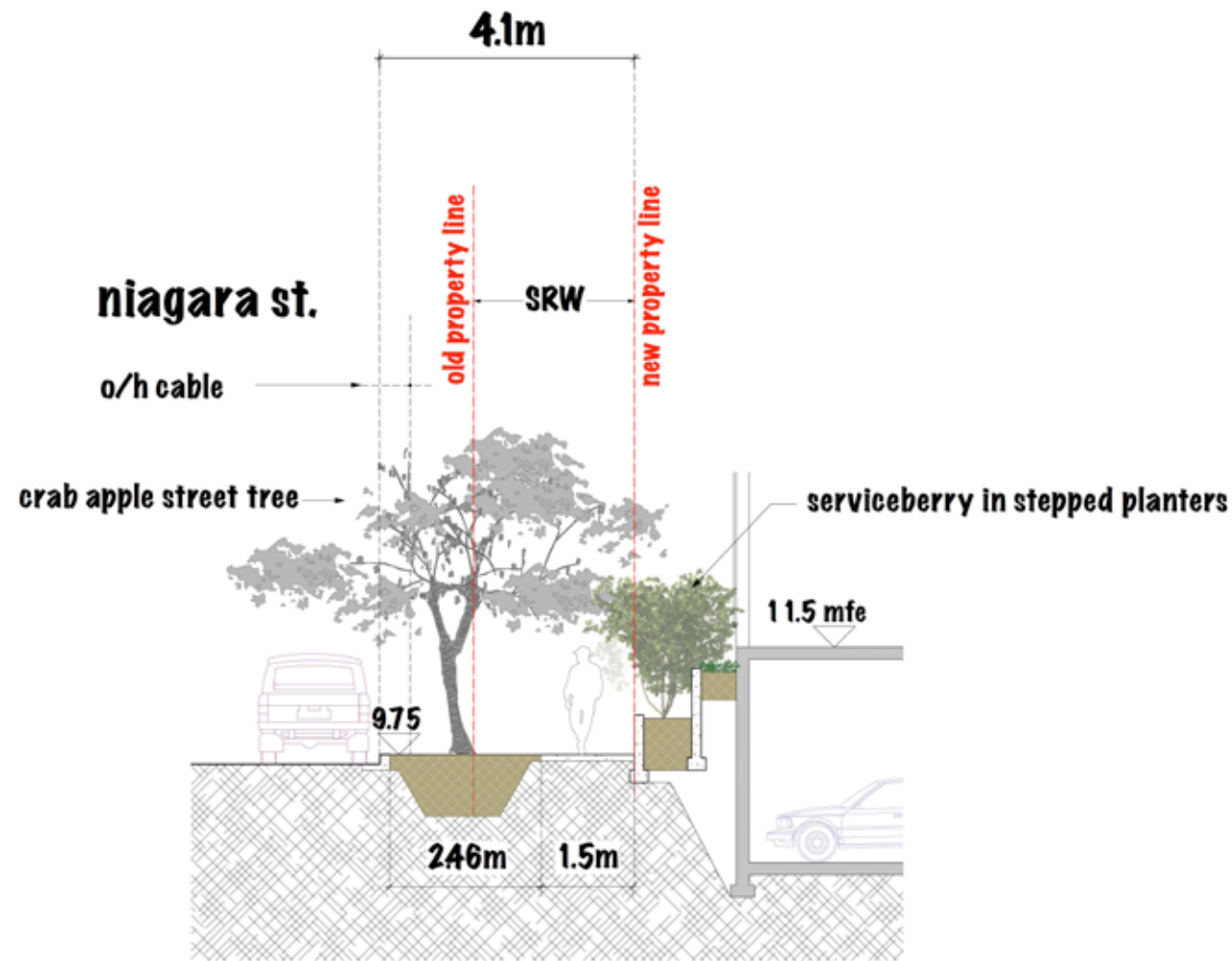
Main Floor Plan



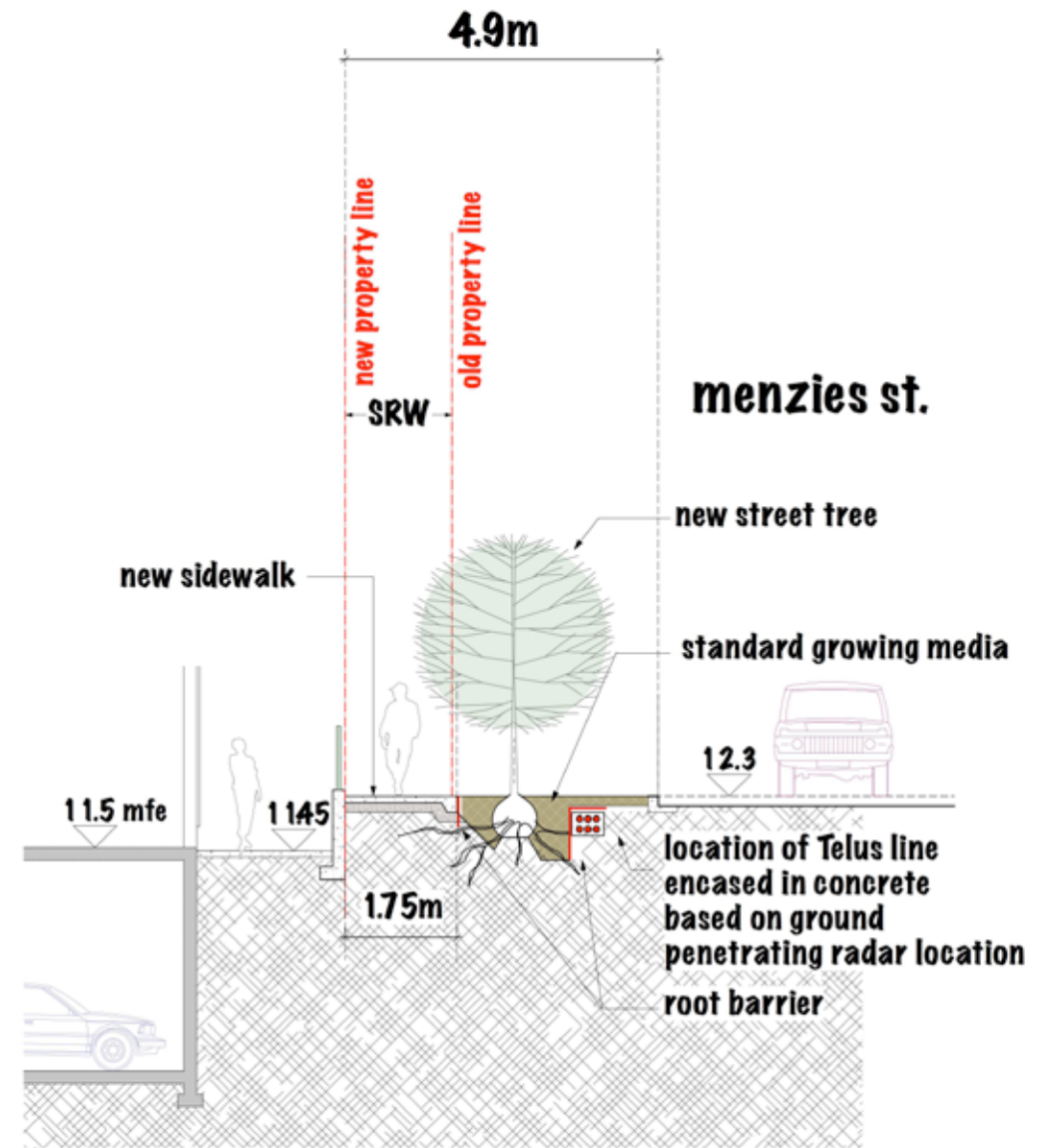




SIDEWALKS & BOULEVARDS



Section E - E
