



October 15, 2018

City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Attn: Mayor Helps and Members of Council

Dear Mayor Helps and Members of Council,

**Re: Maison Victoria
NCCA17-0221
Rezoning & Development Permit Application**

On behalf of our client, Milliken Real Estate Corporation, we are pleased to submit a Rezoning and Development Permit application for our proposed seniors living development located at the Fort Street and Birch Street intersection. Through our meetings with City Planning and our CALUC meeting on April 24th, 2018, we believe this proposal is a representation of an inclusive and respectful process between all required stakeholders, and is a positive contribution to the North Jubilee community.

Description of Proposal

Located at the gateway to the Royal Jubilee Hospital campus, the site is at the heart of Jubilee Village. Existing developments fronting onto the intersection and along Fort Street are a collection of one and two storey commercial/retail buildings, primarily flat-roof in design. The proposed addition to this community will replace the existing at-grade parking lot and 4 storey medical office at the northwest corner of the Fort & Birch Street intersection. A 4 storey apartment building is located directly north of the site, while single family houses flank the site to the west. The site across Birch Street to the east is currently under development.

Consisting of 137 total units, the proposed 5 storey assisted living and memory care building will complement the hospital district, while provide a vibrant seniors living community that activates the corner condition of the site and provides an urban residential setting along Birch Street. The development proposes a primarily brick façade to supplement the existing community character and provide a building of permanence, while the flat roof design aligns with the existing context. While the OCP permits 6 storey construction, our preliminary discussion with the North Jubilee Neighbourhood Association (NJNA) indicated a preference for a lower building typology. As such, we are proposing a 5 storey design to accommodate this request. While the existing medical office will be removed, the applicant team is currently exploring ways to include the Rod of Asclepius signage to pay tribute to the heritage of the site.

Government Policies

The proposed development will provide care for approximately 137 seniors, which is desperately needed in both the North Jubilee area, as well as in Oak Bay and Victoria. To demonstrate that, we have heard from the President of the Victoria Hospitals Foundation (of which the Royal Jubilee Hospital is a beneficiary) that the Foundation is very supportive of our proposal, in large part because there is so little memory care available in the community. When the hospital needs to discharge a patient with cognitive impairment, and they are no longer safe at home, the hospital staff doesn't have an acceptable seniors' community to refer them to. The Foundation, and we, see the proposed seniors' community as helping to alleviate that need. We see providing care for local seniors, who are often in crisis, as a significant benefit for North Jubilee.

In addition, we will be creating a high quality, aesthetically pleasing building to take the place of the tired, half vacant office building and surface parking lot that currently occupies the site. Our building will add attractive landscaping to the neighbourhood, and follows the Official Community Plan objective of creating a vibrant urban village concept at this location.

Need & Demand

It's no secret that the population, as a whole, is getting older: we are living longer, healthier lives. As a result, the demand for senior's housing, in all forms, is extremely high and getting worse every year. Data released by the Canada Mortgage and Housing Corporation (CMHC) in their annual Seniors' Housing Report in 2017 indicated the overall vacancy rate for independent living residences across Metro Victoria and the Gulf Islands was 3.8% in 2017, compared with 4.0% in 2016, which is lower than the provincial average (4.5% in 2017 and 6.3% in 2016).

The lack of options for higher end care (dementia & long-term care) throughout Canada is particularly disturbing. According to the Alzheimer Society of Canada:

"The number of Canadians with dementia is rising sharply. As of 2016, there are an estimated 564,000 Canadians living with dementia - plus about 25,000 new cases diagnosed every year. By 2031, that number is expected to rise to 937,000, an increase of 66 per cent.

Canada's health-care system is ill-equipped to deal with the staggering costs. As of 2016, the combined health-care system and out-of-pocket caregiver costs are estimated at \$10.4 billion per year. By 2031, this figure is expected to increase by 60 per cent, to \$16.6 billion. Roughly 56,000 Canadians with dementia are being cared for in hospitals, even though this is not an ideal location for care."

<http://alzheimer.ca/en/Home/Get-involved/Advocacy/Latest-info-stats>

The proposed development will provide a continuum of care for the North Jubilee community; a unique and much-needed housing typology within the area.

Neighbourhood

- A sensitive building design with high quality, durable materials that offer a sense of permanence and respects the character of the neighbourhood
- Highly articulated architectural form with muted colours that promotes a design character unique to Victoria.
- Implementation of wide sidewalks and open space at the intersection that provides a sense of place
- A program that is in high demand and a positive contribution to the community
- Relief in overall massing through a significant step in massing at the independent living units
- Recognition of the history of single family lots (50'-60' wide) in the area through use of vertical massing elements at the independent living units
- Variations in rooflines and massing with extensive use of overhangs to enhance the architectural character
- Street wall design to reduce perception of 5 storey massing
- Strong interface with the street through significant landscaping
- Strong entry feature and port-cochere
- Extensive use of glazing at ground level
- Providing interior space for use by the community (fitness, private lounge)

Safety & Security

The safety and security of both the community and residents of the proposed development is of utmost importance, especially given the nature of the proposed development. The implementation of Crime Prevention Through Environmental Design (CPTED) principals is multi-disciplinary approach to promoting community safety through the thoughtful and meaningful design of the environment. CPTED involves the balanced application of three basic principles, which are implemented in the proposed development:

1. Natural surveillance

Natural surveillance is created through the establishment of clear sightlines, enabling building occupants to monitor the surrounding environment. The proposed development offers the following natural surveillance concepts in the design:

- driveways and paths are oriented towards natural forms of surveillance such as building entrances and windows
- building entrances, stairwells, and access points receive increased visual permeability through the strategic use of windows, fencing, and landscaping
- pathways, internal sidewalks, and all concealed spaces will receive strategic lighting to prevent unwanted access
- highly-active interior spaces capable of generating activity are strategically located and augmented by the use of extensive sidewalks, outdoor seating areas and amenity spaces to promote continuous use

2. Natural Access Control



existing building. While a final design and location is not yet determined, the applicant team is open to re-using the signage in order to recognize the history of the site.

Green Building Features

With the recent implementation of the National Energy Code and the forthcoming decision on Step Code requirements, the applicant team is acutely aware of environmental considerations. While this level of design is not yet commenced, our team is committed to reviewing all aspects of sustainability and providing building systems in line with industry best practices. Sustainable items may include:

- Photovoltaic panels
- Increased mechanical and electrical efficiencies
- Increased building envelope systems and thermal performance
- Acoustic considerations
- Waste water reduction
- Storm water retention
- Passive solar systems
- Indigenous, low-water landscaping
- Decreased construction waste

Infrastructure

While the detailed design of the building and tie-ins to the existing infrastructure have not yet been calculated, our preliminary review of the utilities indicates sufficient service to accommodate the proposed development. These calculations will be confirmed through the design process.

The proposed development is accommodating the City's required Statutory Rights-of-Ways (SRW's) and will work with the City and community to design inviting, and pedestrian-friendly interfaces along all public edges of the site.

We are excited about our proposed development and look forward to working with the Mayor and Members of Council to ensure this project is a vibrant addition to North Jubilee.

Sincerely,

NORR Architects Engineers Planners

A handwritten signature in blue ink, appearing to read "Craig Abercrombie", written over the printed name.

Craig Abercrombie, Architect, AAA, AIBC

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