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December 22nd, 2020

Mayor Helps and Council
1 Centennial Square
Victoria, BC
V8W 1P6

Attn: Mayor Helps and Council

Re: Rezoning & Development Permit Application (with OCP Amendment) for 496/498 Cecelia Road

Dear Mayor Helps and Council,

TL Housing Solutions, in partnership with Pacifica Housing Advisory Association and in conjunction with BC Housing, are proud to bring forward a combined rezoning (with OCP amendment) and development permit application for the 496 & 498 Cecelia Road properties, ie the grass field adjacent to the SJ Burnside Continuing Education Centre. This unique partnership with the City of Victoria (as the land owner), the Burnside Gorge Community Association, and SD61 proposes 88 units of BC Housing-funded affordable rental housing, a 59-child daycare and after school care program, a shared SD61 community learning space, and a public outdoor plaza. This proposal has come to fruition following the identification of need in the Burnside Gorge Community for affordable workforce housing. The needs of working singles, couples, and families are at the forefront of this proposal, which includes a mix of thoughtfully designed 1, 2 and 3-bedroom units in addition to a widely-sought affordable daycare service meant to support local families.

Neighbourhood Context and Community Need

The Burnside Gorge Neighbourhood Plan, completed earlier in 2018, lists expanded housing diversity and an increase in quality community gathering places as the top 2 neighbourhood concerns. This proposal addresses both of those neighbourhood interests. With the inclusion of 3-bedroom units (a proven rare service in Victoria), this application will provide housing that is attractive to families with young children, and the adjoining daycare will provide much-needed family support services. The Neighbourhood Plan also identifies the corner of Cecelia and Jutland as being a new neighbourhood centre, with the intention that the community will gather around this corner. With this intended use in mind, this proposal includes a landscaped “village green,” which has drawn from community, BGCA, School District, and municipal staff feedback to create a multi-functional neighbourhood outdoor plaza.

OCP Amendment

Currently, 496 /498 Cecelia is designated as “Public Facilities, Institutions, Parks and Open Space” under the Official Community Plan. The property is a grass sports field adjacent to Burnside School, and was historically used for student recreation. This proposal is requesting an OCP amendment to allow for both residential and commercial uses.

Through the Burnside Gorge Neighbourhood Plan, the corner of Jutland and Cecelia, and particularly the Burnside School site, are envisioned as a new urban village area holding a mix of commercial and residential uses. The plan forecasts that future development and improvements to transit in the region could add up to “1,500 residents to the area near Ceceila Road, Jutland Road and Selkirk Village...” (pg. 63). This proposal would contribute to the desired new residences in the area and allow for young families and working individuals to live in the community. Additionally, the plan envisions “village commercial uses...at the ground level particularly at the corner of Jutland and Cecelia Road,” which is also achieved through the daycare and after school care uses included in our proposal (pg. 64).



Community village green area with proposed buildings in background, as viewed from Cecelia Road

Building Design

The project has been designed by Christine Lintott Architects, with a focus on family housing and public use of the landscaped plaza. The project holds 88 units of affordable rental housing split between two buildings. The building closest to Cecelia Rd (Building A), is comprised of a 1-storey concrete podium

holding childcare and school district space, with 4 levels of wood frame construction containing 44 residential units above. Building B at the north end of the property is a 4-storey wood frame building containing an additional 44 residential units. Underneath both buildings is a 1-storey underground parkade holding 98 parking stalls. The residential unit breakdown per suite type includes:

- 8 bachelor suites
- 34 1-bedroom suites
- 26 2-bedroom suites
- 20 3-bedroom suites

The proposed design has been presented to City Planning Staff starting in early 2018 for feedback and suggestions. The project has been challenged by a relatively narrow but deep parcel size, which has required creativity and collaboration to fit required services, multiple residential and commercial entries and exits, and fire truck accessibility onto the site's Cecelia Road frontage. In adherence to City of Victoria design guidelines, principal residential and commercial entries are oriented towards the street, and the parkade entrance has been pushed to the corner of the site to keep as much of the Cecelia frontage open and visible to the public as possible.

The building's exterior facades have been modified since our original application in 2018 in response to requests from Planning staff for more distinct colour and textural differentiations in the facades and visual indications between residential and commercial building entryways. The building design has also been influenced by BC Housing's design guidelines for provincially-funded housing, which requires durable and cost-efficient exterior materials to be prioritized wherever possible; this requirement has been addressed through our project design through the inclusion of cementitious panels in a variety of neutral base and accent colours, which provide visual interest and a sense of welcoming and direction for individuals approaching the building from the landscaped area or Cecelia Road.

