

**G.1.a.a 1046 and 1048 North Park Street: Rezoning Application
No. 00812 and Development Permit with Variances
Application No.00198 (North Park)**

Moved By Councillor Coleman
Seconded By Councillor Loughton

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated February 16, 2023, for 1046 and 1048 North Park Street.
2. That first and second reading of the zoning bylaw amendment be considered by Council and a public hearing date be set.
3. That subject to approval in principle at the Public Hearing, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw(s):
 - a. *Provision of transportation demand management measures including:*
 - i. *Purchase of four bicycles at the cost of \$500 each for use by residents*
 - ii. *Six yearly transit passes for a minimum of five years to be distributed to staff, and*
 - iii. *end of trip facilities including a locker room and a minimum of one staff shower.*
4. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
5. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

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. 00812 if it is approved, consider the following motion:

1. That subject to the adoption of the necessary Zoning Regulation Bylaw (Zoning Bylaw No. 80-159) amendment, Council authorize the issuance of Development Permit with Variances No. 00198 for 1046 and 1048 North Park Street, in accordance with

plans submitted to the Planning department and date stamped by Planning on February 23, 2023 subject to:

- a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the side (west) lot line setback from 2.4m to 0m;
 - ii. reduce the rear (north) lot line setback from 6.4m to 5.15m
 - iii. reduce the minimum separation distance from the principal building to an accessory building from 2.4m to 2.3m
 - iv. increase the height from 12.7m to 16.64m
 - v. reduce the vehicle parking requirement from 14 to 0 spaces and the visitor parking requirement from 4 to 0 spaces.
 - vi. Increase the site coverage from 60 percent to 72.3 percent.
 - b. The property being consolidated into one lot.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.

CARRIED UNANIMOUSLY

E.1 1046 and 1048 North Park Street: Rezoning Application No. 00812 and Development Permit with Variances Application No. 00198 (North Park)

Committee received a report dated February 16, 2023, from the Director of Sustainable Planning and Community Development, and a presentation from the Manager of Planning and Regulatory Services and the Senior Planner, regarding information, analysis and recommendations for a Rezoning Application and Development Permit with Variances for the properties located at 1046 and 1048 North Park Street.

Committee discussed the following:

- *Staffing model*
- *Lease agreement with Island Health*
- *North Park Neighbourhood Association support*
- *Letters of opposition*
- *Lack of short-term parking for visitors*

Moved By Councillor Thompson

Seconded By Councillor Caradonna

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CARRIED UNANIMOUSLY



Committee of the Whole Report For the Meeting of April 6, 2023

To: Committee of the Whole **Date:** February 16, 2023

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Rezoning Application No. 00812 and Development Permit with Variances Application No. 00198 for 1046 and 1048 North Park Street**

RECOMMENDATION

Rezoning Application

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Development Permit with Variance Application

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LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application and a concurrent Development Permit with Variances Application. Relevant rezoning consideration includes the proposal to increase the density while the relevant development permit with variances considerations relate to the application's consistency with design guidelines and the impact of the variances.

Enabling Legislation

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of commercial, industrial, and multi-family residential development, a Development Permit may include requirements respecting the

character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application and Development Permit with Variances for the properties located at 1046 and 1048 North Park Street. While Rest Home – Class C (which includes a facility where supported living services are provided) is a permitted use under the existing R-91 Zone North Park Residential District, a rezoning is required to increase the density in order to construct a five-storey, 39-unit long-term supportive housing building and to add an accessory building as a permitted use. There is a concurrent Development Permit with Variances Application pertaining to the proposed form, character, exterior design, finishes and landscaping and variances related to height, setbacks, separation distance, site coverage, and vehicle parking.

The following points were considered in assessing the Rezoning Application:

- The proposal is consistent with the “Light Industrial Employment with Limited Residential” designation in the *Official Community Plan, 2012 (OCP)*, which envisions buildings of up to approximately five storeys with ground floors designed to support light industrial uses. Densities up to 2.5:1 FSR are considered for projects that advance both housing affordability objectives and industrial land objectives on-site.
- The proposal is consistent with the *North Park Neighbourhood Plan, 2022 (NPNP)*, which supports increased density for the development of diverse, affordable housing (non-market rental, affordable ownership, or live-work spaces) and reduced parking requirements where transportation demand management measures are implemented.

The following points were considered in assessing the Development Permit with Variance:

- The proposal is generally consistent with applicable design guidelines by providing a supportive housing development that responds to the surrounding light industrial context.
- The requested height, setback, separation distance, and site coverage variances are supportable in relation to the surrounding context and OCP designation. The request to reduce the parking is supportable based on tenant need and transportation demand management provisions that are provided.

BACKGROUND

Description of Proposal

This proposal is to rezone the properties at 1046 and 1048 North Park Street from the R-91 North Park Residential District to a new zone in order to establish a density of 2.27:1 floor space ratio (FSR) and to permit an accessory building (a gazebo) in the rear yard.

Several differences from the current R-91 North Park Residential District zone are being proposed and will be discussed in relation to the concurrent Development Permit with Variances Application that proposes the construction of a supportive housing development. Specific details include:

- mid-rise (five-storey) building form consisting of a contemporary architectural style
- 39 supportive units (18 fully accessible)

- shared amenity space consisting of a rooftop deck with pergola, and a ground floor rear patio with covered gazebo.

An amendment to the *Official Community Plan, 2012 (OCP)* is not necessary in order to advance the proposal even though it does not contain any industrial uses, as it achieves a number of other OCP objectives related to housing.

The associated Development Permit with Variances is for building built form and landscaping. Specific details include:

- exterior building materials consist of compact laminate panels, brick, heavy timber, grey metal flashing, vinyl windows, and glulam (glued laminated timber) column.
- landscaping elements and materials include slate finish cast-in-place stamped concrete paving, raised planters, street level bench, edible plants, and four trees.

The area is characterized by low rise commercial uses to the east, and multi-residential uses to the north, east, and south. Ground oriented residential uses are located to the west of the subject site.



Figure 1. Aerial photo of subject properties

Existing Site Development and Development Potential

The site at 1046 North Park Street is currently vacant, and the site at 1048 North Park Street contains one single-family dwelling. Under the R-91 North Park Residential District, the property

could be developed as a Rest Home – Class C, but the density is limited to 1.91:1 FSR.

Data Table

The following data table compares the proposal with the existing the R-91, North Park Residential District Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Existing Zone	OCP Policy
Site area (m ²) – minimum	654.11	654	
Density (Floor Space Ratio) – maximum	2.27:1	1.91:1	1.5:1- 2.5:1
Total floor area (m ²) – maximum	1485.43*	1253	
Height (m) – maximum	16.64*	12.7	
Storeys – maximum	5	n/a	5
Site coverage (%) – maximum	72.3*	64	
Setbacks (m) – minimum			
Front	2.16	0.40	
Rear	5.11*	6.40	
Side (east)	0.00	0.00	
Side (west)	0.00*	2.40	
Parking – minimum	0*	14	
Visitor parking included in the overall units – minimum	0	4	
Bicycle parking stalls – minimum			
Short term	4	2	
Long term	12	1	

Sustainable Mobility

The application proposes the following features which support multi-modal transportation:

- end-of-trip facilities (showers and lockers)
- transit passes (BC Transit EcoPASS).

The applicant has agreed to provide BC Transit bus passes for six staff for a minimum of a five-year term. These passes will help mitigate anticipated parking demand on the property, reduce the impacts on parking availability in the area, encourage affordable transportation alternatives for staff and help achieve the City's GHG reduction targets. A copy of BC Transit April 6, 2018 letter is attached. This letter outlines the process for securing and distributing these passes. The staff recommendation includes the necessary language to ensure the transit passes are secured as a condition of rezoning.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with this application.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, prior to submission of the application, it was posted on the Development Tracker along with an invitation to complete a comment form on September 23, 2021. Mailed notification was sent to owners and occupiers of property within 200m of the subject property advising that a consultation process was taking place and that information could be obtained and feedback provided through the Development Tracker. A sign was also posted on site, to notify those passing by of this consultative phase. Additionally, the applicant participated in a virtual meeting with the CALUC on October 13, 2021. An initial response letter dated November 2021, as well as updated CALUC letters from April and November 2022, along with the comment forms, are attached to this report.

