

J. REPORTS OF COMMITTEES

J.1 Committee of the Whole

J.1.a Report from the September 27, 2018 COTW Meeting

**J.1.a.b 1046-1048 North Park Street - Rezoning Application No. 00632
and Development Permit with Variance Application No. 00071
(North Park)**

Moved By Councillor Coleman
Seconded By Councillor Madoff

Rezoning Application No. 00632

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00632 for 1046 and 1048 North Park Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variance Application No. 00071

1. That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00632, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 00071 for 1046 and 1048 North Park Street, in accordance with:

- a. Plans date stamped September 18, 2018.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - i. reduce the required number of parking spaces from 16 to 4.
 - c. The Development Permit lapsing two years from the date of this resolution."
2. That Council direct staff to discharge Section 219 Covenant (CA4449030) registered on the property at 1046 North Park Street to the satisfaction of City staff, which was associated with a previously approved Development Permit, if Development Permit with Variance Application No. 00071 is approved.

CARRIED UNANIMOUSLY

B. CONSENT AGENDA

Moved By Councillor Coleman
Seconded By Councillor Lucas

That the following items be approved without further debate

CARRIED UNANIMOUSLY

B.2 1046-1048 North Park Street - Rezoning Application No. 00632 and Development Permit with Variance Application No. 00071 (North Park)

Committee received a report dated September 13, 2018 from the Director of Sustainable Planning and Community Development presenting information, analysis and recommendations for a Rezoning and Development Permit Application proposing to construct a rest home for the property located at 1046 and 1048 North Park Street.

Moved By Councillor Coleman
Seconded By Councillor Lucas

Rezoning Application No. 00632

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00632 for 1046 and 1048 North Park Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

Development Permit with Variance Application No. 00071

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 - i. reduce the required number of parking spaces from 16 to 4.
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2. That Council direct staff to discharge Section 219 Covenant (CA4449030) registered on the property at 1046 North Park Street to the satisfaction of City staff, which was associated with a previously approved Development Permit, if Development Permit with Variance Application No. 00071 is approved.

CARRIED UNANIMOUSLY

- the OCP encourages partnerships between senior governments, the health authority, private sector and non-profit organizations in order to provide a range of housing types, facilities and support services to meet the needs of residents as they age. The OCP also encourages the integration of community care facilities and group residences across the City.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the density from 1.5:1 to 1.92:1 floor space ratio (FSR) and to allow a rest home at this location.

The differences from the existing CR-NP Zone, North Park Commercial Residential District, are related to:

- adding rest home – Class C as a permitted use
- increasing the FSR and total floor area
- increasing the height.

Affordable Housing Impacts

The applicant proposes the creation of 34 new residential units which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for these properties.

Active Transportation Impacts

The applicant is proposing to provide 12 long-term and 8 short-term bicycle parking spaces, which support active transportation and are in excess of the *Zoning Regulation Bylaw* requirements.

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized by mix of commercial and residential land uses.

Existing Site Development and Development Potential

The property located at 1046 North Park Street is currently vacant and 1048 North Park Street is presently occupied by a single family dwelling and accessory buildings. Under the existing CR-NP Zone, the site could be redeveloped as a four-storey mixed-use development with ground floor commercial and residential above.

Data Table

The following data table compares the proposal with the existing CR-NP Zone. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	CR-NP Zone
Site area (m ²) – minimum	654.30m ²	n/a
Density (Floor Space Ratio) – maximum	1.91:1 *	1.50:1
Total floor area (m ²) – maximum	1257.50 *	981.45
Height (m) – maximum	12.50 *	12.00
Storeys – maximum	4.00	4.00
Site coverage (%) – maximum	59.00	n/a
Setbacks (m) – minimum		
Front (North Park Street)	0.40	0.00
Rear (north)	6.40 – building / 0.40 * - trellis	6.25
Side (east)	0.00 – building / 6.90 – trellis	0.00
Side (west)	2.40 – building / 2.40 - trellis	0.00
Vehicle parking – minimum	4 *	16
Bicycle parking stalls – minimum		
Long-term	12	2
Short-term	8	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the North Park CALUC at a Community Meeting held on December 5, 2016. A letter dated December 5, 2016 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject properties is Urban Residential, which supports low to mid-rise multi-unit residential up to approximately six

storeys and an FSR up to 2:1 at strategic locations. The subject properties are considered a strategic location as they are one property away from North Park Village, which is identified as a Large Urban Village in the OCP. The OCP identifies these properties in Development Permit Area (DPA) 16: General Form and Character. The proposal is consistent with the policy direction outlined in the OCP.

Local Area Plans

The *North Park Local Plan* (1996) supports artisan trades with mixed and/or residential uses at this location. The applicant is proposing to locate the office space for the non-profit housing provider on the ground floor facing the street so the building would have the "look and feel" of ground floor commercial space at street level. With respect to building height, the Plan encourages heights of new buildings to be consistent with heights of existing buildings in the neighbourhood. For comparison, the existing multi-unit residential building located at 1032 North Park Street (completed in 2015) is also four storeys with the fourth storey stepped back.

Tenant Assistance Policy

The proposal is to demolish an existing building which would result in a loss of one existing residential rental unit. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

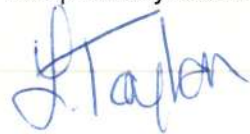
CONCLUSIONS

The proposal is consistent with the OCP from a use, height and density perspective. The Application further advances the housing objectives in the OCP relating to housing, facilities and support services to meet the needs of residents. Staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00632 for the properties located at 1046 and 1048 North Park Street.

Respectfully submitted,



Leanne Taylor
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: Sept. 20, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 18, 2018
- Attachment D: Letter from applicant to Mayor and Council dated August 23, 2018
- Attachment E: Community Association Land Use Committee Comments dated December 12, 2017
- Attachment F: Tenant Relocation Plan
- Attachment G: Correspondence (letters received from residents).

CALEDONIA AV

NORTH PARK ST

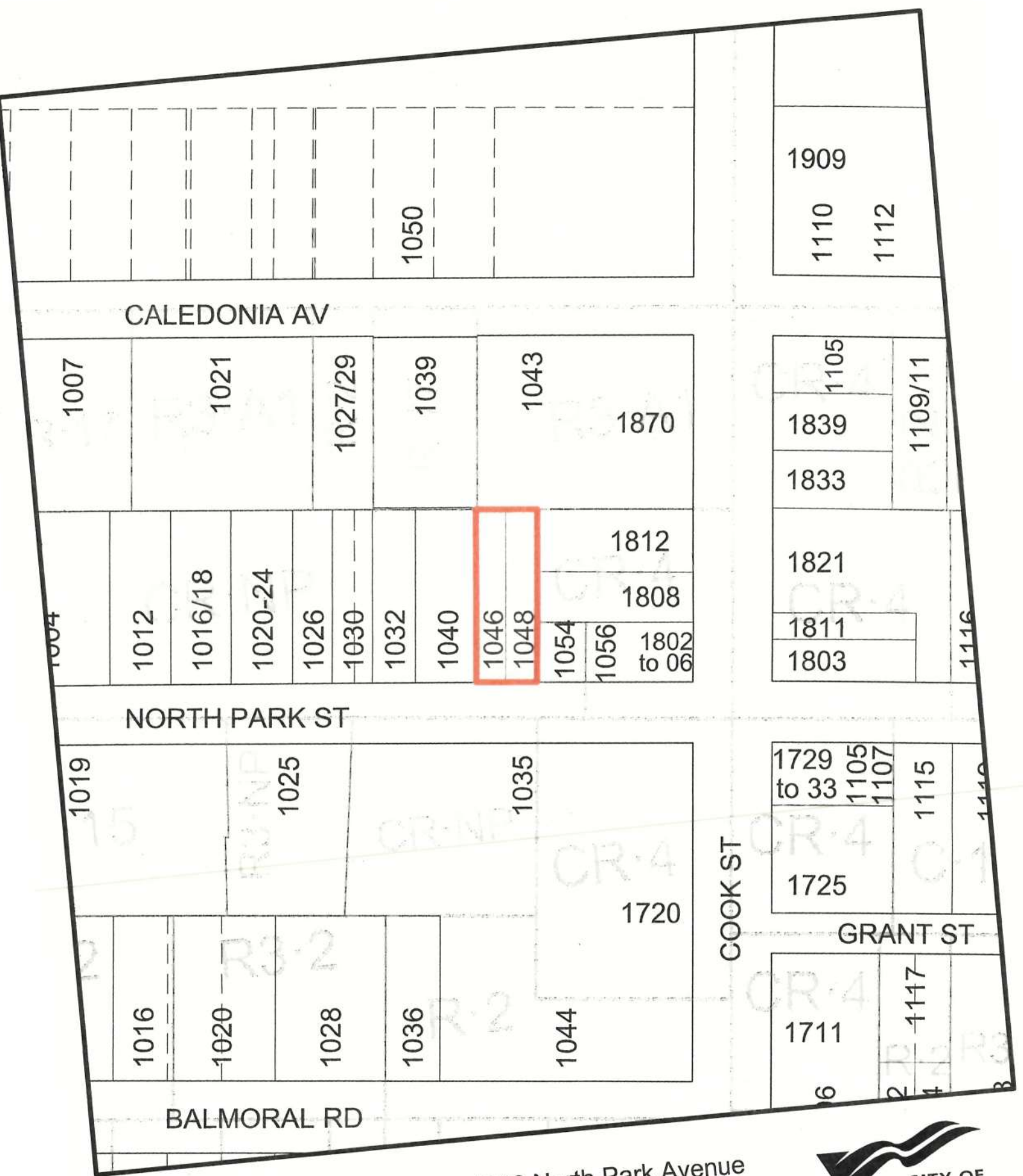
BALMORAL RD

COOK ST

GRANT ST



1046 and 1048 North Park Avenue
Rezoning No.00632





1046 and 1048 North Park Avenue
Rezoning No.00632





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City of Victoria

SEP 18 2018

Planning & Development Department
Development Services Division

PROJECT TEAM

Client
MI Ventures

Lead Design Consultant
Arcata
924 McClure St.
Victoria BC
T 778.432.3550

Architect - CRP
Steller Architectural Consulting
210- 4252 Commerce Circle
Victoria BC
T 250.294.8076

LIST OF DRAWINGS

Architectural

- | | |
|-------|--|
| A 0.0 | Cover Page |
| A 0.1 | Project Data, Site Plan, Context Plan |
| A 0.2 | Average Grade, Survey |
| A 1.0 | Lower & Main Floor Plans, Landscape Plan |
| A 1.1 | Upper Floor Plans (2nd, 3rd, 4th) |
| A 2.0 | Elevations |
| A 2.1 | Sections, Street Study, Window Overlay |
| A 3.0 | Shadow Study |
| A 4.0 | Street Context, Perspectives |

Project Data

Civic Address
1046 & 1048 North Park Street,
Victoria, BC

Legal address:
Lot 24 Plan VIP 26 Sublot 13 Land District 57
Lot 24 Plan VIP 26 Section SL Land District 57
except Plan E PT

Zoning CR-NP North Park
Commercial Residential District

Site Area 654.3 m² (7,042 sq. ft.)