Niagara frontage



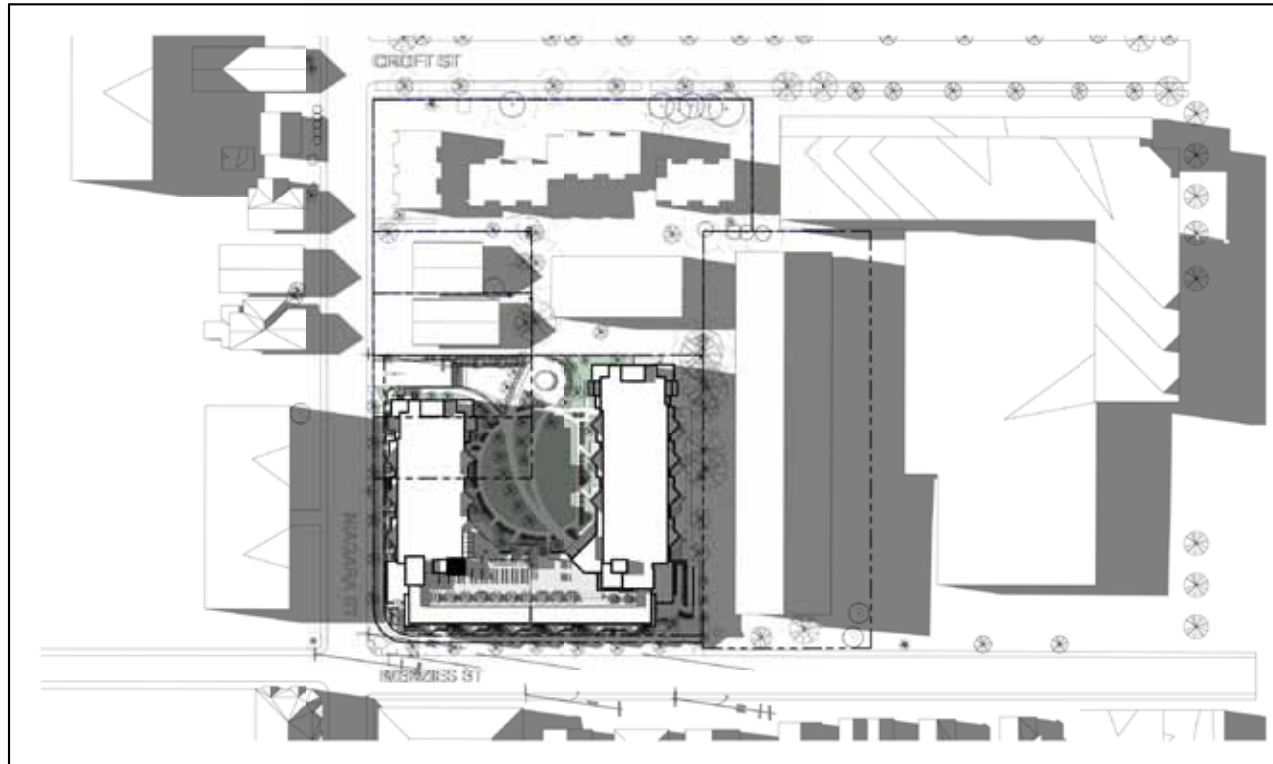
Section D - D
Menzies frontage



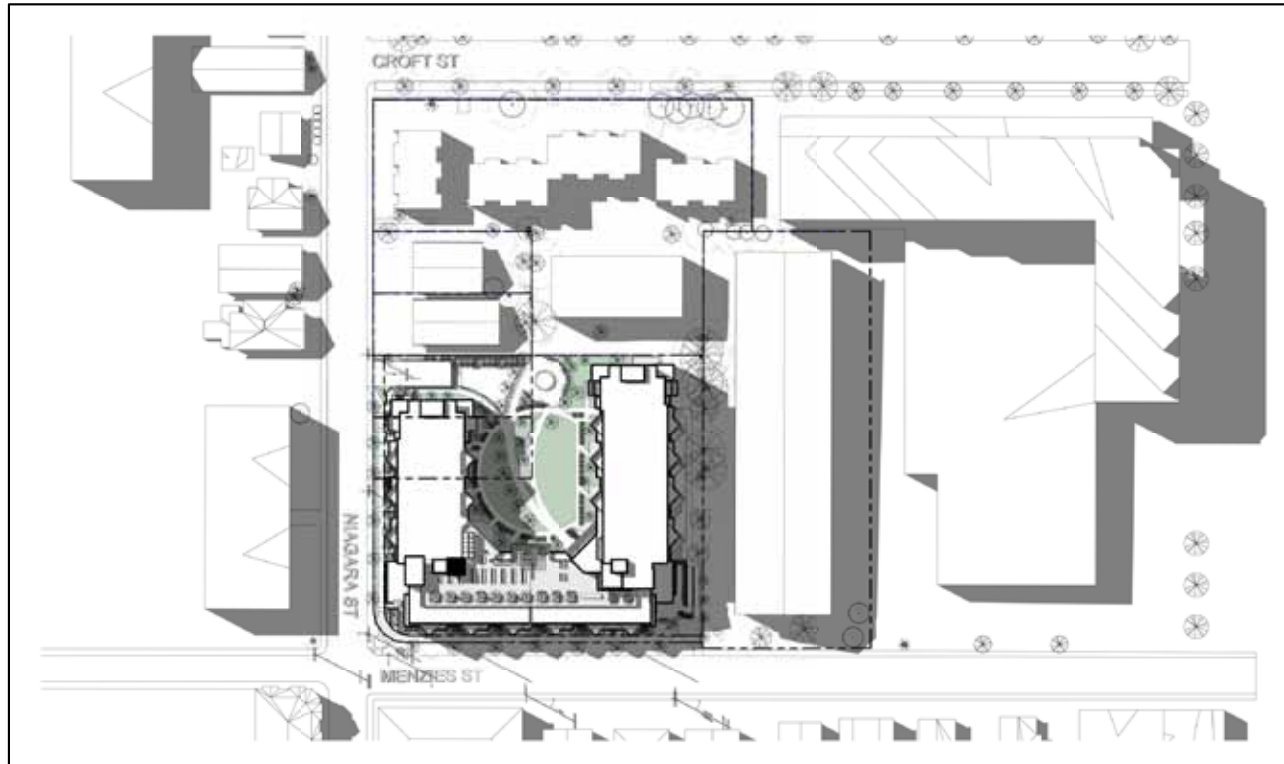