Of the 1011 notification letters, 11 responses were received. A notable theme that emerged from the responses is concern about the proposed use and potential impact to the surrounding neighbourhood. Many of the letters were submitted with the understanding that the proposed building is to be a transitional shelter when the actual use – which the property is already permitted – is a Rest Home.

In response to the consultation, the applicant has undertaken a parking study to identify transportation demand management measures.

The associated application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Rezoning Application

Official Community Plan

The *Official Community Plan (OCP, 2012)* identifies the subject property as *Light Industrial Employment with Limited Residential* and envisions buildings of up to approximately five storeys with ground floors designed to support light industrial uses. Increased densities up to 2.5:1 FSR are considered for projects that advance both housing affordability objectives and industrial land objectives on-site.

While the applicant is proposing to advance plan objectives related to supported housing, the proposal does not advance any industrial land objectives. It should be noted that at the time of submission of the application, the property was designated Urban Residential, but the Urban Place Designation was amended in 2022 to the current designation. As a result, the application has not been designed to respond to the design guidelines that are now applicable to the proposal, as they relate to industrial uses.

The OCP does, however, contain policies that support departures and variances from Urban Place Designation requirements in specific instances on a site-specific basis where: a site is providing primarily non-market housing and is consistent with City policies, good urban design principles, the objectives of the OCP, and is responsive to the context of the surrounding area. Staff are of the opinion that this proposal is consistent with the intent of this policy.

The OCP Housing and Homelessness Section envisions a diversity of housing types across the City and encourages the City to work with the health authority, among others, to plan for a range of housing, facilities, and support services to meet the needs of residents as they age. The OCP also envisions advocacy, support, and partnership (where relevant) to provide a range of transitional and supported housing options, directed towards specific groups in core need.

North Park Neighbourhood Local Area Plan

The *North Park Neighbourhood Plan* (NPNP) is consistent with the OCP and identifies the subject properties as Light Industrial Employment with Limited Residential which is intended to support the provision of space for light industrial uses.

However, the NPNP housing policies also support increased density for the development of diverse, affordable housing (non-market rental, affordable ownership, or live-work spaces). Building forms should provide generous ground floor ceiling heights to allow for future industrial use. Built form should also create sensitive transitions between employment uses and residential uses. The plan also notes that reduced parking requirements for housing could be considered where transportation demand management measures are implemented.

Housing

The application, if approved, would add approximately 39 new residential supportive housing units, which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*. The applicant has developed the project with Island Health (formerly VIHA) to house a specific group of residents with cognitive disabilities.

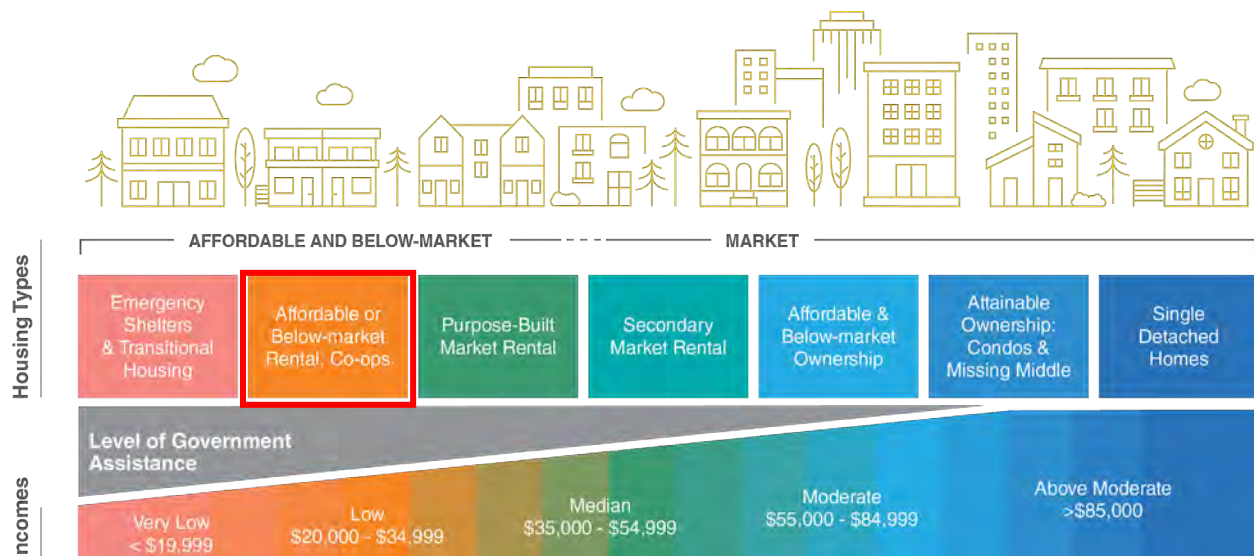


Figure 1. Housing Continuum

Affordability Targets

The proposed use as a Rest Home – Class C means that food, lodging, or care can be provided with or without charge to residents. There are no specific affordability targets associated with this type of use. The owner and Island Health have a 20-year lease agreement for Island Health to operate the facility.

Housing Mix

At present, there is no policy that provides targets regarding housing mix and unit type is not regulated or secured. However, the OCP identifies a mix of units as an objective and identifies the need for a diverse range of housing units including family housing. As submitted, this application proposes 39 supportive housing units, 18 of which are accessible. Due to the specific requirements of the building and the supportive services necessary to support the residents — unit mix and other OCP policies related to family housing are not relevant to this proposal. All 39 units will have a similar layout that provide a sleeping area and washroom. Kitchen, dining, and other living areas are provided as communal areas in the building.

Security of Tenure

The supportive housing building would be operated under a lease agreement between the owner and Island Health, with an initial 20-year lease period. This is a private agreement between Island Health and the property owner.

Existing Tenants

The proposal is to demolish an existing building located on 1048 North Park Street which would result in a loss of one existing residential unit. The applicant has submitted a *Tenant Assistance Plan* (TAP)

Development Permit with Variance Application

Official Community Plan: Design Guidelines

The *Official Community Plan* (OCP) identifies this property within DPA 17(HC), North Park Village and District. The objectives for this DPA relevant to this location include supporting North Park Street as a location for artisan and light industrial employment uses. The guidelines are intended to ensure development is compatible within a residential area, with focus on high quality architecture, landscape and urban design.

There are two sets of design guidelines applicable to this development under Development Permit Area 17(HC): *General Urban Design Guidelines* (2022) with special attention to sections on buildings with industrial uses, and *Guidelines for Fences, Gates and Shutters* (2010).

The Guidelines generally encourage development that is a 'good fit' within its context, provides an appropriate design response, and enhances the public realm. The built form approach envisions industrial uses on site, such as appropriate floor to ceiling heights, loading bays, and other elements that support ground floor industrial uses. Despite the OCP Urban Place Designation which contemplates industrial uses and gears design guidelines accordingly, staff have sought to evaluate the proposal in relation to relevant design guidelines for built form.

The proposal satisfies DPA guidelines related to building composition and materials, maintaining neighborhood contextual design needs while respecting privacy and mitigating overlook onto adjacent properties. The proposal integrates open space and amenity space for specific supportive housing needs while maintaining a good street relationship and appropriate scale for the area.