Site Coverage
Building area = 386 m² (4,155 sq. ft.)
proposed 59%

Floor Area -
Lower level - 343.5 m² (3,697 sq. ft.)
Main Level - 209.5 m² (2,255 sq. ft.)
Level 2 - 360 m² (3,878 sq. ft.)
Level 3 - 360 m² (3,878 sq. ft.)
Level 4 - 323 m² (3,480 sq. ft.)

Total Floor Area - 1,596 m² (17,199 sq. ft.)

Floor Area Ratio
Proposed 1.91 - total floor area 1,252.5 m² (13,478 sq. ft.)
not including lower level

Height
Proposed 12.50 m, 4 storeys.

Off Street Parking
Supportive Housing and Community Care Facility
Required:
1.0 space per 80 m² of floor area
1,257 m² / 80 = 15.7
Required - 16 stalls
Provided- 4 stalls

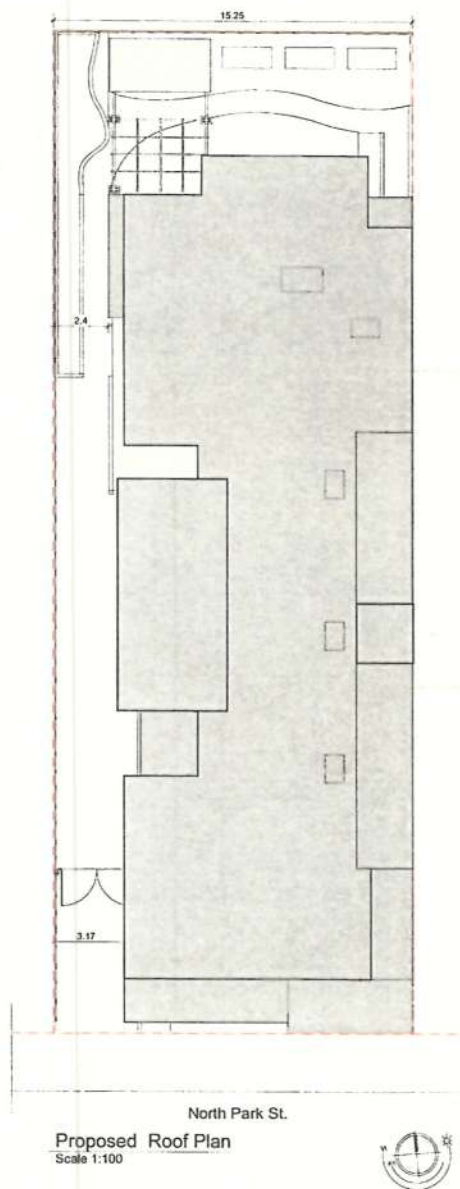
Bicycle Parking
Supportive Housing and Community Care Facility

Short Term:
1 stall per 200 m² floor area
1275m² / 200 = 6
required 6 stalls
proposed 8 stalls
6 stalls at entrance and 2 stalls in rear yard

Long Term :
1 stall per 700 m² floor area
1275m² / 700 = 1.79
required 2 stalls
proposed 12 stalls

Unit Count
34 single rooms, +/- 115 -150 sq.ft. / per unit

Setbacks
Rear yard 6.4 m
Front yard 0.4 m
Side yard, west 2.4 m
Side yard, east 0.0 m



Context
Scale: NTS

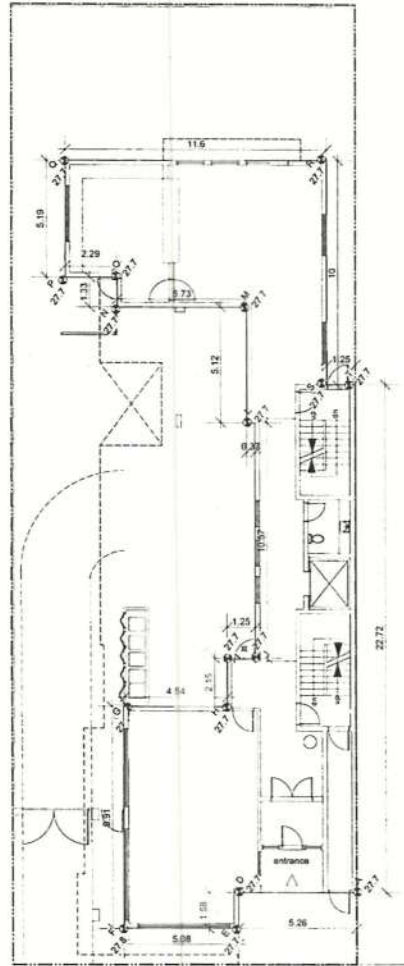
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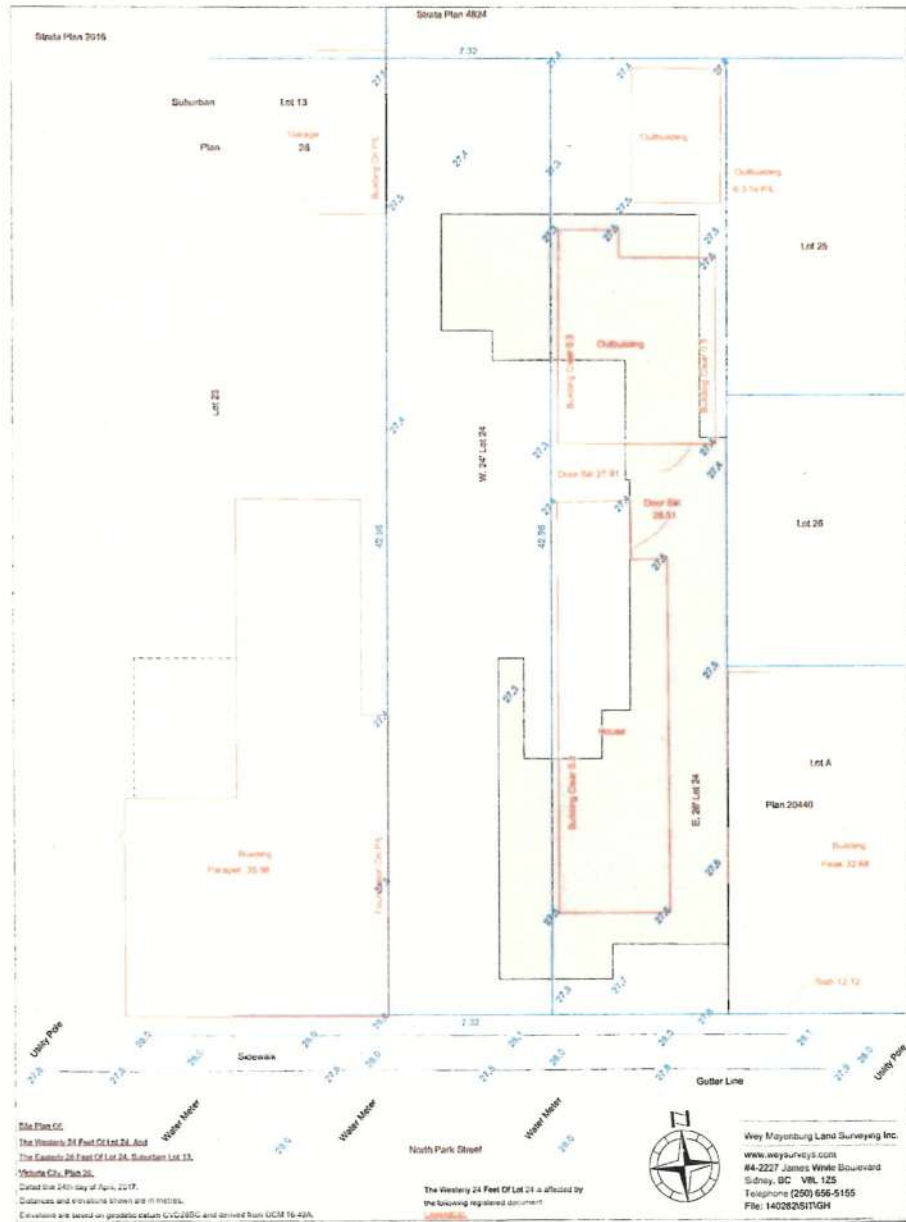
Average Grade Calculation:

A & D (27.7+27.7)/2=27.7 x 5.3 = 146.81
 D & E (27.7+27.7)/2=27.7 x 1.58 = 43.76
 E & F (27.7+27.7)/2=27.7 x 5.1 = 141.5
 F & G (27.7+27.7)/2=27.7 x 9.91 = 275
 G & H (27.7+27.7)/2=27.7 x 4.5 = 124.6
 H & I (27.7+27.7)/2=27.7 x 2.1 = 58
 I & J (27.7+27.7)/2=27.7 x 1.3 = 36
 J & K (27.7+27.7)/2=27.7 x 10.6 = 293.62
 K & L (27.7+27.7)/2=27.7 x 0.37 = 9.97
 L & M (27.7+27.7)/2=27.7 x 5.12 = 141.8
 M & N (27.7+27.7)/2=27.7 x 5.73 = 158.7
 N & O (27.7+27.7)/2=27.7 x 1.33 = 36.84
 O & P (27.7+27.7)/2=27.7 x 2.29 = 63.43
 P & Q (27.7+27.7)/2=27.7 x 5.19 = 143.7
 Q & R (27.7+27.7)/2=27.7 x 11.6 = 321
 R & S (27.7+27.7)/2=27.7 x 10 = 277
 S & T (27.7+27.7)/2=27.7 x 1.25 = 34.6
 T & A (27.7+27.7)/2=27.7 x 22.7 = 626.79
 2935 / 105.6 = 27.8 Average grade



North Park St.

