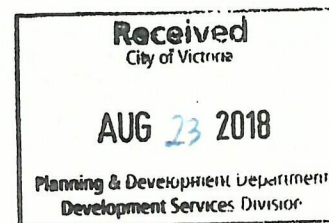




924 McClure St.
 Victoria, BC. V8V 3E7
 c. 250.413.7307
 o. 778-432-3550
 e. cecco@telus.net



August 23, 2018

Her Worship Mayor Lisa Helps and Councillors
 City of Victoria
 1 Centennial Square
 Victoria, B.C. V8W 1P6

Dear Mayor & Council,

Re:

Rezoning and Development Permit Application 1046/1048 North Park St.

We are pleased to present this application for the Rezoning, and Development Permit for the above noted lands.

Introduction

This application proposes to re-develop the property to a purpose built 34 unit building for housing people with varying degrees of mental illness.

As part of the redevelopment of the Mount St Angela project for Seniors Living, the owner has acquired the North Park St properties and is committed to transitioning the patients currently residing at Mt St. Angela to the new build. The application before you is a unique proposal as it will be one of the first purpose built projects for this type of care for the current managing non profit society.

The project is situated in an ideal location to provide unique housing accommodations to support the needs of the client group and it is adjacent to the location where the service providers main kitchen/distribution hub to prepare "meals on wheels". Due to the physical constraints and urban infill nature of this project, it is perfectly suited to this make up of housing and accommodation types.

The proposed project will house approximately 34 below market rooms which are completely furnished, self contained micro units with bed/sitting area, storage, and share a full bathroom.

The ground floor contains staff office and communal kitchen dining hall with direct access to a exterior landscaped terrace/courtyard.

The intent of the design brief is to realize a project of the highest quality which provides a stimulating environment for the residents, including a complete array of amenities. Each residential floor has range of amenity space from informal common areas, quiet reading area, TV area, to a more structured art therapy area on the upper floor.

Parking Variance

We are requesting a parking variance to reduce the onsite parking requirements from a required 16 stalls to 4 stalls. The proposed facility is designed for the 34 current residents /patients at Mount St. Angela. The residents because of their mental and physical conditions are not permitted to possess a drivers licence. Typically their mode of transportation is walking to nearby shops. Travel to medical appointments is by taxi , family or by their offsite case worker.

At the current facility on a typical work and weekend day, there are usually a maximum of two to three staff vehicles on site . The majority of staff walk or use local city transit as their mode of transportation . Providing 4 stalls and 12 longterm secure bicycle parking more than meets the current needs of the facility.

Green Building Features

The project has been designed with a combination of active and passive energy principles:

- Provision of an electric charging stations.
- Building is oriented to take advantage of the south facing site to allow better penetration of natural daylight into the main level , courtyard and resident units
- Construction will use a high-performance wood frame system.
- Infiltration rain garden for on site storm water mitigation
- Permeable grass pavers for driveway
- Heat Recovery Ventilation systems.
- Designed to the 2014 energy code.
- Constructed to Built Green standards

To conclude, North Park Supportive Housing is an exciting proposal for Victoria and particularly for the North Park community. As outlined above it introduces concepts of social interaction, environmental design, and neighbourhood which should prove to be a model. The project has been introduced to the neighbourhood through the North Park Community Association, and we look forward to sharing a detailed presentation with Council.

Sincerely,



Larry A. Cecco,
Principal Arcata Collective LTD.