VariANCES

Five variances are being requested related to:

- an increase to the height of the building from 12.70m to 16.64m
- a reduction in the setback to the rear lot line from 6.4m to 5.11m and the setback to the west side lot line from 2.4m to 0.0m
- a reduction in the minimum separation distance from the principal building to an accessory building from 2.4m to 2.3m
- an increase in the site coverage from 64 percent to 72.3 percent
- a decrease in the number of parking spaces from 14 to 0, and visitor from 4 to 0

Land Use Context

Height

The proposal exceeds the maximum building height of 12.7m by 3.94m, with a proposed height of 16.64 m. The total number of storeys is five, which includes the rooftop garden area. The OCP Urban Place Designation envisions buildings up to approximately five storeys. The application is consistent with the OCP and that the impacts associated with privacy, shading, and overlook have been minimized. The increased height also allows for the required number of units while providing a high level of accessibility and amenity space. Staff recommend this increase as being supportable.

Setbacks

The proposal requires the following lot line setback reductions:

Lot line	Required Setback	Proposed Setback	Building Element in Setback
Rear (north)	6.4m	5.11m	Rear of building – amenity space, exit stairs, dining room.
Side (west)	2.4m	0.0m	Amenity Space and Electrical Room

While the proposal has both side lot line setbacks at 0.0m, there are only some elements of the structure that meet the lot line, such as the exit staircase on the east and amenity space to the west. The east side of the building is set back towards the interior of the site and varies between 1.48 and 2.9m. The west side of the building is set back beginning on level two at a distance of 2.5m. Given the variability in the setback, and the intended street rhythm and built form of this area of North Park, staff recommend Council support the proposed rear and side yard setbacks.

Separation Distance

The proposal includes an accessory structure (a gazebo) in the rear yard that does not achieve the minimum separation distance to the principal building and requires a variance from 2.4m to 2.3m. Staff consider the relaxation of separation distance to be minor and supportable to provide additional amenity space to residents.

Site Coverage

The proposal increases the site coverage from 64.0 percent to 71.1 percent which represents an increase of 53.94 m² above what would be allowed under the current zoning. Staff consider the increase in site coverage to be relatively minor and necessary to achieve the number of accessible units proposed. Additionally, roof top outdoor amenity space is provided for the residents which adds some general greening to the area and softening of the building which helps mitigate the impact of the increased site coverage.

Parking

The proposal contains a significant parking variance – no vehicle parking spaces are to be provided. Under Schedule C of the *Zoning Regulation Bylaw*, 18 vehicle parking spaces (14 resident and four visitor spaces) would be required. The proposal does contain a loading space, to be used for deliveries and passenger vans that would be used to serve residents. The parking reduction variance request is supported by a parking study. The parking study provided classifies the proposed use as “Transitional Housing and Emergency Shelters,” whereas the zoning review of the proposal calculated parking requirements based on “Assisted Living Facility” use, however, the calculations result in the same number of stalls are required – 18. The parking demand specified in the report found that resident parking demand will be zero – none of the expected tenants of the building own cars, and residents receiving this type of supportive service from Island Health are typically required to not own a vehicle.

The main expected parking demand would come from staff that are required to be on site 24 hours a day, with an expected compliment of four staff during the day and two overnight. The expected staff parking demand was assessed to be two spaces. Instead of providing these spaces, which would be challenging due to the constrained site, the applicant is proposing Transportation Demand Management (TDM) measures that include providing bus passes for staff and end-of-trip bike facilities to encourage cycling.

Bike parking demand is also expected to be low based on tenant use and low bike ownership. Long term spaces will likely be used primarily by staff, though the TDM plan also calls for four bikes to be provided for resident use.

Given the expected low demand for parking created by this application, staff recommend that Council support this variance.

Accessibility

A total of 18 of the proposed 39 units are designed to be accessible units – which as per the *British Columbia Building Code* means an area “which is easy to approach, enter, exit, operate, participate in, pass to and from, and use safely and independently by persons with disabilities”. The proposed amenity areas are also designed to be accessible.

Sustainability

The applicant has not identified any sustainability features associated with this proposal; however it is noted that the reduced parking and provision of TDM measures promote sustainability.

Advisory Design Panel Review

The application was reviewed by the Advisory Design Panel (ADP) on December 14, 2022. At that meeting, the following motion was passed:

“It was moved by Peter Johannknecht, seconded by Will King, that the Advisory Design Panel recommend to Council that Development Permit Application No. 00198 for 1046 and 1048 North Park Street be approved as presented.”

In response to comments made by ADP members at the December 14 meeting, the applicant has revised the proposal to address:

- Enlargement of rooftop planters to allow for greater soil depth
- Windows added at main floor kitchen to provide natural light and overlook into the rear of the exit path from north stair tower.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria’s urban forest and optimizing community benefits from the urban forest in all neighbourhoods. This application was received after October 24, 2019, so Tree Protection Bylaw No. 21-035 applies.

Four trees have been inventoried. Three of these are located on the subject lot, one of which is bylaw protected. One bylaw protected tree is located off-site.

The bylaw protected tree (#2586) on the subject lot would need to be removed for construction of the building.

The off-site bylaw protected tree (OS1) is proposed for retention using mitigation measures outlined in the arborist report.

The applicant is proposing to plant three new trees on the subject lot. One replacement tree is required for the removal of the bylaw protected tree, and two additional replacement trees are proposed to meet the tree minimum requirements in accordance with the Bylaw.

Tree Impact Summary Table

Tree Status	Total # of Trees	To be REMOVED	To be PLANTED	NET CHANGE
On-site trees, bylaw protected	1	1	1	0
On-site trees, not bylaw protected	2	2	2	0
Municipal trees	0	0	0	0
Neighbouring trees, bylaw protected	1	0	0	0
Neighbouring trees, not bylaw protected	0	0	0	0
Total	4	3	3	0

CONCLUSIONS

The proposal to rezone the properties at 1046 and 1048 North Park Street is consistent with the supportive housing goals in the OCP and the General Urban Design Guidelines. The increase in density, and variances related to height, site coverage, setbacks, and parking are all considered supportable. Therefore, staff recommend that Council consider supporting the application.

ALTERNATE MOTION

That Council decline Application No. 00812 and Development Permit with Variances Application No. 00198 for 1046 and 1048 North Park Street.