Average Grade Calculation
Scale 1:100



Site Plan 01
 The Western 24 Feet Of Lot 24, And
 The Eastern 24 Feet Of Lot 24, Suburban Lot 13,
 Victoria City, Plan 24,
 Dated the 24th day of April, 2017.
 Distances and bearings shown are in metres.
 Elevations are based on geoid datum GCG2000 and derived from GCM 16-40N.

Survey Plan
Scale 1:100

The Western 24 Feet Of Lot 24 is affected by
 the following registered document:
 Certificate



Wey Mayenburg Land Surveying Inc.
 www.weysurvey.com
 84-2227 James Winkler Boulevard
 Sidney, BC V8L 1Z5
 Telephone: (250) 656-5155
 Fax: 1402825111GH

LPA DESIGN CONSULTANT
 Arcata
 250-433-7307 / 184 McCune St.
 V8L 1Z5
 ARCHITECT - CIP
 STELL R. J.

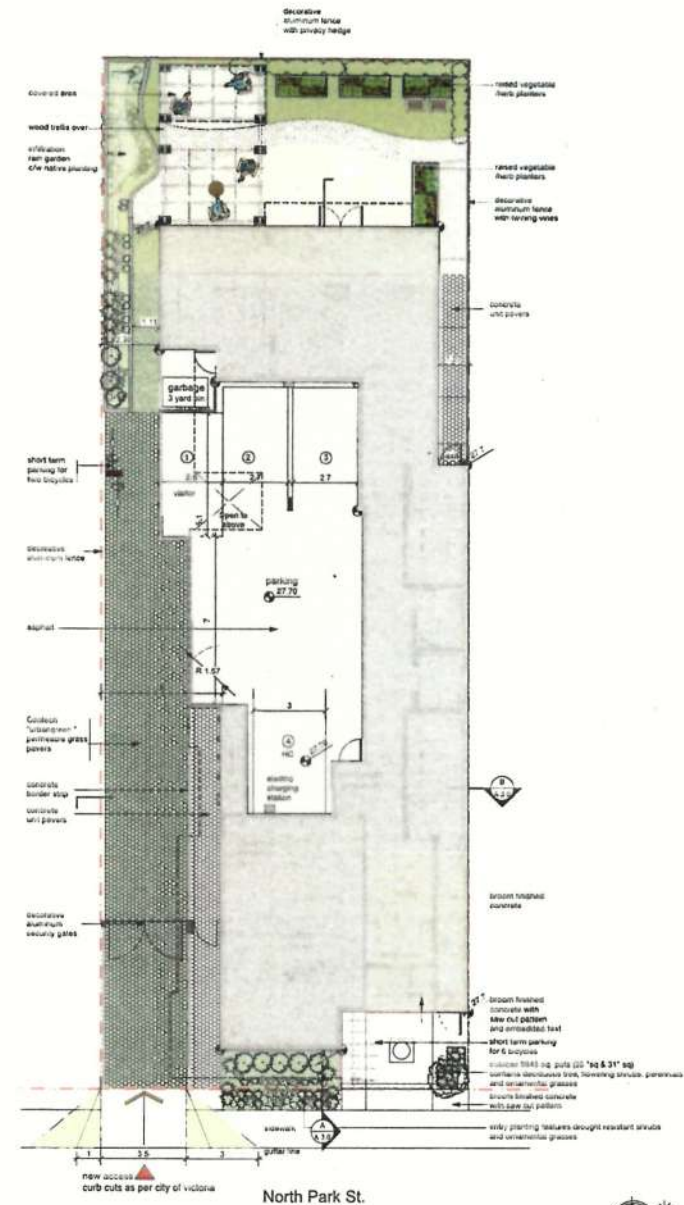
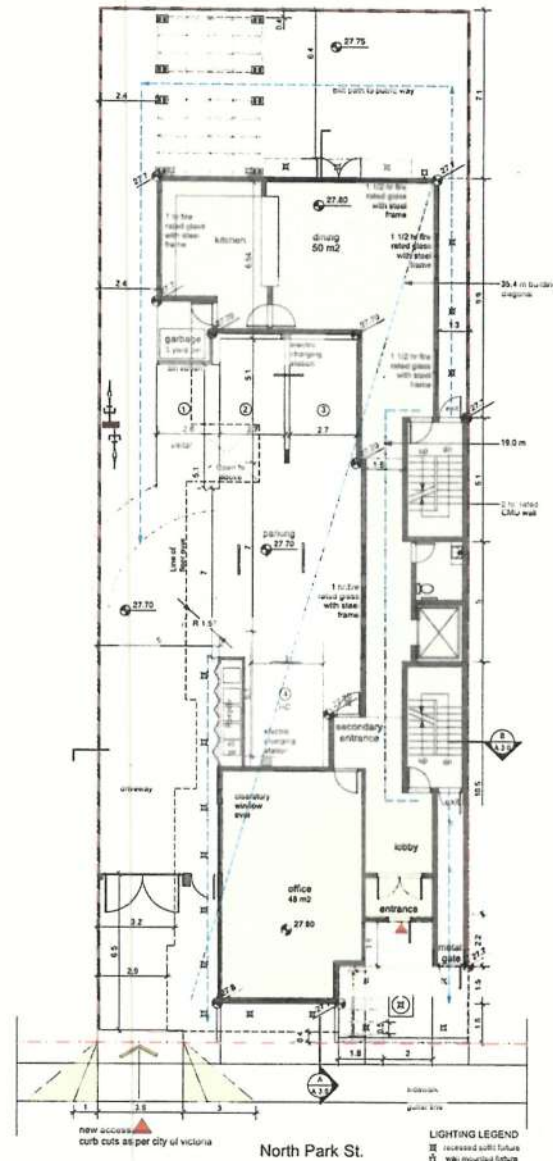
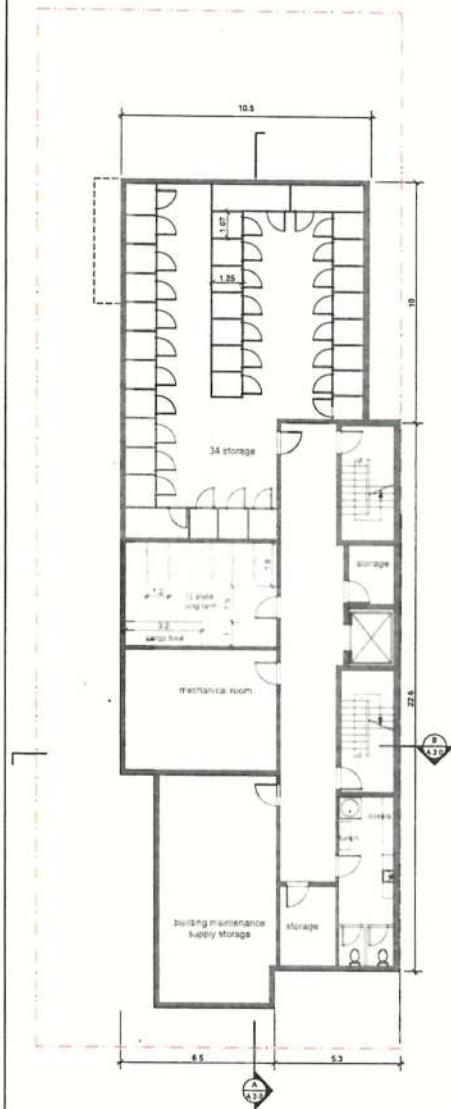
PROJECT
 1006 & 1008
 NORTH PARK STREET
 Supportive Housing Model
 ISSUE
 Initial to Planning
 Revised as per ADR comments
 Revised as per staff comments
 May 8, 2018
 July 25, 2018
 Aug 20, 2018
 Sep 14, 2018