Aerial View of Coutyard looking north

ROOF GARDEN CONCEPT

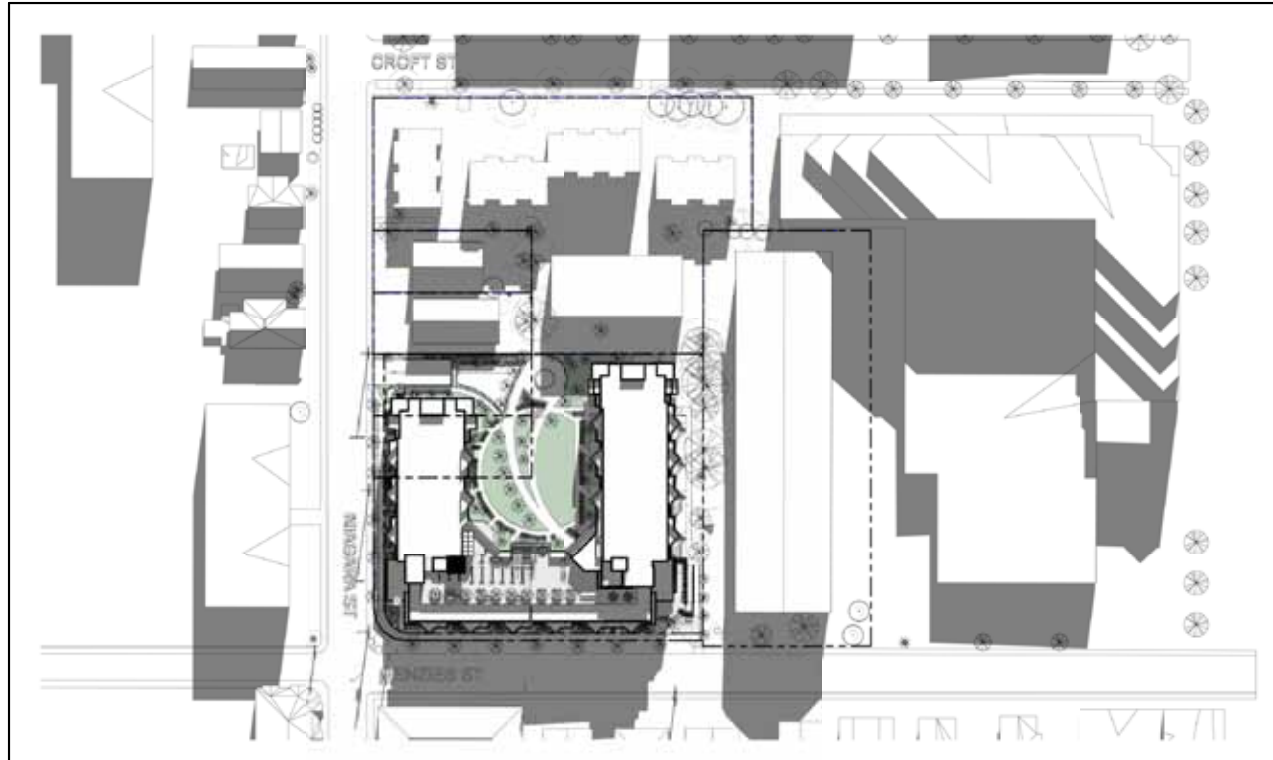




1 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 8am