Respectfully submitted,

Geordie Gordon
Senior Planner
Development Services Division

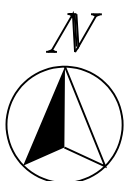
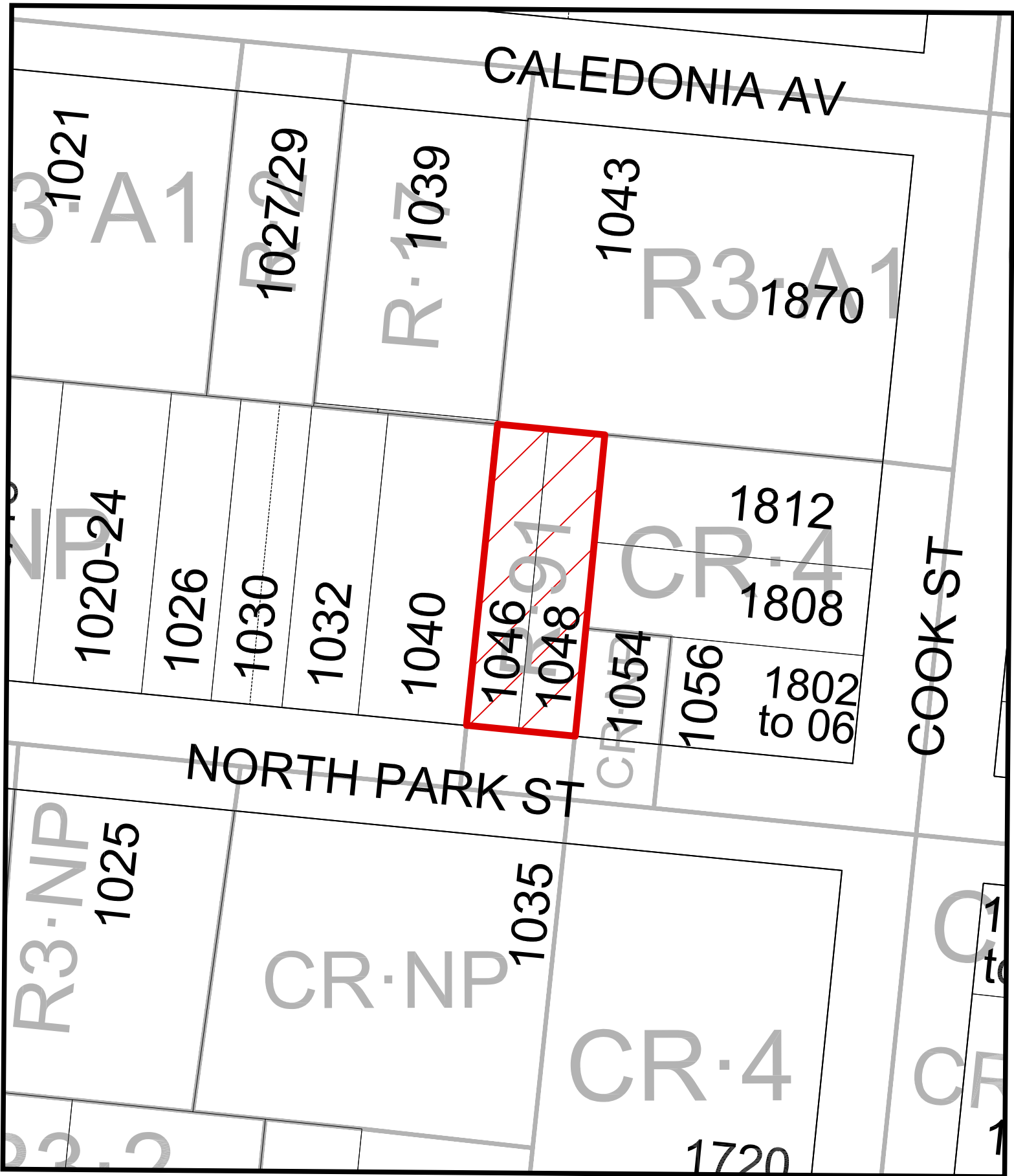
Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans date stamped February 23, 2023

- Attachment C: Letter from applicant to Mayor and Council dated November 14, 2022
- Attachment D: Parking Study dated October 24, 2022
- Attachment E: EcoPass Program Letter dated April 6, 2018
- Attachment F: Community Association Land Use Committee Comments dated November 12, 2021, April 28, 2022 and November 8, 2022
- Attachment G: Pre-Application Consultation Comments from Online Feedback Form
- Attachment H: Correspondence (Letters received from residents)




1046 & 1048 North Park Street
Rezoning No.00812



NORTH PARK VIHA HOUSING

1048 North Park Street, Victoria, BC
Application for Rezoning & Development Permit



Revisions

Received Date:
February 23, 2023

Christine Lintott Architects Inc.

 Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
 Telephone: 250.384.1969
 www.lintottarchitect.ca

Issue	Date
ISSUED FOR CALLIC APPLICATION	SEPT 22, 2021
ISSUED FOR DP/REZONING	FEBRUARY 17, 2022
DP/REZONING RESUBMISSION	JULY 27, 2022
ISSUED FOR ADP	NOVEMBER 30, 2022
ISSUED FOR C&W	MARCH 3, 2023



Context Map

Property Data

GENERAL PROPERTY INFORMATION	
PROJECT DESCRIPTION	A STOREY PLUS A ROOF DECK (CLASSIFIED AS 5 STOREYS) TRANSITION, SUPPORTIVE, RESIDENTIAL HOUSING PROJECT
CIDIC ADDRESS	1048 and 1048 NORTH PARK STREET, VICTORIA BC V8T 1G8
LEGAL DESCRIPTION	THE SOUTHWEST 26 FT OF LOT 24, SUBURBAN LOT 13, VICTORIA, PLAN 28 and THE WESTERLY 24 FEET OF LOT 24, SUBURBAN LOT 13, VICTORIA CITY, PLAN 26
PROPERTY IDENTIFICATION NUMBER (P.I.D.)	000-225-580 and 000-883-760
AUTHORITY HAVING JURISDICTION	THE CORPORATION OF THE CITY OF VICTORIA
APPLICABLE BUILDING CODE	BRITISH COLUMBIA BUILDING CODE, 2018 EDITION, INCLUDING ALL AMENDMENTS
PLANNING INFORMATION	
BIDENVELOPMENT:	NORTH PARK
AREA PLANNEY:	SCENIC GORDON
DEVELOPMENT PERMIT AREA:	OPA 16 - GEN. FORM AND CHARACTER
HERITAGE STATUS:	NONE
LAND USE CONTRACT:	NONE
SPECIAL RESTRICTIONS:	NONE
GARBAGE ZONE:	GA
CURRENT WATER SERVICE:	RES-SINGLE FAMILY 1"

Revision

No.	Description	Date

NUMERIC REVISIONS - MATCH MUNICIPAL COMMENTS
ALPHANUMERIC REVISIONS - NOT INCLUDED IN MUNICIPAL COMMENTS

Consulant

Street View

Sheet List

Sheet Number	Sheet Name
A-0.00	Cover Sheet
A-0.01	Bylaw Analysis - Shadow Studies
A-0.02	Code Analysis
A-0.03	Spatial Separation
A-1.01	Survey
A-1.02	Site Plan
A-2.00	Floor Plans
A-3.00	Elevations
A-3.01	Materials
A-3.02	Context
A-4.00	Sections
A-4.01	Stair Plans, Sections & Details
A-5.00	Renderers & Gaebao
C-1.00	Civil Plan
L-1.01	Landscape Plan
L-1.02	Landscape Plan

OWNER	ARCHITECTURAL	MECHANICAL	ELECTRICAL	CIVIL / SURVEY	ARBORIST	LANDSCAPE
Wild Coast Construction Suite 311, 185-911 Yates Street Victoria BC, V8V 4Y9 (250) 516-3229 Contact: Chris Tucker	Christine Lintott Architects Inc. Unit 1 - 864 Queens Avenue Victoria, B.C. V8T 1M5 250 384 1969 Contact: Justin Gammon	Avalon Mechanical 1245 Esquimalt Rd #300 Victoria, BC V9A 3P2 (250) 384-4128 Contact: Jamie Clarke	AES Engineering Ltd 500 - 3795 Carey Road Victoria, BC, V8Z 6T8 (250) 381-6121 Contact: Jeff Halpenny	JE Anderson & Associates 4212 Glenford Avenue Victoria, BC V8Z 4B7 (250) 727-2214 Contact: Ross Tuck	Talbot Mackenzie & Associates Box 48153 RPO Uptown Victoria, BC V8Z 7H6 (250) 479-8733 Contact: Graham Mackenzie	Duane Ensing Landscape Design 4539 Viewmont Avenue Victoria BC, V8Z 5L3 (250) 881-0706 Contact: Duane Ensing

North Park VIHA

1048 North Park Street,
Victoria BC

Cover Sheet

Date: 2023-03-06 10:02:34 AM
 Drawn by: RJ
 Checked by: _____
 Checker: _____

A-0.00

Scale: 1 : 1



Issue Date

ISSUED FOR CALIC APPLICATION	SEPT 22, 2021
ISSUED FOR DP/REZONING	FEBRUARY 17, 2022
DP/REZONING RESUBMISSION	JULY 27, 2022
ISSUED FOR ADP	NOVEMBER 30, 2022
ISSUED FOR CcW	MARCH 3, 2023