A 0.2
 Average Grade
 Survey Plan

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South Elevation
Scale 1:100

North Elevation
Scale 1:100

West Elevation
Scale 1:100

East Elevation
Scale 1:100

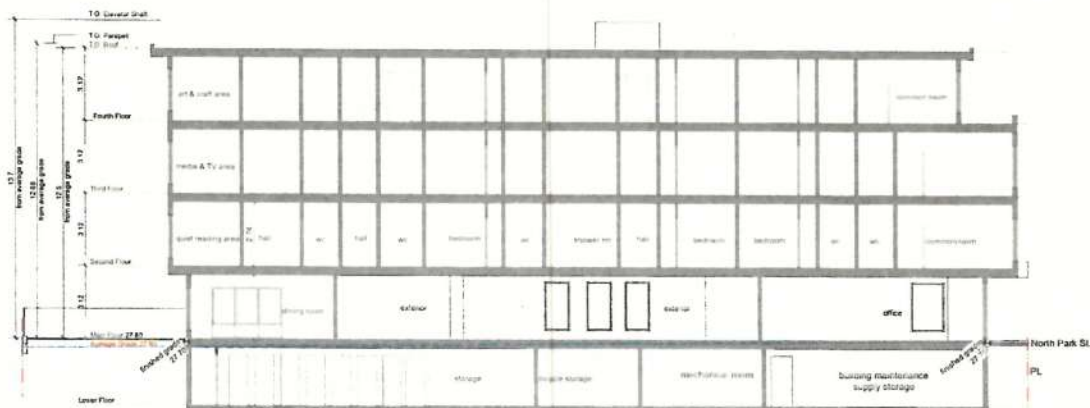
FINISH SCHEDULE

- 1 ALUMINUM METAL PANEL - LONGBOARD DARK FIR FINISH NO. 501 02-733
- 2 BRICK VENEER
- 3 STUCCO - FLAT SAND TEXTURE COLOUR / LIGHT GREY
- 4 METAL CAP FLASHING - GALVALUME COLOR
- 5 DECORATIVE ALUMINUM GATE
- 6 ALUMINUM WINDOW WITH DARK FRAME CLEAR GLAZING
- 7 V GROOVE FIR SCOFFIT
- 8 ALUMINUM SOFFIT
- 9 WOOD SCREEN 12 X 2 STAINED CEDAR
- 10 CEDAR WOOD TRELLIS
- 11 METAL ENTRANCE CANOPY
- 12 ARC-STRUCTURAL CONCRETE COLUMN
- 13 GALVANIZED STEEL FRAME WITH CEDAR BOARD INSERTS
- 14 WOOD COLUMN ON CONCRETE BASE
- 15 PAINTED METAL DOOR
- 16 ALUMINUM STOREFRONT GLAZING
- 17 ENTRANCE DOOR & WINDOWS
- 18 GROUND FACE CMU NATURAL GREY
- 19 CEMENT PANEL / PARQUET CEILING
- 20 CURTAIN WALL WITH SPANDREL PANEL
- 21 FLUTED FACE CMU NATURAL GREY

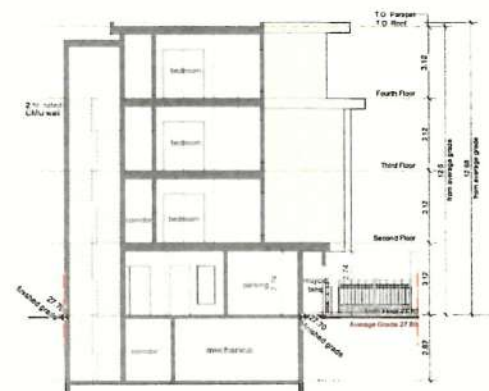
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Section 'A'
Scale 1:100

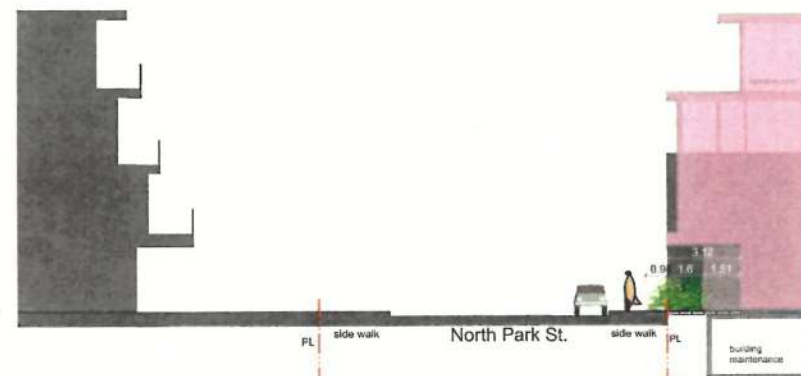


Section 'B'
Scale 1:100



West Elevation / Window Overlay
Scale 1:100

- Outline of adjacent building (1040 North Park)
- Windows at east side of 1040 North Park



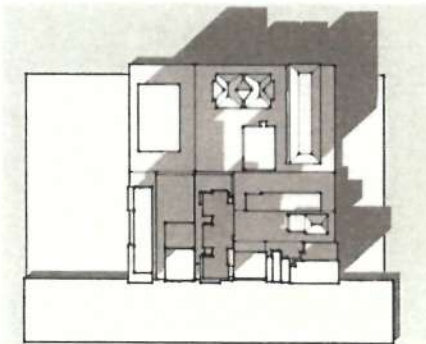
Street Section Study
Scale 1:100

- Outline of proposed building
- Outline of existing

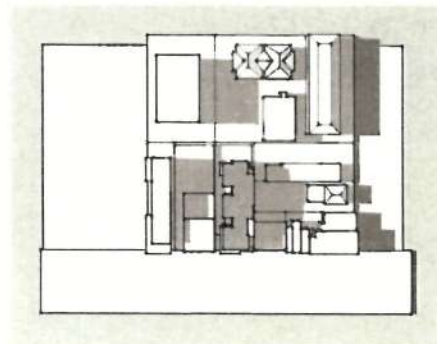
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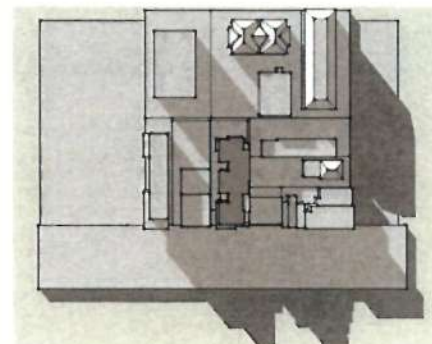
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Development Services Division



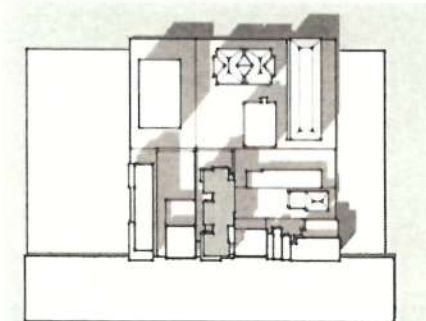
Morning
Summer Solstice



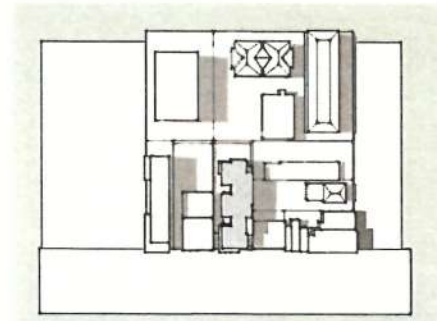
Noon



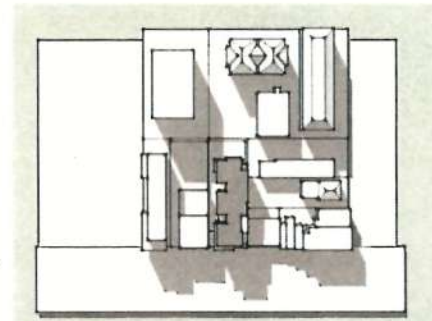
Evening



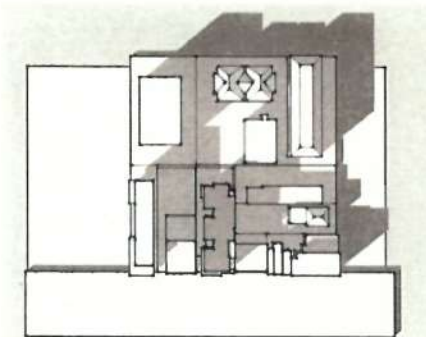
Morning
Equinox



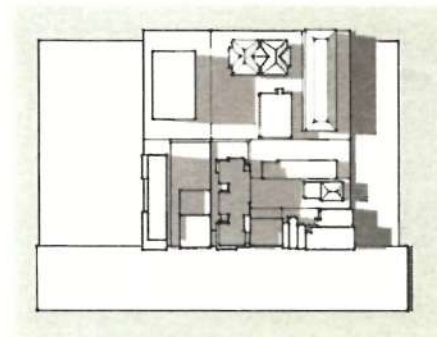
Noon



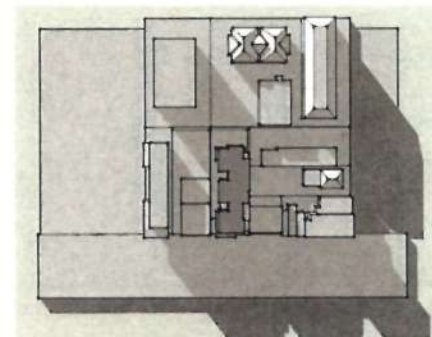
Evening



Morning
Winter Solstice



Noon



Evening



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Street View Looking East



Street View Looking West



Street Context
Scale 1:150

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SEP 18 2018

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Development Services Division



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.



December 5, 2016

Dear Leanne Taylor:

RE: 1046/48 NORTH PARK STREET

A Community Meeting was held on December 5, 2016 for a presentation by the developer for 1046/48 North Park. Larry Cecco, Architect, presented for the developer, The Norwood Group, and the client, Island Health. There were 11 people in attendance. The minutes are attached.

There was general support in the room for the proposed building. The variances for height and parking were not considered problematic. The architecture of the building was generally considered to be positive. Overall, the building was considered to be an asset to the street.

While there was support for the idea of a supportive living facility for the mentally ill, there were several comments that North Park has a number of social housing projects, and this was a red flag. How many of these types of projects should the area take?