1:750



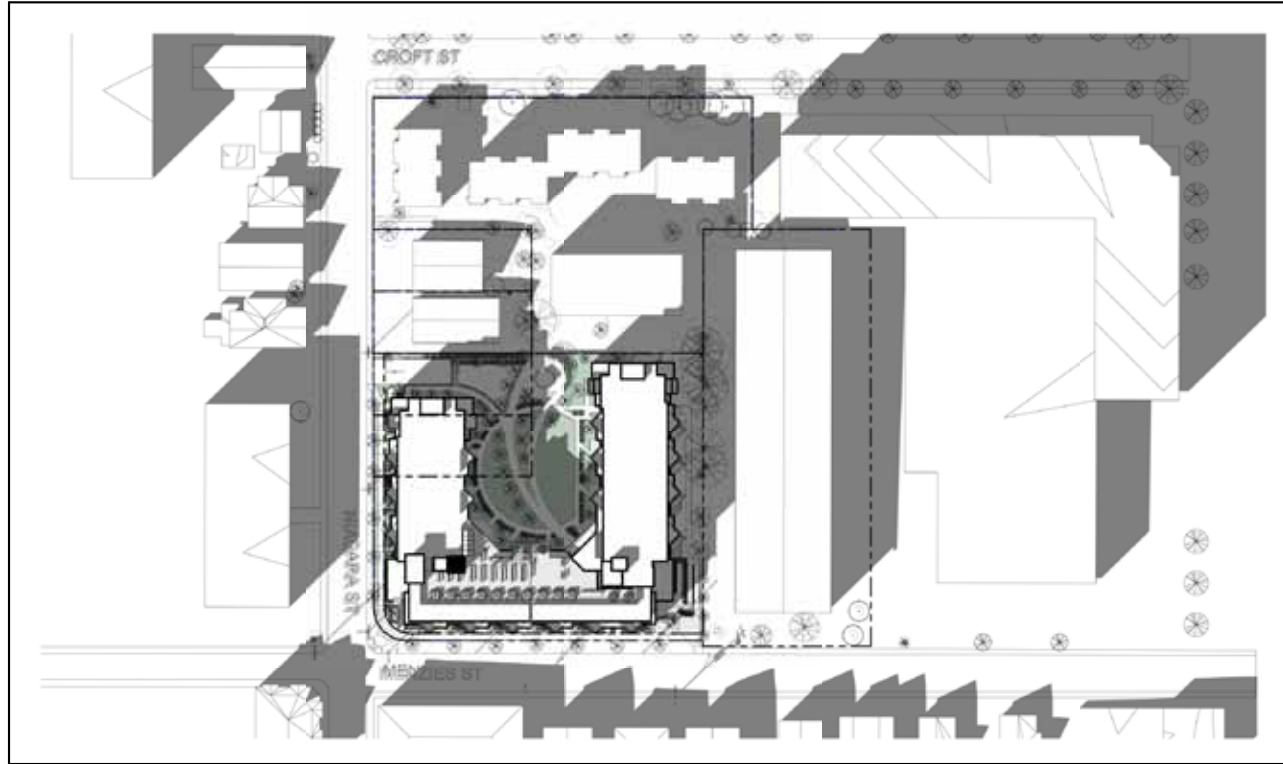
2 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - NOON
1:750