Revision

No.	Description	Date
E	Elevator Shaft Size Change & Closet	2022-07-22

NUMERIC REVISIONS - MATCH MUNICIPAL COMMENTS
ALPHANUMERIC REVISIONS - NOT INCLUDED IN MUNICIPAL COMMENTS

Consultant

North Park VIHA

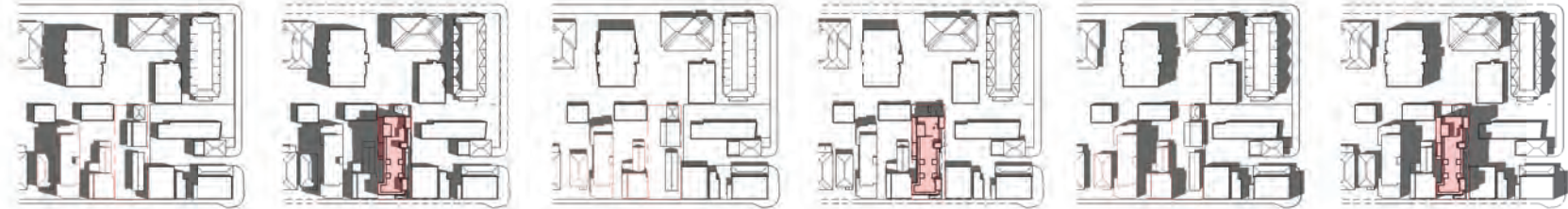
1048 North Park Street,
Victoria BC

Bylaw Analysis - Shadow Studies

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Drawn by	RJ
Checked by	Checker

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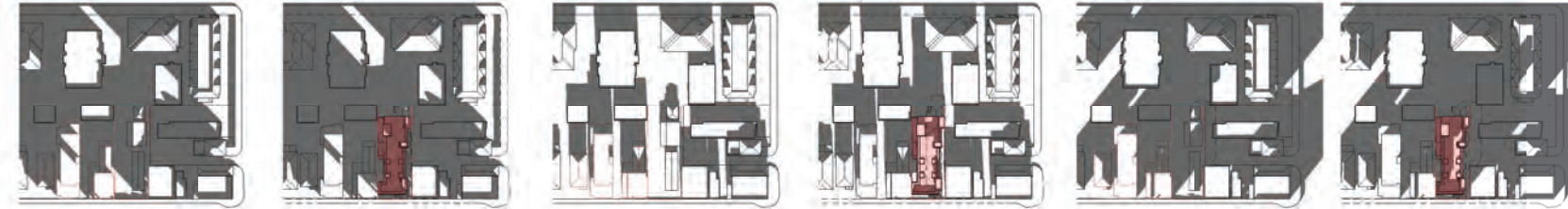
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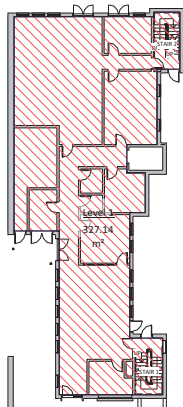
1 Shadow Study - Summer Morning - Existing 1:1000
 2 Shadow Study - Summer Morning - Proposed 1:1000
 3 Shadow Study - Summer Noon - Existing 1:1000
 4 Shadow Study - Summer Noon - Proposed 1:1000
 5 Shadow Study - Summer Afternoon - Existing 1:1000
 6 Shadow Study - Summer Afternoon - Proposed 1:1000



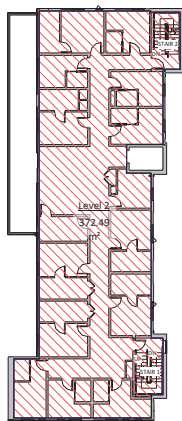
7 Shadow Study - Midyear Morning - Existing 1:1000
 8 Shadow Study - Midyear Morning - Proposed 1:1000
 9 Shadow Study - Midyear Noon - Existing 1:1000
 10 Shadow Study - Midyear Noon - Proposed 1:1000
 11 Shadow Study - Midyear Afternoon - Existing 1:1000
 12 Shadow Study - Midyear Afternoon - Proposed 1:1000



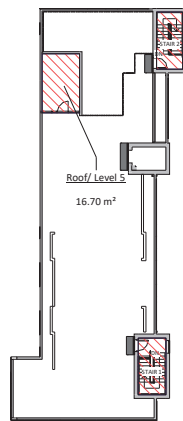
13 Shadow Study - Winter Morning - Existing 1:1000
 14 Shadow Study - Winter Morning - Proposed 1:1000
 15 Shadow Study - Winter Noon - Existing 1:1000
 16 Shadow Study - Winter Noon - Proposed 1:1000
 17 Shadow Study - Winter Afternoon - Existing 1:1000
 18 Shadow Study - Winter Afternoon - Proposed 1:1000



19 Floor Area - Level 1
1:200



20 Floor Area - Levels 2-4
1:200



21 Floor Area - Roof
1:200

Note: These areas are for zoning purposes only, and are measured to the exterior face of sheathing on building envelope.
Basement not included in FSR calculation per zoning definitions.

Area Schedule (Floor Space Ratio)	
Name	Area
Level 1	327.14 m ²
Level 2	372.49 m ²
Level 3	372.05 m ²
Level 4	373.04 m ²
Roof/Level 5	39.71 m ²
	1,485.43 m ²



Building Code Analysis - Overview

NO.	ITEM	DESCRIPTION	REQUIREMENT	PROPOSED	REFERENCE
1	PROJECT TYPE	NEW CONSTRUCTION	REQUIRED	PROVIDED	-
2	GOVERNING BUILDING CODE	BIRCH COLUMBIA BUILDING CODE, 2018, INCLUDING ALL AMENDMENTS	-	-	-
3	BUILDING CODE PARTS APPLICABLE	PART: 1 2 3 4 5 6 7 8 9 10 DIV A - 1.1.1	-	-	-
4	MAJOR OCCUPANCIES	A3 A2 A1 A4 A5 B1 B2 C D F1 F2 F3 DIV A - 1.1.2	-	-	-
5	MAJOR OCCUPANCIES	YES NO	-	-	-
6	HEAVY TIMBER CONSTRUCTION ASSEMBLY	PERMITTED PROHIBITED N/A	-	-	-
7	FIREWALLS	YES NO	-	-	-
8	BUILDING AREA (m, GEOMETRIC)	455.2 BUILDING AREA	-	-	-
9	GRADE ELEVATION (m, GEOMETRIC)	22.58 GRADE	-	-	-
10	BUILDING HEIGHT (STOREYS)	3 ABOVE GRADE 1 BELOW GRADE 5 TOTAL	-	-	-
11	FIRE ALARM & DETECTION SYSTEM	REQUIRED PROVIDED N/A	-	-	-
12	AUTOMATIC SPRINKLER SYSTEM	REQUIRED PROVIDED N/A	-	-	-
13	MEZZANINES	YES NO	-	-	-
14	INTERCONNECTED FLOOR SPACE	YES NO	-	-	-
15	NUMBER OF STREETS FACING	1 STREET FACING	-	-	-
16	FIRE DEPARTMENT ACCESS ROUTES	REQUIRED PROVIDED N/A	-	-	-
17	HIGH BUILDING	YES NO	-	-	-
18	ROOF ACCESS	REQUIRED PROVIDED N/A	-	-	-
19	STAIRWELL SYSTEM	REQUIRED PROVIDED N/A	-	-	-
20	LIGHTING AND EMERGENCY POWER	REQUIRED PROVIDED N/A	-	-	-
21	EMERGENCY GENERATOR	REQUIRED PROVIDED N/A	-	-	-
22	ACCESS FOR PERSONS WITH DISABILITIES	REQUIRED PROVIDED N/A	-	-	-
23	ALTERNATE SOLUTIONS REQUIRED	YES NO	-	-	-