Some of those in attendance questioned the supportive housing model in this location. They mentioned that this was prime urban space, and would be better used as residential uses for those working downtown. One attendee mentioned he was a victim of eviction since land investors are selling properties to benefit from the market. The need for market rental was mentioned.

One person raised concern that the use (supportive housing for these 34 mentally-ill patients) might change over time. The architect explained that a housing agreement was required. More information is needed about the housing agreement, and how long it is in effect, to address this question.

Overall, there was support for the building, architecture and design. The use of the building raised some concerns about how well this population will add to the vitality of North Park.

Regards,

Pam Hartling
CALUC Co-Chairs, North Park Neighbourhood Association

Chris Fleming

North Park Neighbourhood Association

Minutes of Community Association Land Use Committee (CALUC) Meeting
December 5, 2016, 7 p.m.

Re: 1046 & 1048 North Park Street

Attendance (excluding Developer, but including CALUC): 11

1. Pre-Meeting Notes:

- Drawings of the proposed development should be taken off the NPNA website following this public meeting, or a disclaimer, written clearly indicating that the design of the development is subject to change, should be added.

2. Presentation:

Larry Cecco, architect, presented the development proposal.

3. Questions and concerns following presentation:

- Ryan Moen is concerned about two things with respect to the development:
 - The number of supportive housing zonings in the neighbourhood and the effect this has on the make-up of North Park.
 - Developments that do not support an increase in the number of rental units in North Park.
- Both of these sentiments were shared by Harold Stanley, with the addition that Harold is concerned that the residents of the supportive housing development would not patronize local establishments nor be working downtown.
- Similarly, Kalen Harris was concerned about North Park becoming a neighbourhood of supports, although he supports this development.
- In general, everyone but one person agreed with the purpose of the development, but three attendees were vocal about the need to consider other neighbourhoods in the future when deciding where to locate supportive housing projects.

- There was also concern from two attendees (Ryan, Kalen) on what type of supportive housing this project would be converted to if the ten year Housing Agreement with Island Health were to expire and not be renewed.
- Very few questions about the design of the project:
 - Mary Witoski asked if the developer was going to put up a fence on the East side of the building (landscape architect had not been consulted yet).
 - Shawna Farmer was concerned about smoking on the property (smoking would be restricted to the garden area at the back of the development).
 - Carmen Berlin wondered why these two lots were selected (the owner of Mt. St Angela also owned 1046 North Park and was offered 1048 North Park via sale).

4. Conclusion:

NPNA will write a letter to Leanne Taylor, City of Victoria Senior Planner/Local Area Planner, summarizing the CALUC meeting discussion. The minutes of this meeting will be included with the letter.

Recorder: Chris Fleming



Sustainable Planning and
Community Development
1 Centennial Square
Victoria, BC V8W 1P6

T 250.361.0382
E housing@victoria.ca

Tenant Assistance Plan Application

Please complete this application with your rezoning or development application. This application form includes three steps:

Step 1:	BACKGROUND: Review relevant legislative and policy information
Step 2:	TENANT ASSISTANCE PLAN: Complete application form and all requirements
Step 3:	SUBMIT: Save and return the completed form to City Staff for Feedback by email to housing@victoria.ca

STEP 1 BACKGROUND

Please review the Rights and Responsibilities of Landlords and Tenants, that are regulated by the Province and is set out in the [Residential Tenancy Act](#). Please refer to the City of Victoria's website for more information regarding the Tenant Assistance Policy and other rental housing policies.

STEP 2 TENANT ASSISTANCE PLAN

Please provide information below regarding site information, current occupancy details and rent rolls.

a. SITE INFORMATION

SITE ADDRESS:	1048 North Park St, Victoria BC
OWNER NAME:	
COMPANY NAME:	MI Ventures Inc
TOTAL RENTAL UNITS:	2

b. CURRENT OCCUPANT DETAILS & RENT ROLLS

Please attach the current tenant information and rent rolls as Appendix A. Please note that all information provided in Appendix A will remain confidential. At this stage, please identify existing vulnerable* tenants which will determine requirements within the Tenant Assistance Plan.

*Vulnerable tenants may include:


- Long-term tenants who may be paying significantly below market-rent, and for whom entering the current market may present financial challenges
- Tenants with specific housing needs due to a disability
- Seniors, who may be long-term tenants and living on a fixed income
- Families with young children, who may have difficulty finding appropriate units



Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6
T 250.361.382 E housing@victoria.ca

Tenant Assistance Plan Application Form

c. TENANT ASSISTANCE PLAN:

Tenant Assistance Plan Components	Draft Tenant Assistance Plan (Complete and submit for staff comment)	City Staff Comments (For staff use only)	Final Tenant Assistance Plan (Complete and submit with incorporation of staff comments)
	Date: 14 Sept 2018	Date: 14 Sept 2018	Date: 14 Sept 2018
Compensation by tenancy length: <ul style="list-style-type: none"> Up to 5 years: 3 months' rent 5 to 9 years: 4 months' rent 10-19 years: 5 months' rent 20+ years: 6 months' rent 	There is currently only 1 tenant on the property and we will be providing 3 months of rent free accommodation	Meets Policy	There is currently only 1 tenant on the property and we will be providing 3 months of rent free accommodation
Notification: <ul style="list-style-type: none"> A minimum of 4 months notice to end tenancy 	The tenant has been provided notice on 15 August to vacate in January 2019	Ensure that Notice provision meets the requirements of the Residential Tenancy Act	The tenant has been provided notice on 15 August to vacate in January 2019
Moving Expenses: <ul style="list-style-type: none"> An insured moving company may be hired by the applicant, with all arrangements and costs covered Flat rates of \$500 bachelor or 1 BR or \$750 for 2+ BR 	A flat rate of \$500 will be provided to the tenant	Meets policy	A flat rate of \$500 will be provided to the tenant
Relocation Assistance: <ul style="list-style-type: none"> Tenant Relocation Coordinator provided Three options provided comparable in size, location and rent amount (min. of one option in same neighbourhood) 	Not required and/or requested		Not required and/or requested
Right of First Refusal: <ul style="list-style-type: none"> Offer to return to the building, with rent rates discounted by 10% of starting rates 	unfortunately the building replacing this structure is specialty housing for current VIHA tenants and cannot be offered to outside persons.	meets policy if the tenant is ineligible for social housing	unfortunately the building replacing this structure is specialty housing for current VIHA tenants and cannot be offered to outside persons. 
Vulnerable Tenants: <ul style="list-style-type: none"> Please identify additional assistance offered to vulnerable tenants 	We do not have any vulnerable tenants		We do not have any vulnerable tenants



924 McClure St.
Victoria, BC. V8V 3E7
c. 250.413.7307
o. 778.432.3550
e. arcata@telus.net



July 24, 2018

Mayor and Council City of Victoria
#1 Centennial Square
Victoria, BC V8W 1P6

Mayor and Members of Council:

**RE: 1046-1048 North Park Street
Development Permit with Variance**

Enclosed you will find a re- issued rezoning application and background documentation for the above project. Design rationale, along with drawings that address revisions made following ADP accompanies this application.

We have made a number of further substantial changes to our building design to reflect comments from the Advisory Design Panel, and planning staff. The majority of these changes have been further refinement of the material palette for consistency and cohesion of the overall project .

Advisory Design Panel Recommendations

At the May 23th Advisory Design Panel (ADP) meeting, the panel unanimously recommended approval of the building design with 4 areas for further consideration:

1. Reconsider the placement of the SE corner pedestrian gate

In response we have relocated the gate closer to the main entrance with respect to CPTED principles.

2.Reconsider the accessibility of the outdoor space in the rear yard.

The outdoor space has been reconfigured to provide better accessibility and safety for all needs. The trellis has been relocated and provided with infrared heaters for a comfort perspective .

3. Reconsider removing the notch on the eastern facade

The recessed notch of the elevator core has been deleted. Deletion of the notch also allowed further refinement of the form and material choices of the east elevation .

4. Reconsider refining the material palette for consistency and cohesion

In response we have simplified the number of materials in the project from four to three. (Metal composite panels on the west wall has been deleted). The material palette on the east elevation has been simplified from three (3) different textures of concrete block and three (3) colours to two (2) types of textured concrete block and one (1) colour that relates to the surrounding colour scheme.

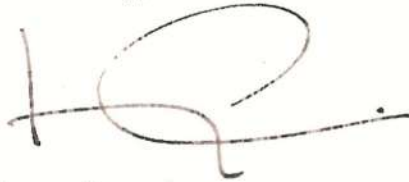
Conclusion

North Park Inspired Living is an important and exciting opportunity for the marginalized community of Victoria.

The project introduces concepts of social interaction, environmental design, and neighbourhood which should prove to be a model.

We look forward to meeting with Council and presenting the project.

Yours truly,

A handwritten signature in dark ink, appearing to read 'Larry Cecco', with a stylized, looping flourish extending from the end.

Larry Cecco,
MRAIC, AIA int. principal

end of document

Leanne Taylor

From: Pam Hartling <[REDACTED]>
Sent: Sunday, December 11, 2016 6:27 PM
To: Leanne Taylor
Subject: FW: re 1046 and 1048 North Park



Hi Leanne,
This came in after the Community Meeting.

Cheers
Pam

From: Jaqueline van Voorst [mailto:[REDACTED]]
Sent: December 10, 2016 9:38 AM
To: pamhartling@telus.net
Subject: re 1046 and 1048 North Park

Hello Pam,

I am a full time working woman living close to the new development for 1046 and 1048 North Park street and I note it is for supportive housing.

I would like to indicate my support for this new housing development.

I have been dismayed at the emphasis on luxury condos in this city, and I am especially disappointed with the building on the corner of Cook, near Pandora (opposite Wellburns) I was unpleasantly surprised to see its street presence, so monolithic and out of keeping with the neighbourhood.