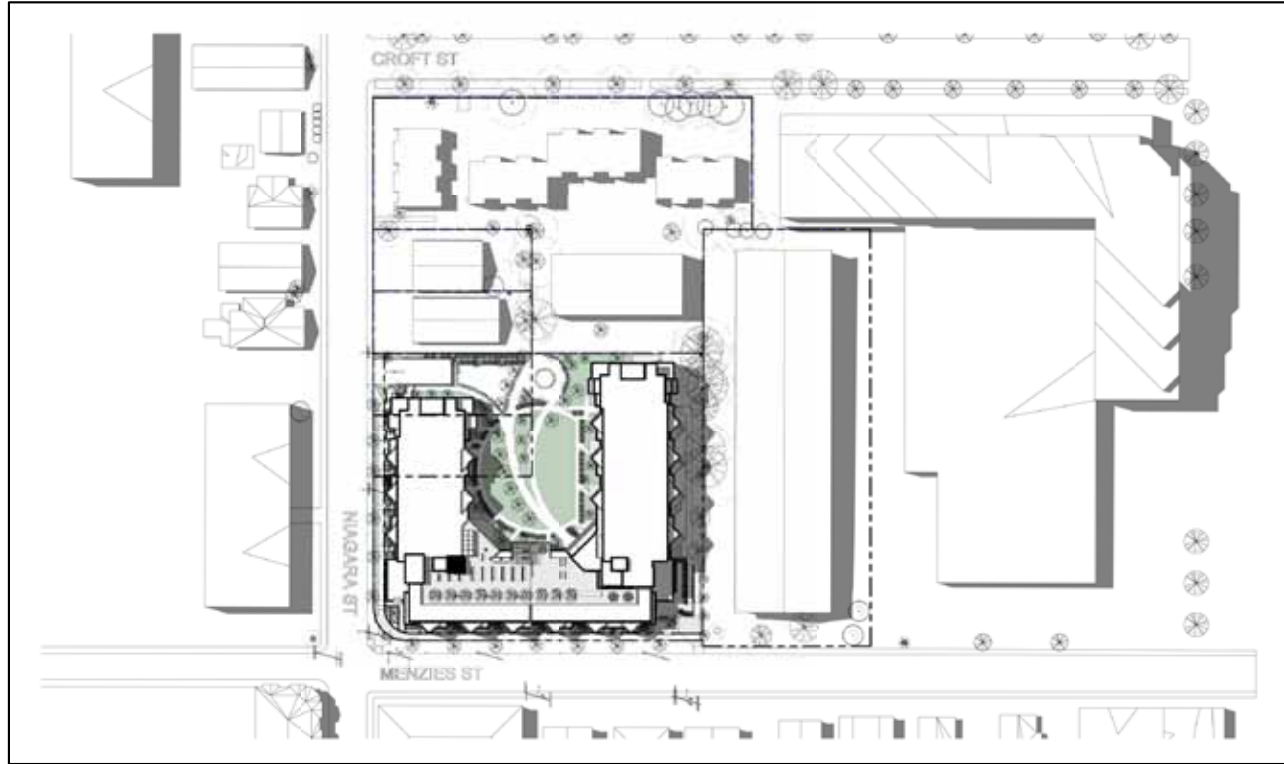
3 | SHADOW STUDY - SPRING/AUTUMN EQUINOX - 4pm
1:750