CONSTRUCTION CLASSIFICATION

24	CONSTRUCTION TYPE(S)	GROUP C, UP TO 6 STOREYS, SPRINKLERED	-	-	-
25	ASSEMBLY FIRE RESISTANCE RATINGS	MIN. F.R. ASSEMBLY 1 HOOD 1 MEZZANINE 1 ROOF	-	-	-
26	BUILDING HEIGHT (STOREYS)	3 MAXIMUM 5 PROPOSED	-	-	-
27	BUILDING AREA (m ²)	1800 MAXIMUM 455.2 PROPOSED	-	-	-

CONSTRUCTION CLASSIFICATION

24	CONSTRUCTION TYPE(S)	GROUP C, UP TO 6 STOREYS, SPRINKLERED	-	-	-
25	ASSEMBLY FIRE RESISTANCE RATINGS	MIN. F.R. ASSEMBLY 1 HOOD 1 MEZZANINE 1 ROOF	-	-	-
26	BUILDING HEIGHT (STOREYS)	3 MAXIMUM 5 PROPOSED	-	-	-
27	BUILDING AREA (m ²)	1800 MAXIMUM 455.2 PROPOSED	-	-	-

OCCUPANT LOAD CALCULATIONS - PER SPACE

ROOM	OCCUPANCY	AREA (m ²)	SLEEPING OCCUPANTS	CALCULATED OCCUPANTS
FLUX SPACE	PUBLIC CORRIDOR	26.6	3.7	8
LAUNDRY	CLEANING	15.9	4.6	4
STORAGE	STORAGE	16.1	4.6	5
OFFICE 1	OFFICE	9.8	9.3	2
OFFICE 2	OFFICE	10.3	9.3	2
STAFF ROOM	LOUNGE	15.4	1.85	11
BASMENT LEVEL SUBTOTAL 29				
DINING ROOM	DINING	56.5	3.2	46
ART ROOM	CLASSROOM	13.0	1.85	8
KITCHEN	KITCHEN	25.1	5.5	4
BICYCLE STORAGE	STORAGE	12.7	4.6	5
ACTIVITY ROOM	CLASSROOM	12.5	1.85	10
LOUNGE	PUBLIC CORRIDOR	30.4	3.7	9
OFFICE	OFFICE	9.9	9.3	2
LEVEL 2 SUBTOTAL 82				
LOUNGE	PUBLIC CORRIDOR	25.7	3.7	7
MEDICAL ROOM	OFFICE	8.9	9.3	1
SUITES (41-51)	DWELLING UNIT	-	-	13 26
ACTIVITY ROOM	CLASSROOM	9.2	1.85	5
LEVEL 3 SUBTOTAL 39				
LOUNGE	PUBLIC CORRIDOR	25.7	3.7	7
MEDICAL ROOM	OFFICE	8.9	9.3	1
SUITES (42-52)	DWELLING UNIT	-	-	13 26
ACTIVITY ROOM	CLASSROOM	9.2	1.85	5
LEVEL 4 SUBTOTAL 39				
ROOF DECK	LOUNGE	211	1.85	115
ROOF LEVEL SUBTOTAL 115				
TOTAL 340				

NOTE: OCCUPANT LOAD USED FOR EXISTING PURPOSES SEE 4.1 FOR PLUMBING FIXTURES

Building Code Analysis - Fire Ratings and Separations

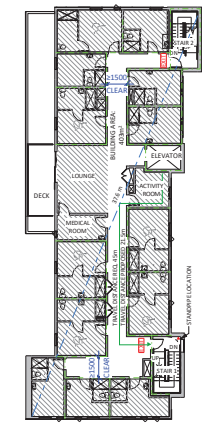
NO.	ITEM	DESCRIPTION	REQUIREMENT	PROPOSED	REFERENCE
2.1	BETWEEN MAJOR OCCUPANCIES	REQUIRED PROVIDED N/A	-	-	-
2.2	SUITES	REQUIRED PROVIDED N/A	-	-	-
2.3	PUBLIC CORRIDORS	REQUIRED PROVIDED N/A	-	-	-
2.4	COMMON LAUNDRY ROOMS	REQUIRED PROVIDED N/A	-	-	-
2.5	COMBUSTIBLE REFUSE STORAGE	REQUIRED PROVIDED N/A	-	-	-
2.6	EXIT ENCLOSURES	REQUIRED PROVIDED N/A	-	-	-
2.7	ELEVATOR HOISTWAYS & MACHINE ROOMS	REQUIRED PROVIDED N/A	-	-	-
2.8	SERVICE ROOMS WITH FUEL-BURNED APPLIANCES	REQUIRED PROVIDED N/A	-	-	-
2.9	ELECTRICAL SERVICE ROOMS	REQUIRED PROVIDED N/A	-	-	-
2.10	ELECTRICAL EQUIPMENT WALLETS	REQUIRED PROVIDED N/A	-	-	-
2.11	VERTICAL SERVICE SPACES	REQUIRED PROVIDED N/A	-	-	-
2.12	HORIZONTAL SERVICE SPACES	REQUIRED PROVIDED N/A	-	-	-

Building Code Analysis - Floor Safety, Exits and Stairs

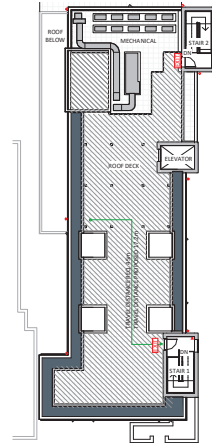
NO.	ITEM	DESCRIPTION	REQUIREMENT	PROPOSED	REFERENCE
3.1	FLAME SPREAD RATING (MAX)	0 MAXIMUM 25 (EXIT) 350 (CORRIDOR WALLS)	REQUIRED PROVIDED	-	-
3.2	MEANS OF EGRESS	ALL EXITS ARE: OCCUPIED ROOMS OCCUPIED ROOFS ACCESSIBLE TO PUBLIC	REQUIRED PROVIDED	-	-
3.3	EGRESS DOORWAYS	REQUIRED PROVIDED	-	-	-
3.4	TRAVEL DISTANCE (m)	< 45m REQUIRED < 247m PROPOSED	-	-	-
3.5	DOORS AND DOOR HARDWARE	DOOR CLEARANCE: MINIMUM 2000mm	REQUIRED PROVIDED	-	-
3.6	GUARDS	BOTH SIDES AT EXITS	REQUIRED PROVIDED	-	-
3.7	MINIMUM NUMBER OF EXITS (FOR EACH FLOOR AREA)	2 REQUIRED 2 PROVIDED	-	-	-
3.8	DISTANCE BETWEEN EXITS	SEPARATED BY 1/2 FLOOR AREA (DIAGONAL DISTANCE)	REQUIRED PROVIDED	-	-
3.9	EXIT WIDTH (mm)	PUBLIC CORRIDOR: 1100 MINIMUM	REQUIRED PROVIDED	-	-
3.10	HEADROOM CLEARANCE (mm)	2000 MINIMUM	REQUIRED PROVIDED	-	-
3.11	EXIT SIGNS	REQUIRED PROVIDED	-	-	-
3.12	SURFACE FINISH OF STAIRS	SLIP RESISTANT FINISH & CONTRASTING LEADING EDGES	REQUIRED PROVIDED	-	-
3.13	DIMENSIONS OF [STAIR] LANDINGS (mm)	LANDINGS AT TOPS AND BOTTOMS OF STAIRS	REQUIRED PROVIDED	-	-
3.14	[STAIR] HANDRAILS	STAIR HANDRAILS	REQUIRED PROVIDED	-	-
3.15	[STAIR] TREADS AND RISERS (mm)	TREAD WIDTH: 280 CLEAR WIDTH: 125-180	REQUIRED PROVIDED	-	-
3.16	DOOR AND RELEASE HARDWARE	ALL HARDWARE AT EXIT DOORS	REQUIRED PROVIDED	-	-
3.17	FLOOR NUMBERING	NUMERALS INDICATING FLOOR LEVEL ON STAIR TOP OF DOORS IN PART STAIR SHAFTS	REQUIRED PROVIDED	-	-