The recent approval of 212-220 Cook Street mixed use with a range of bedroom apartments. Live/ work space and the proposal of this development in North Park indicates I hope a welcome change of direction for housing in Victoria.

If you wouldn't mind sending me a link so I can see the plans or other relevant info for the North Park site I would appreciate it as I have not been able to find a way to access that information.

thank you

Jaqueline van Voorst



This email has been checked for viruses by Avast antivirus software.
www.avast.com

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Sent: December 10, 2016 9:38 AM
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thank you

Jaqueline van Voorst

Excellent health and care, for everyone,
everywhere, every time.



Ref: 19844

September 26, 2018

Mayor and Council – Sitting as a Committee of the Whole
Council Chambers City Hall
1 Centennial Square
Victoria, BC V8W 1P6



Dear Sir/Madam:

**RE: Rezoning Application No. 00632 and
Development Permit with Variance Application No. 00071 (North Park)
1046-1048 North Park Street**

The Vancouver Island Health Authority writes to provide its support to the referenced rezoning and development permit application.

The applicant is currently a landlord to the Health Authority in other premises. Those premises are below acceptable standard and it is proposed that the sub-standard premises be replaced by the development of the property which is the subject of this rezoning application.

The Health Authority has arrangements in place with the proponent to relocate from the existing premises to this new construction on financial terms that are satisfactory to the Health Authority and that are financially viable, particularly given the opportunity to replace the existing premises with new purpose built accommodation.

We trust that the Committee of the Whole will give this application favorable consideration in view of the community benefit that will result from the rezoning application.

Yours truly,

A handwritten signature in cursive script, appearing to read "Chris Sullivan".

Vancouver Island Health Authority

Per:

Chris Sullivan

Director, Capital Planning & Leasing

Capital Planning

Located at: 2101 Richmond Road | Victoria, BC V8R 4R7 Canada

Mailing address: 1952 Bay Street | Victoria, BC V8R 1J8 Canada

Tel: 250.370.8912 | Fax: 250.370.8750

viha.ca

**Rezoning Application
Development Permit with Variance**

**REZ00632
DVP00071**

Civic Address

1046 & 1048 North Park Street,
Victoria, BC





subject site



Context Slides – neighbouring properties



west



north

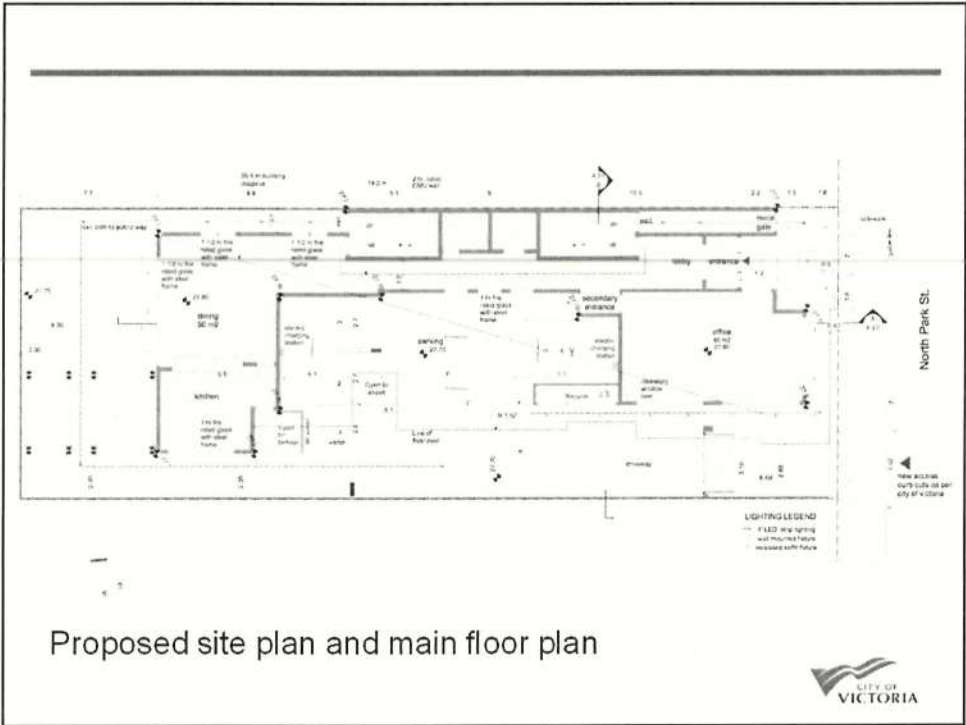
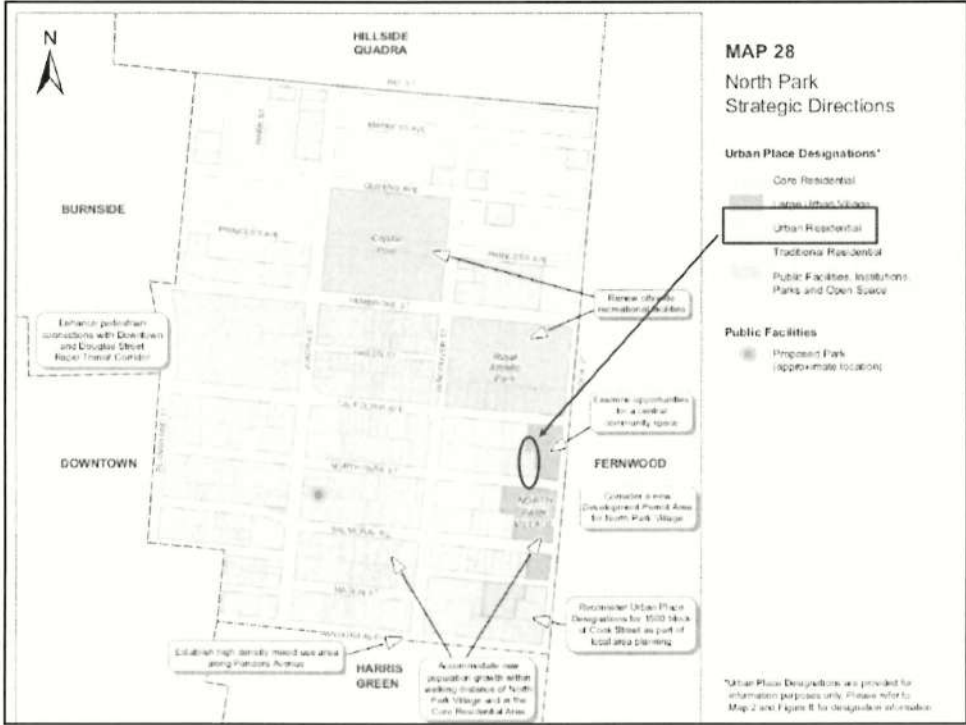


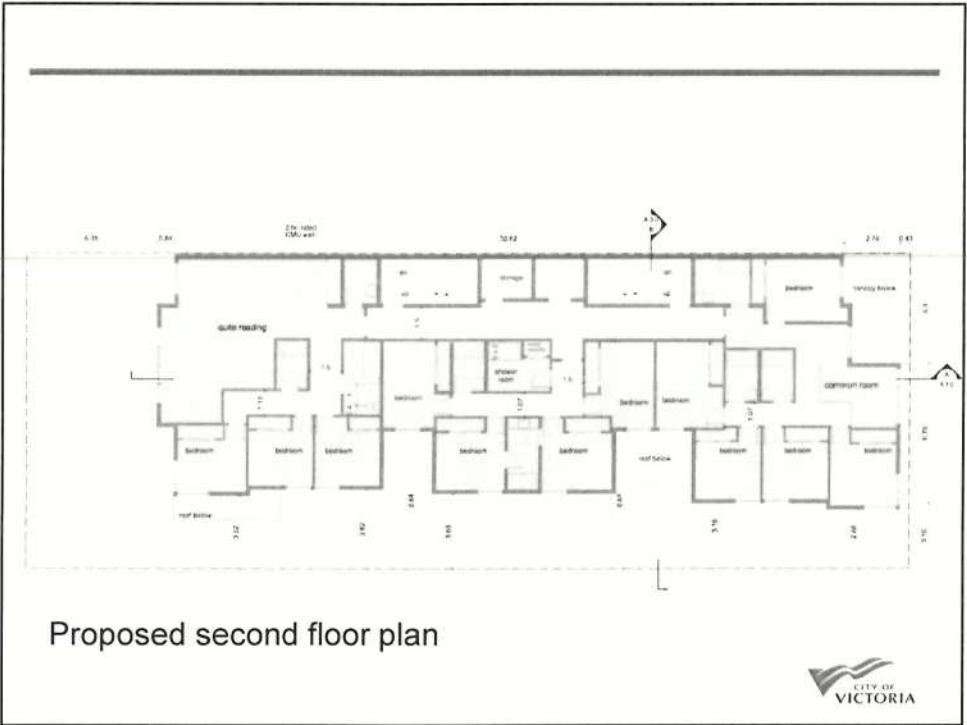
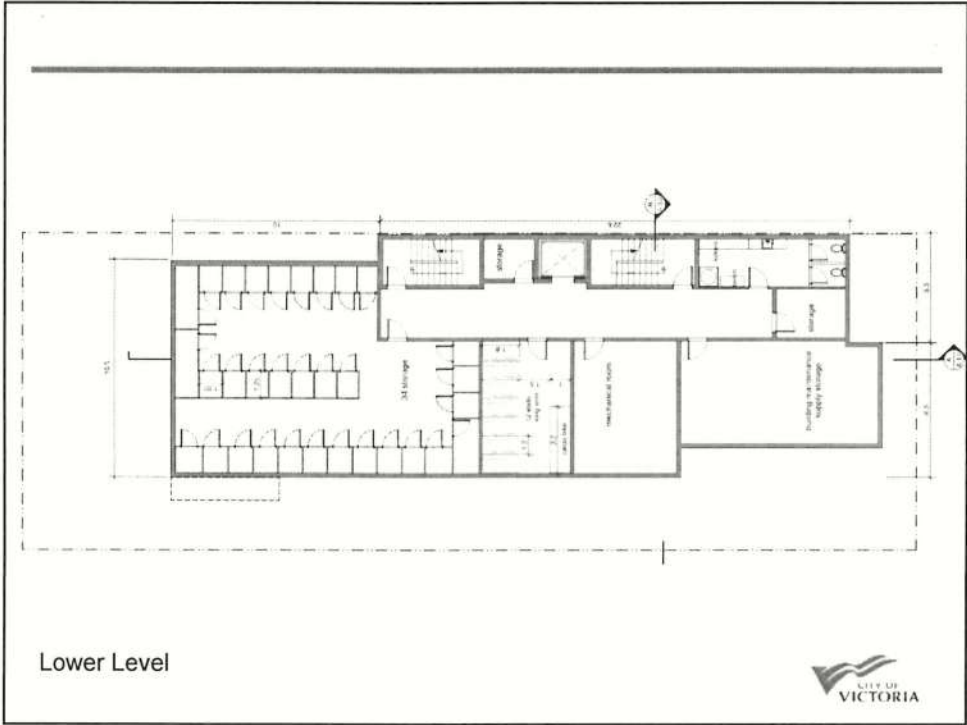
east