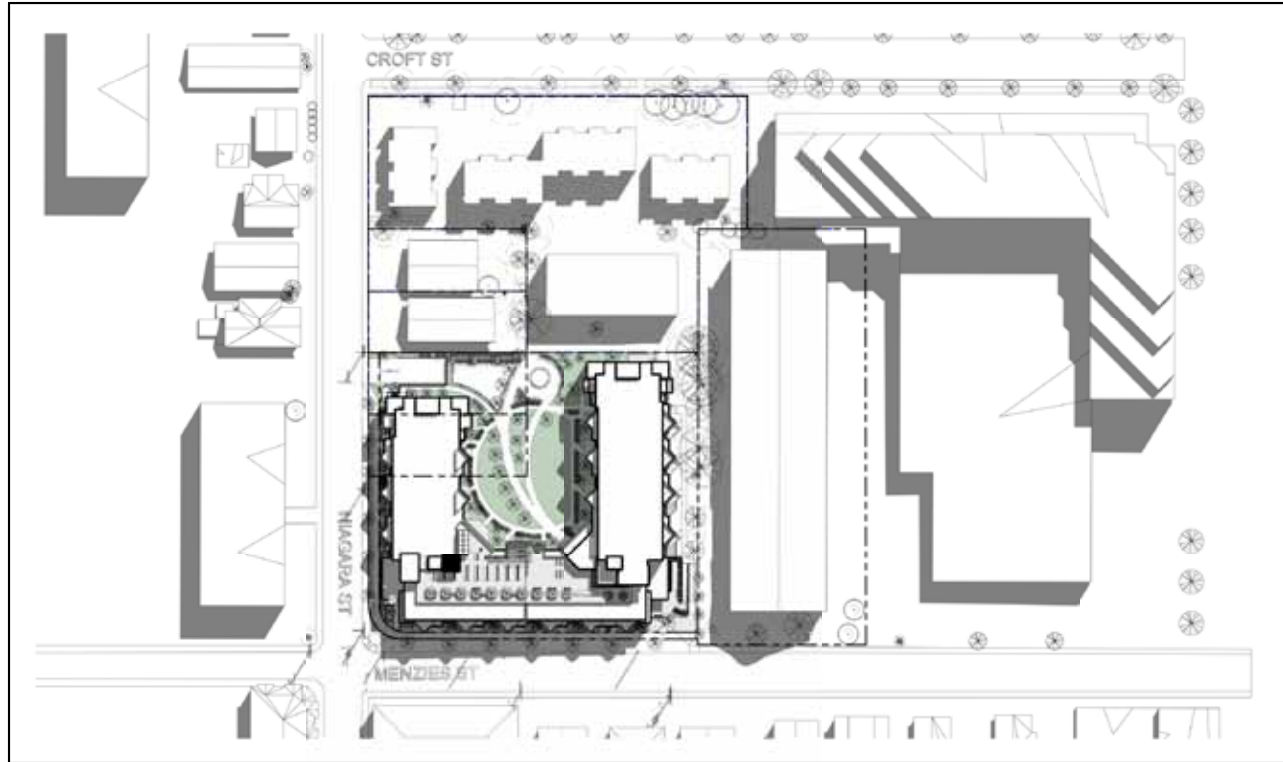
4 | 3D SHADOW STUDY - SPRING/AUTUMN



1 | SHADOW STUDY - SUMMER SOLSTICE - 8am
1:750



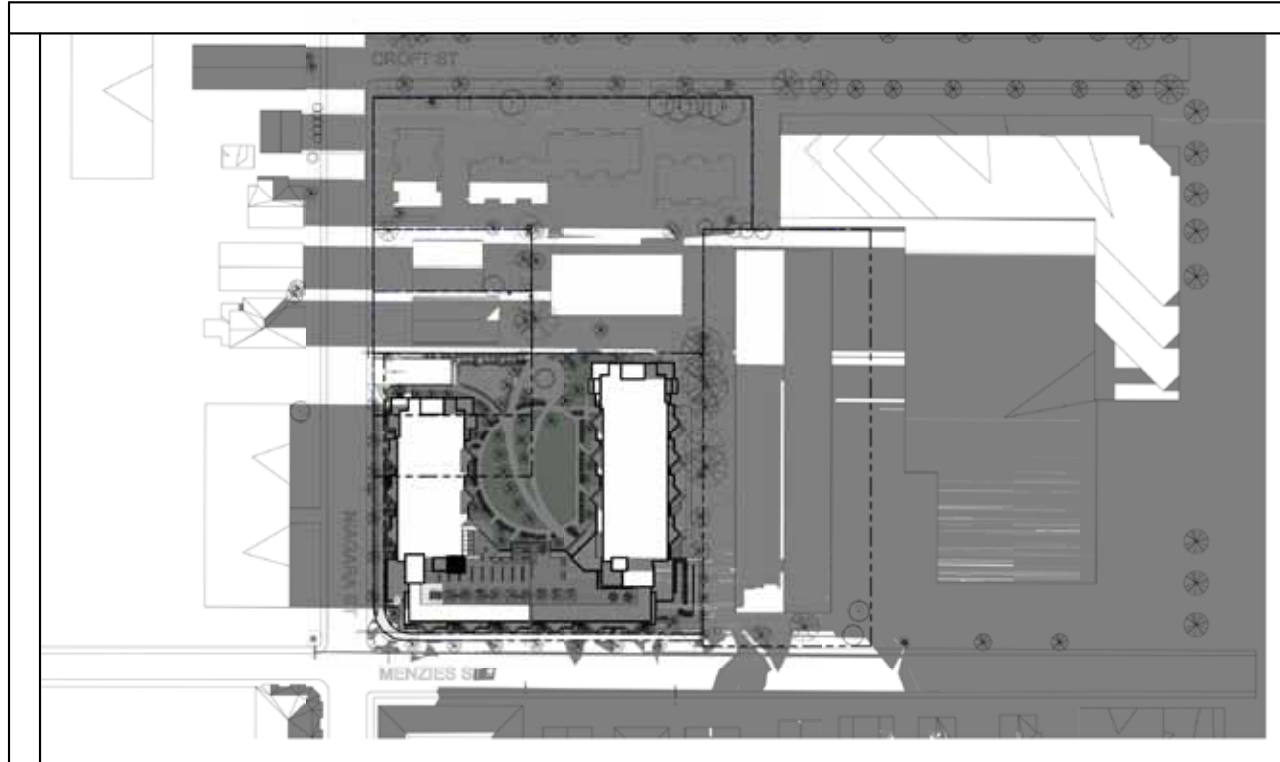
2 | SHADOW STUDY - SUMMER SOLSTICE - NOON
1:750