Building Code Analysis - Health and Accessibility

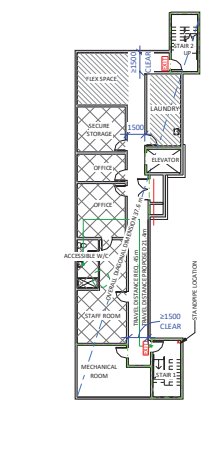
NO.	ITEM	DESCRIPTION	REQUIREMENT	PROPOSED	REFERENCE
4.1	PLUMBING FIXTURES	RESIDENTIAL: 1 DWELLING UNITS 2 WASHROOMS 2 GUESTS 2 WASHROOMS OFFICE: 10 STAFF 1 UNIVERSAL WASHROOM	REQUIRED PROVIDED	-	-
4.2	ACCESSIBILITY FOR PERSONS WITH DISABILITIES	REQUIRED PROVIDED	-	-	-
4.3	AREAS REQUIRING ACCESS	ACCESS THROUGH EXTERIOR STORMS & NORMALLY OCCUPIED CLEAR AREAS	REQUIRED PROVIDED	-	-
4.4	ENTRANCES	ACCESS FROM EXTERIOR TO MAIN ENTRANCE & 2ND FLOOR ENTRANCE	REQUIRED PROVIDED	-	-
4.5	ACCESSIBLE PATH OF TRAVEL	WIDTH OF PATH TO ENTRANCE: 1.50m MINIMUM	REQUIRED PROVIDED	-	-
4.6	PATH OF TRAVEL TO PARKING AREAS	ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING SPACES TO AN ACCESSIBLE ENTRANCE	REQUIRED PROVIDED	-	-
4.7	PASSENGER LOADING ZONES	ACCESSIBLE PATH OF TRAVEL FROM PASSENGER LOADING ZONES TO AN ACCESSIBLE ENTRANCE	REQUIRED PROVIDED	-	-
4.8	DOORWAYS AND DOORS (ACCESSIBLE PATHS OF TRAVEL)	DOOR CLEAR WIDTH: 2 BDO REQUIRED 2 BDO REQUIRED	REQUIRED PROVIDED	-	-
4.9	CONTROLS AND OUTLETS (FOR OCCUPANT USE)	LOCATED 450-2100mm FROM FLOOR	REQUIRED PROVIDED	-	-
4.10	ACCESSIBLE PLUMBING FACILITIES	ACCESSIBLE WASHROOM AT EACH ACCESSIBLE STOREY	REQUIRED PROVIDED	-	-
4.11	ACCESSIBLE WASHROOMS	UNIVERSAL WASHROOM	REQUIRED PROVIDED	-	-



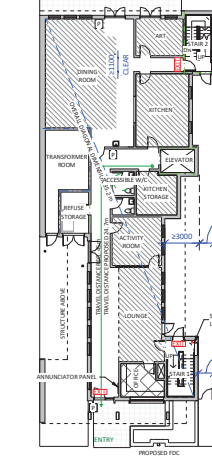
Code Analysis Plans - Level 2-4
1:200



Code Analysis Plan - Roof
1:200



Code Analysis Plan - Basement
1:200



Code Analysis Plan - Level 1
1:200

CODE PLANS LEGEND

- RESIDENTIAL AND ANCILLARY
- OFFICE
- CIRCULATION AND SERVICE
- POWER DOOR OPERATOR
- WHEELCHAIR ACCESSIBLE UNIT

FRS LEGEND

- 2hr FIRE SEPARATION
- 2hr FIRE SEPARATION

0m 4m 8m 12m 16m 20m
SCALE 1:100

Christine Lintott Architects Inc.
Suite 1 - 864 Quena Victoria, BC V8T 1M5
Telephone: 250.384.1568
www.lintottarchitect.ca

Issue	Date
ISSUED FOR CALL APPLICATION	SEPT 22, 2021
ISSUED FOR DP/REZONING	FEBRUARY 17, 2022
DP/REZONING RESUBMISSION	JULY 27, 2022
ISSUED FOR ADP	NOVEMBER 30, 2022
ISSUED FOR CofW	MARCH 3, 2023

Revision No.	Description	Date
E	Elevator Shaft Size Change & Closet	2022-07-22

NUMERIC REVISIONS - MATCH MUNICIPAL COMMENTS
ALPHANUMERIC REVISIONS - NOT INCLUDED IN MUNICIPAL COMMENTS

Consultant

North Park VIHA
1048 North Park Street,
Victoria BC

Code Analysis

Date: 2023-03-06 10:02:57 AM
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Checked by: Checker
A-0.02
Scale: As indicated



Issue Date

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ISSUED FOR CofW	MARCH 3, 2023

Revision

No.	Description	Date
5	Addition of windows into the stairwells	2022-04-11
3	Changed balconies to Juliet's	2022-04-11
9	Window	2022-04-11
E	Elevator Shaft Size Change & Closet	2022-07-22

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Consultant

North Park VIHA

1048 North Park Street,
Victoria BC

Spatial Separation

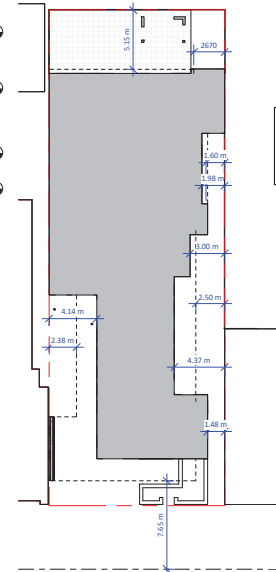
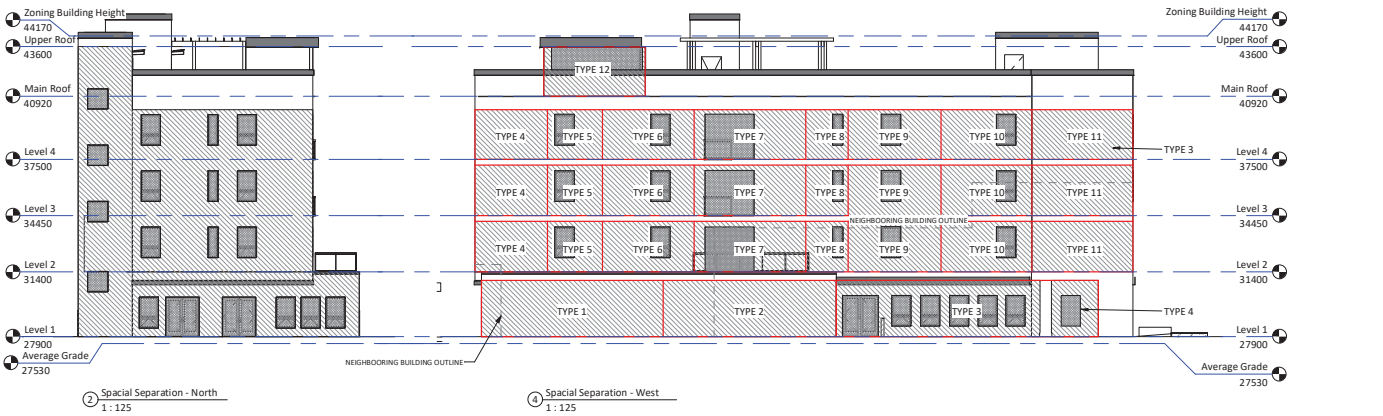
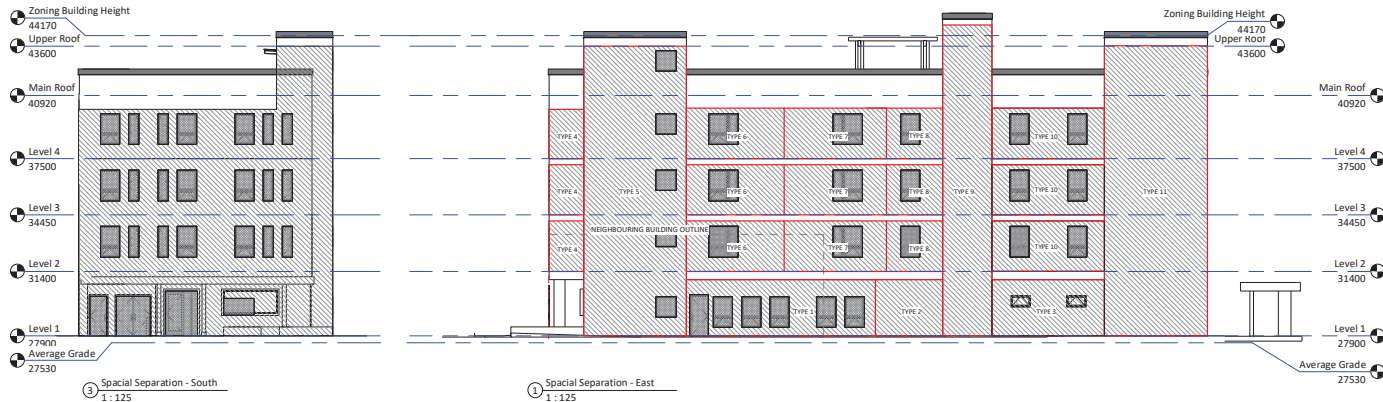
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Scale As indicated