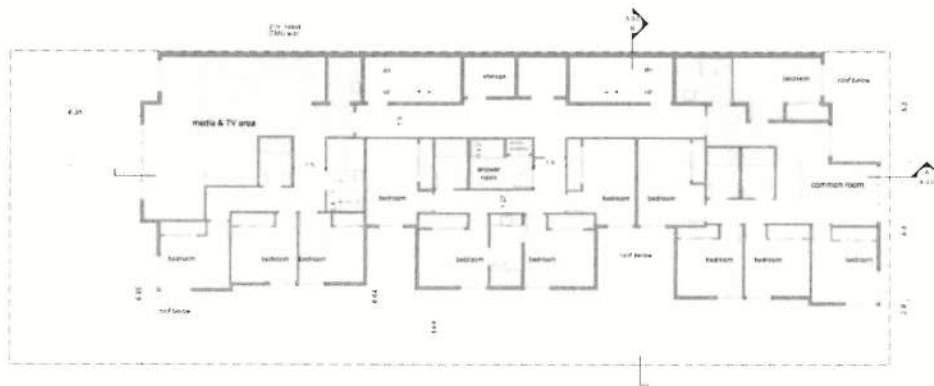


south

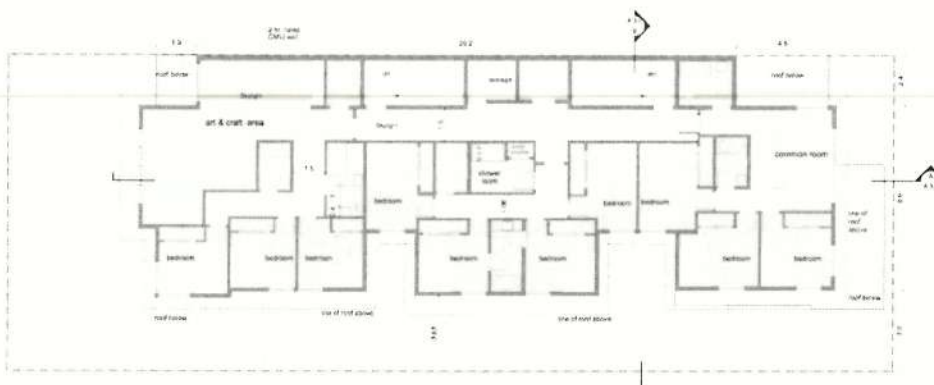






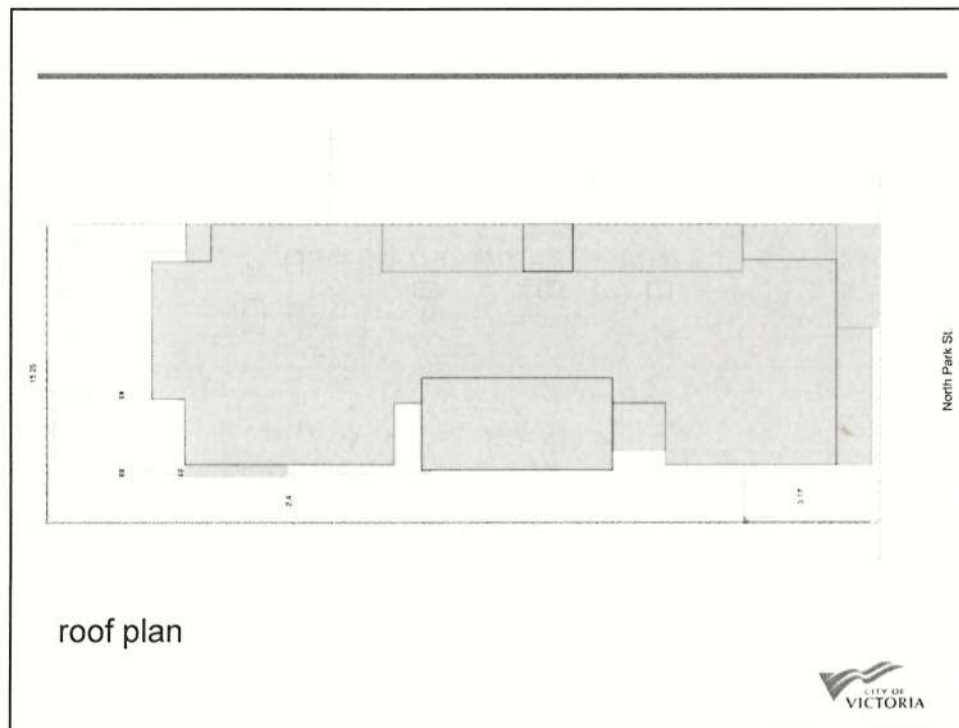


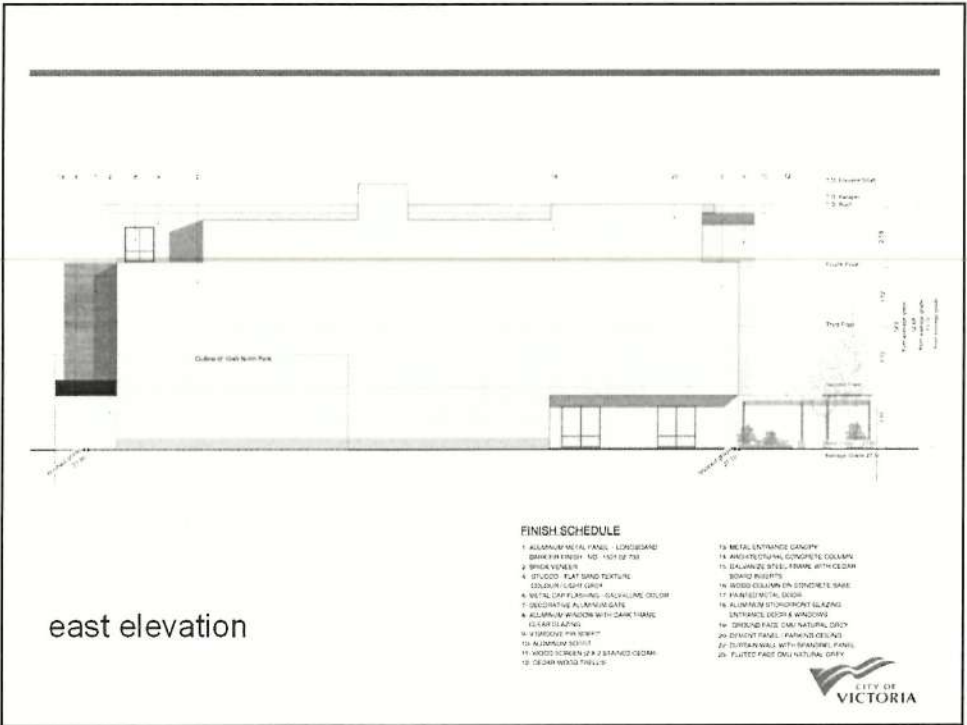
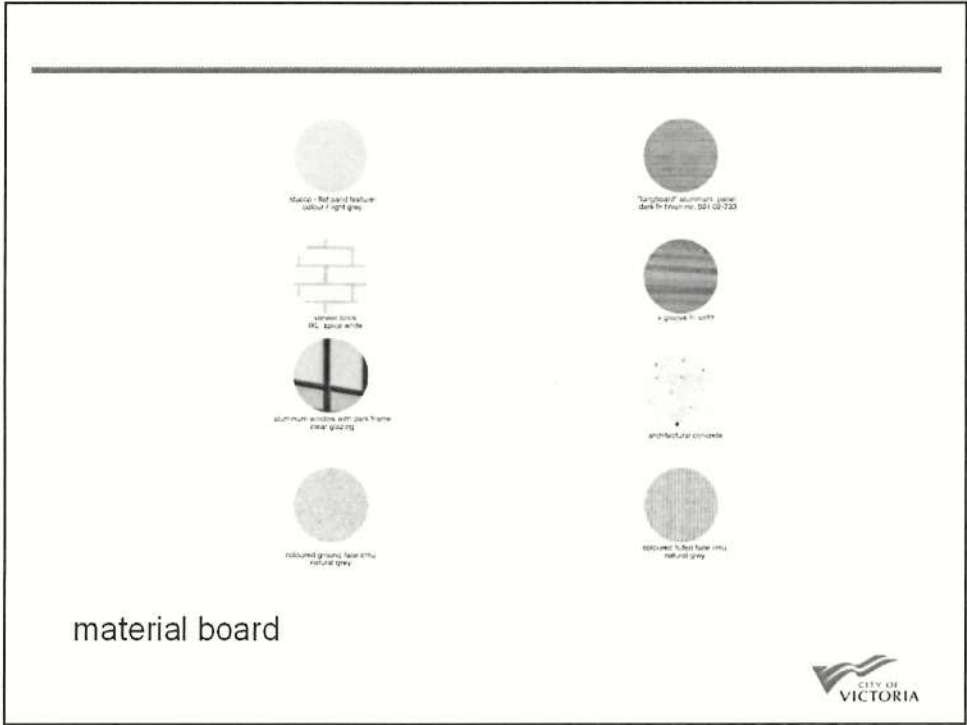
Proposed third floor plan