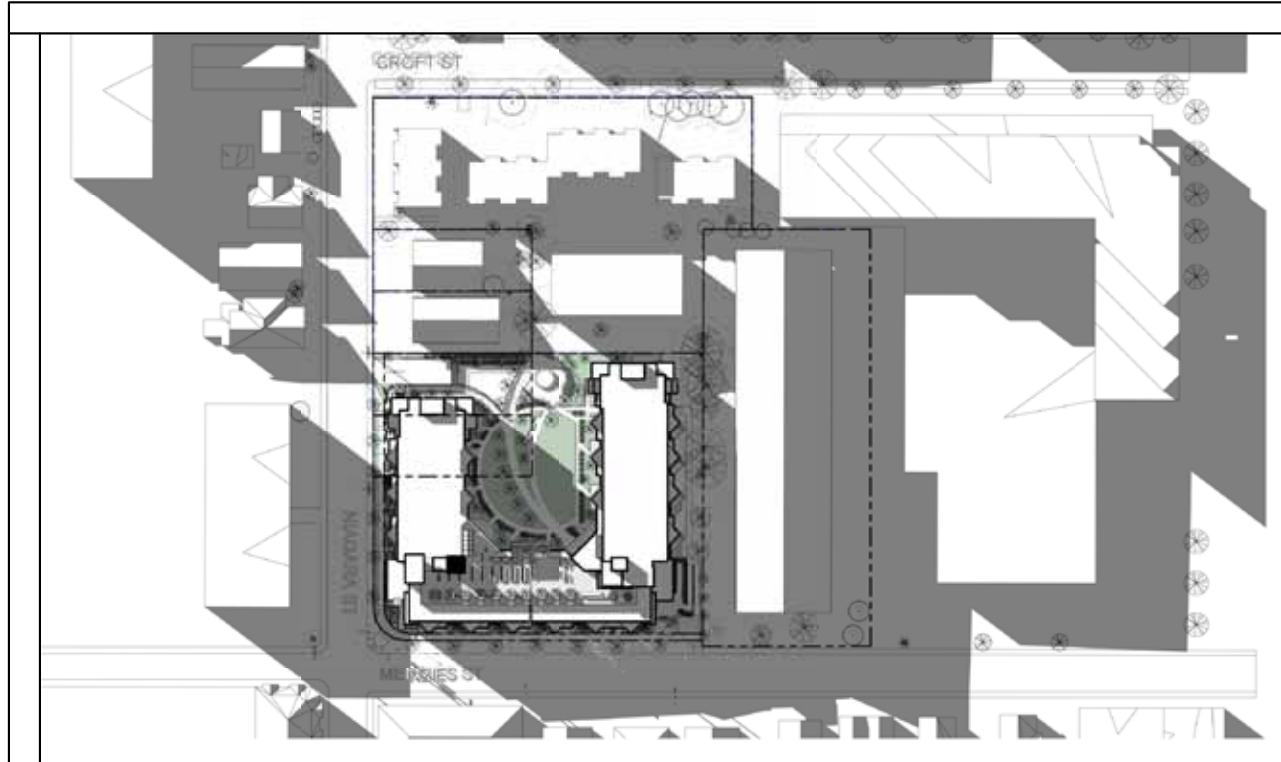
3 | SHADOW STUDY - SUMMER SOLSTICE - 4pm
1:750



4 | 3D SHADOW STUDY - SUMMER



1 | SHADOW STUDY - WINTER SOLSTICE - 8am
1:750



2 | SHADOW STUDY - WINTER SOLSTICE - NOON
1:750



3 | SHADOW STUDY - WINTER SOLSTICE - 4pm
1:750



4 | 3D SHADOW STUDY - WINTER



Village Green
110 Menzies Street

Precedent Images - Courtyard



Village Green
110 Menzies Street

Precedent Images - Street Edge



Village Green
110 Menzies Street

Precedent Images - Public/Private Interface



3D STREET - SOUTH



3D STREET - WEST



3D STREET - NORTH



3D STREET - EAST



3D BIRD'S EYE - SOUTH



3D BIRD'S EYE - WEST



3D BIRD'S EYE - NORTH



3D BIRD'S EYE - EAST



Village Green
110 Menzies Street

Corner View

VILLAGE GREEN APARTMENTS TENANT ASSISTANCE

The owners of Village Green Apartments are committed to providing our residents with a fair and reasonable relocation program to reduce the impact and hardship imposed by relocation.