The building design was approved unanimously at the City of Victoria's Advisory Design Panel in July of 2020, where panel members commended the architect's creative use of a cost-efficient and long-enduring building material to create visual and textural interest in the building façade.

Environmental Design

This proposed project has made a commitment through BC Housing to meet Step 3 of the BC Energy Step Code, which we understand is an expectation that is shared by the City of Victoria. This commitment requires a sophisticated mechanical heat recovery system including the use of centralized Heat Recovery Ventilator (HRV) units, which will ensure greater energy efficiencies (and lower utility bills) for future tenants, thus helping to preserve affordability. This project also complies with CMHC's requirements for energy efficiency, namely a 25% (or greater) reduction of both energy consumption and GHG emissions compared to the 2015 National Energy Code for Buildings (NECB) guidelines; this proposal surpasses these requirements with a 33% reduction against the NECB baseline.

In addition to the green building features mentioned above, thought has been given to ensuring the landscaped “village green” area will provide educational opportunities for both students of Burnside School and the wider community. Fruit trees available for harvesting have been proposed along the shared border with Burnside School. Further, Pacifica Housing in tandem with LADR Landscape Architects are exploring an opportunity to create a native plant garden in collaboration with members of the local First Nations community which would serve as a community learning tool.

Transportation

This proposal meets all municipal Schedule C requirements and slightly surpasses the residential parking requirement, as it was noted during community consultation that neighbours were concerned that the proposed project would heighten on-street parking constraints on Cecelia Road. Pacifica Housing has allowed for a surplus of underground stalls onsite so as not to affect residential on-street parking. The proposed parking count is as follows:

	<i>Schedule C Requirement</i>	<i>Proposal</i>
<i>Residential Parking Stalls</i>	54	78
<i>Visitor Parking Stalls</i>	9	9
<i>Childcare Parking Stalls</i>	5	5
<i>School Use Parking Stalls</i>	6	6
<i>Class A Bike Stalls</i>	110	110
<i>Class B Bike Stalls</i>	15	32
<i>Total Parking</i>	74 Parking Stalls; 125 Bike Parking Stalls	98 Parking Stalls; 142 Bike Parking Stalls

The project team commissioned traffic impact assessments in both 2018 and 2020 which investigated whether a signalized intersection at the corner of Jutland and Cecelia would be necessary based on increased traffic expected to be generated by this proposal. While both reports from Stantec Consulting cited no recommendation for signalization, municipal transportation and planning staff requested in the Fall of 2020 that the project team include the intersection signalization in the proposed project design, resulting in an unanticipated addition of approximately \$350,000 to the project’s capital budget. Our project team understands through discussions with municipal transportation staff in early December 2020

that a municipal contribution of between \$30,000 and \$50,000 from the City of Victoria is expected to assist in offsetting this \$350,000 expense, which has been difficult for the affordable housing project proforma to absorb.

Funding Considerations

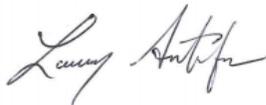
Project funding for this affordable housing project is anticipated to come primarily through BC Housing's Community Housing Fund program, offering both grant and financing opportunities for eligible projects which align with BC Housing's targeted levels of rental affordability, agreed to through an Operating Agreement to be signed between Pacifica Housing as the operator and BC Housing closer to construction-start. The project team understands that a Housing Agreement between Pacifica Housing and the City of Victoria, and in conjunction with BC Housing, will be required of the applicant. It is expected that the Housing Agreement will reference the terms of the provincial housing authority's Operating Agreement and relevant rental rate terms. The project team has not received a draft of the Housing Agreement from staff, who have indicated that the draft HA document will be ready for circulation following COTW review of the proposed project.

Additional funding has been sought in the form of grants from both CMHC through the National Housing Co-Investment Fund, and through the provincial Ministry of Children and Family Development via the Childcare BC New Spaces Fund, for which grant dollars have already been secured via the latter for the provision of the daycare and after school care spaces, to be operated by the Burnside Gorge Community Association. The project lands have also been contributed via a long-term lease to Pacifica Housing by the City of Victoria; the lease is anticipated to be finalized in the new year.

Summary

TL Housing Solutions and Pacifica Housing are proud to submit this combined rezoning (with OCP amendment) and development permit application for municipal review. This partnership between the City of Victoria, BC Housing, the BGCA, SD61, and Pacifica Housing has created a unique opportunity for community development and neighbourhood health. It is a sincere pleasure to operate in the City of Victoria and serve its residents' needs. We welcome all questions and feedback regarding our proposal.

Sincerely,



Lauren Antifeau

Senior Development Manager, TL Housing Solutions

CC: Carolina Ibarra, Executive Director, Pacifica Housing

CC: Malcolm McNaughton, Director of Regional Development, BC Housing