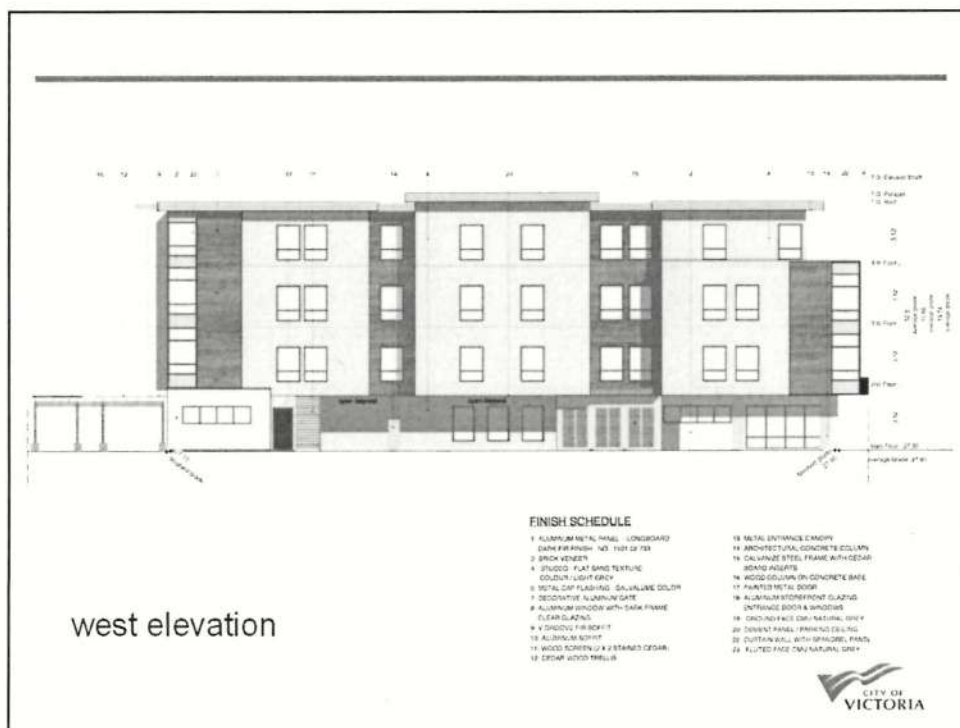


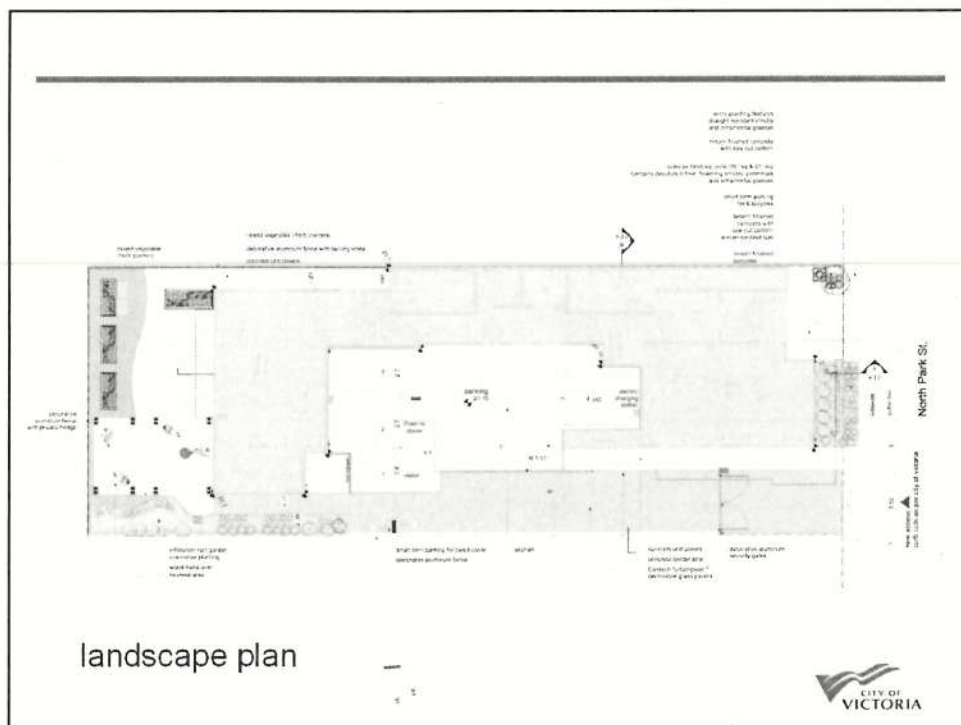
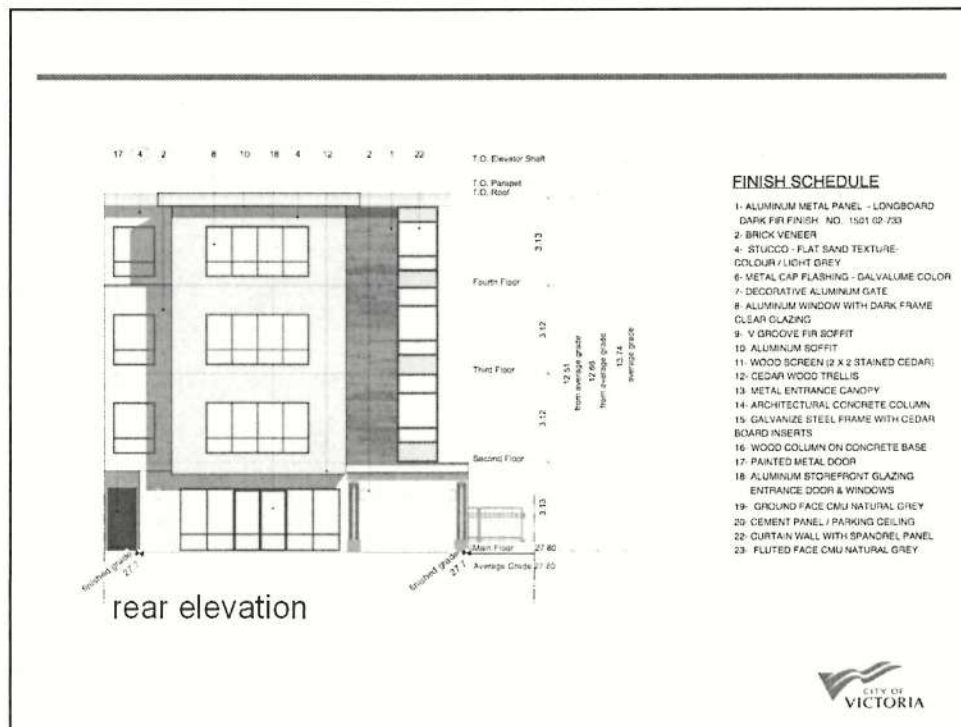
Proposed fourth floor plan

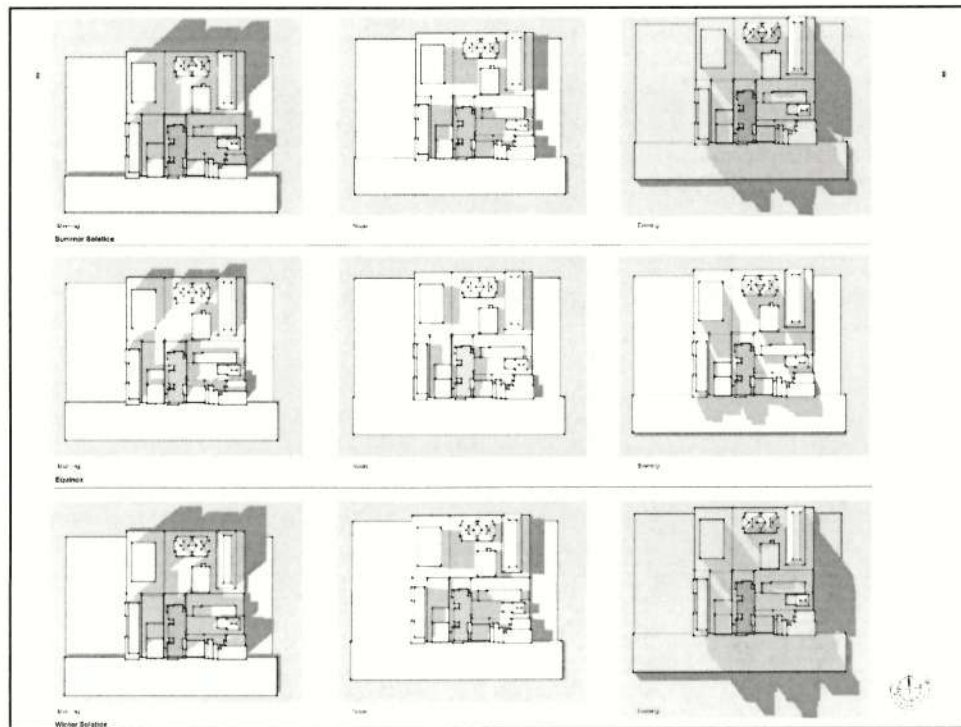












massing in relation to neighbouring properties