Who Is Eligible For Relocation Assistance?

Residents who have lived at Village Green Apartments for one year or more before the development application submission date are eligible for relocation assistance and financial compensation.

How Much Financial Compensation Will I Receive?

To reduce the financial burden caused by relocation, eligible residents will be provided with compensation based on their length of tenancy AND a flat rate for moving expenses based on their suite size.

Length of Tenancy	Compensation Amount
1-4 Years	Equal to 3 Months Rent
5-9 Years	Equal to 4 Months Rent
10-19 Years	Equal to 5 Months Rent
20+ Years	Equal to 6 Months Rent

*Rental compensation will be based on whichever is greater, the current rent or the CMHC average rent for the unit type.

Suite Type	Moving Expenses (\$)
Bachelor & 1 Bedroom	\$500
2 Bedroom	\$750
3 Bedroom	\$1,000

When Will My Tenancy End?

Residents will be provided with four months' notice in advance of needing to end their tenancy.

It is currently estimated that residents will need to vacate their suite in early 2022. Based on this estimated timeline, residents would receive confirmation of their move-out date in and around Fall 2021. This is subject to change based on the regulatory approvals process with the City of Victoria.

VILLAGE GREEN APARTMENTS TENANT ASSISTANCE

The owners of Village Green Apartments are committed to providing our residents with a fair and reasonable relocation program to reduce the impact and hardship imposed by relocation.

Can I Move Back To Village Green Apartments?

Residents will be provided with the first right of refusal to rent at Village Green upon completion of the new rental building. Returning residents will be offered a special rate of 10% below the market rent at the time of lease up for their new suite. If a resident's current rent is higher than the proposed 10% below market rent, the right of first refusal can be offered at the resident's current rental rate.

Who Will Assist Me With Relocation?

The Owner of Village Green Apartments has retained Pacific Cove Property Management to provide tenant relocation services.

Pacific Cove Property Management employs over 150 staff, including an in-house Relocation Specialist. The Relocation Specialist will work together with residents to facilitate open communications and to implement a personalized tenant assistance plan for each resident.

What Are The Next Steps?

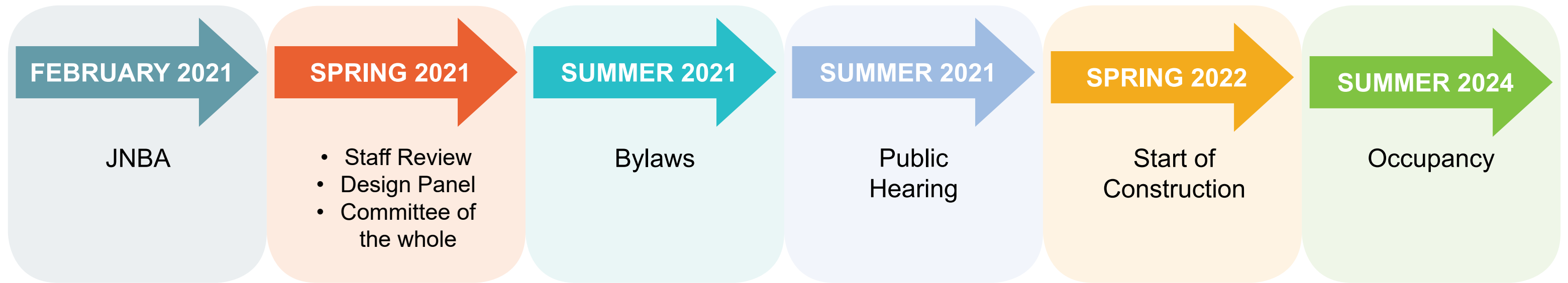
After the development application has been approved, the Relocation Specialist will reach out to schedule one-on-one meetings with each eligible resident to discuss the development process and create an individualized relocation plan tailored to the residents' needs.

The Relocation Specialist will assist residents who require government assistance, including liaising with BC Housing and other not-for-profit groups.

Residents will be provided with three housing options comparable in size, location and rent amount (unless otherwise agreed to by the resident).

Key Features

1. Purpose-built rental: 131 units
 - 10 - studio units
 - 49 - one bedroom units
 - 14 - one-bedroom + den units
 - 58 - two-bedroom units
2. All underground parking
3. Ground floor units have street access
4. Extensive courtyard greenscape
5. Fitness room/amenity area on the ground floor
6. Rooftop landscaped patio with gardens and an adjacent indoor lounge area
7. Terraced building design
8. 2 on-site MODO cars with EV station
9. Widened public sidewalks along Menzies and Niagara with boulevard for improved pedestrian connectivity
10. Corner focal point at Niagara and Menzies





Village Green
110 Menzies Street

Thank You