

December 2019

Mayor and Council
City of Victoria
1 Centennial Square, Victoria BC

**Re: Gorge View Society - 11 Chown Place
Development Permit with Variances Application**

Dear Mayor and Council,

As discussed at pre-application meetings on June 11, August 29, and October 29, 2019 pre-application meetings, please find attached a Development Permit with Variances application for 11 Chown Place.

Society Overview

- Gorge View Society has been providing affordable housing to independent seniors for over 50 years at 11 Chown Place. With 108 current units on nearly 5.5 acres, Gorge View is one of the largest seniors affordable housing sites in all of Victoria.
 - The site has a significant amount of greenspace and resident amenity space. This includes community gardens, informal resident gardens immediate adjacent to individual units, a playlot on Balfour which the Society owns but the City manages, and informal paths connecting neighbours and residents to the larger community.
- In November 2018, Gorge View was successful in accessing a 5.8M contribution from BC Housing under the Community Housing Fund to add 58 additional units of housing. The Society saw the need for the addition of affordable family housing in the community, a decision which was strongly informed by the Burnside Gorge Neighbourhood Plan and BC Housing's desire for larger family units.



Project Overview

- The project provides much needed affordable seniors and family housing the Burnside Gorge Neighbourhood. Family units include: 6 two-bedroom units, 1 fully accessible two-bedroom unit, and 2 three-bedroom units for a total of 9 family units. Seniors units include: 24 junior-one-bedroom accessible units, 25 one-bedroom accessible units, for a total of 49 senior units.
- Amenities for the new building includes: walk out patios and front-door access for all the ground floor family units; a community garden and

children's place space with direct, ground-floor access; a third floor sun deck for seniors; a multi-purpose room on the main floor; secured scooter storage on the main floor; secured bicycle parking on the basement level; secured resident storage on each seniors floor; and laundry on each floor.

- As per the landscape plan, existing garden plots are to be transferred to another site location to ensure no net loss of garden space nor an impact from construction. This ensures current residents do not miss a growing season, and that new residents will have access to their own new garden plots. The Society recognizes the importance of urban agriculture to the current and future residents and sees this project as an opportunity to strengthen the existing interest and support for this activity. The Garden Committee will determine the allocation of gardens to individuals or groups.
 - Active transportation will also be strengthened for current and future residents, along with the larger Burnside Gorge Neighbourhood through this project. The addition of formalized and secure bicycle and scooter storage and improved access to existing pedestrian routes supports all ages in utilizing active transportation opportunities that exist as well as future improvements to the neighbourhood (such as the Gorge Road improvements anticipated). For better connectivity, an easement through the site for the pathway will be provided.
- All units are for independent individuals or families; no on-site support services will be provided.
 - The project will target energy step code 4 and is committed to meeting 3.
 - The project is being constructed over existing greenspace, with the commitment of no net loss of garden space for the existing users of the community gardens. The landscape architect and project team are liaising with the gardeners and proposing improvements in access, resources and location for the users.
 - The project team will carry out a CPTED analysis in January and submit to the Committee of the Whole (COW) for review



Communications Overview

The Society has engaged residents and neighbours alike through the following steps to date. Post-submission communication plans are also provided below

- **Pre-Application Engagement**
 - CALUC Meeting with Avery Stetski, Interim Chair Land Use Committee, on September 20, 2019

- Response was positive and in support of the project; a letter to Leanne Taylor outlining support was submitted.
- Meeting with Councillor Sarah Potts September 20, 2019
 - Response was positive and in support of the project
- Neighbour Open House was held October 2 from 4:30-6pm at 11 Chown Place
 - Notice was given to all neighbouring properties through door to door handouts and through email
 - 6 neighbours attended and all were supportive of the project, save for one individual who voiced parking concerns for construction and operations.
 - Printed copies of the presentation were provided and are appended to this application.
- Resident meetings
 - Two resident meetings have been held to date (July 26 with 53 attendees and September 27 with 39 residents) and bi-monthly meetings are scheduled going forward.
 - Four meetings with individuals currently gardening in the greenspace have been held, and landscape concepts have presented based on this feedback, drafted and revised through an iterative process to address their desires. A commitment of no net loss of gardening space has been made by the Board and is included in the DVP landscape submission.
 - Printed copies of each presentation were provided and are appended to this application.
- **Application Engagement**
 - Bi-monthly resident meetings will be continued and printed handouts of presentations.
 - A Neighbourhood Meeting once the referral has gone out from City, to be organized in conjunction with CALUC.
- **Pre-Construction and Construction Engagement**
 - Bi-monthly resident meetings will be continued and printed handouts of presentations.



- Resident and Neighbourhood meetings reviewing proposed construction management plan to solicit feedback on minimizing construction impacts.

Development Permit with Variances

A Development Permit with Variances was decided as the appropriate approval process for this project through a variety of communications with the City. Variances requested include:

Table 1: Variances Requested

| Zoning Requirement | Variance Requested | Rationale and Suggested Solution |
|--------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Height - R3 -G zone (11m) | - 1.6m height variance | - Mechanical screening exceeds the height requirements under the R3-G zone. Current building height with mechanical screening is 12.6m. |
| Parking setbacks - 6m, 2.4m with screen | - 3.6m parking setbacks variance | - Due to existing building configuration and historic, incremental construction, a parking setback is required. - Setbacks for existing building are non-conforming. 2.4 - 3.8 meters parking setbacks with screens will be provided. |
| Building separation - 4 storeys x 3.048 | - 2.6m building separation variance | - Due to existing building configuration and historic, incremental construction, a building separation setback is required. - 4-storey building under the current zone requires 12.2 meters. The project team is proposing 8.6m based on the R3-G zone written for one-storey. |



We appreciate the City's continued support of this Project. Please contact me, as below, regarding this application.

Sincerely,

Kaeley Wiseman
Project Manager, City Spaces
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Attachments:

1. Application
2. Current Certificate of Title
3. Title Restrictions
4. Letter of Authorization from Owner
5. Full-size set of plans
6. Site Profile
7. Presentations to the Neighbourhood and Residents