Building Code Analysis - Spatial Separations

4 - SPATIAL SEPARATIONS																			
SOL.	ITEM	DESCRIPTION	WALL AREA	LIMITING DISTANCE	MAXIMUM OPENINGS	PROPOSED OPENINGS	SEAL TYPE	WALL TYPE/COMB.	CLADDING TYPE/COMB.	WALL AREA	LIMITING DISTANCE	MAXIMUM OPENINGS	PROPOSED OPENINGS	WALL TYPE/COMB.	CLADDING TYPE/COMB.	REFERENCE			
0-1	SPATIAL SEPARATION AND EXPOSURE PROTECTION & CONSTRUCTION OF EXPOSING BUILDING FACE																		
SOUTH:			TOTAL FACE										1.3.1.1.0						
			174.41	2.65	300	28.61	N/A	N/A	N/A	TOTAL FACE			174.79	2.3	18.45	18.45	1	N/A	REQUIRED
EAST:			TOTAL FACE										1.3.1.1.0						
TYPE 1			31.2	4.37	72.88	55.1	3/4	N/A	N/A	TOTAL FACE			30	0	0	0	1	REQUIRED	REQUIRED
TYPE 2			11.1	2.50	50.0	0	1	N/A	REQUIRED	TOTAL FACE			28.56	0	0	0	1	REQUIRED	REQUIRED
TYPE 3			18.2	1.98	23.60	0	1	N/A	REQUIRED	TOTAL FACE			41.4	4.64	18.65	18.5	3/4	N/A	N/A
TYPE 4			3.90	2.50	66.0	0	3/4	N/A	N/A	TOTAL FACE			10.68	2.38	46.14	18.43	3/4	N/A	N/A
TYPE 5			29.19	1.48	7.7	18.88	1	N/A	REQUIRED	TOTAL FACE			8.7	2.38	46.24	13.54	3/4	N/A	N/A
TYPE 6			14.9	2.50	50.0	18.22	3/4	N/A	REQUIRED	TOTAL FACE			13.53	2.38	46.16	13.69	3/4	N/A	REQUIRED
TYPE 7			13.97	2.50	50.0	17.18	3/4	N/A	REQUIRED	TOTAL FACE			16.58	2.38	39.2	39.0	3/4	N/A	REQUIRED
TYPE 8			8.3	2.50	66.0	20.8	3/4	N/A	REQUIRED	TOTAL FACE			6.28	2.38	46.24	14.65	3/4	N/A	N/A
TYPE 9			41.2	1.48	15.87	0	1	N/A	REQUIRED	TOTAL FACE			13.7	2.38	46.14	13.85	3/4	N/A	N/A
TYPE 10			14.78	1.48	15.73	11.9	1	N/A	REQUIRED	TOTAL FACE			13.11	2.38	46.16	13.42	3/4	N/A	REQUIRED
TYPE 11			81.29	0	0	0	1	REQUIRED	REQUIRED	TOTAL FACE			15.7	0	0	0	1	REQUIRED	REQUIRED
TYPE 12			14.72	2.38	46.14	46.0	3/4	N/A	REQUIRED	TOTAL FACE			14.72	2.38	46.14	46.0	3/4	N/A	REQUIRED

Separation Elevations - Annotations





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North Park VIHA

1048 North Park Street,
Victoria BC

Survey

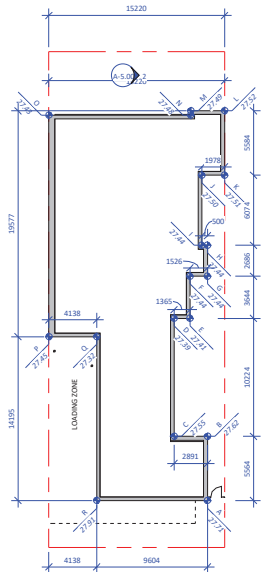
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Drawn by RJ

Checked by Checker

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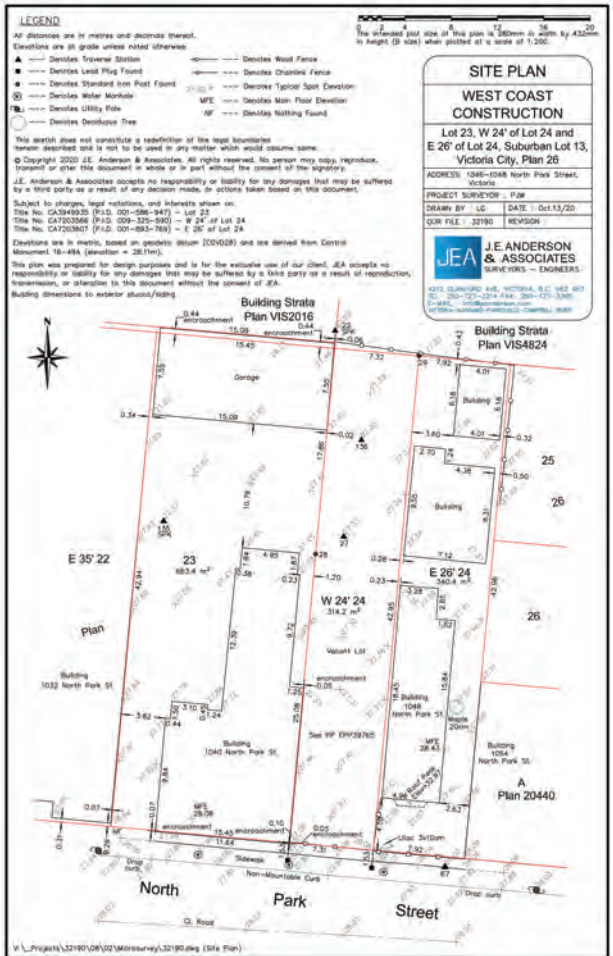


NORTH PARK ST

Station	Vertical Curve	Station (Centre)	Vertical Curve	Station (Centre)	Vertical Curve	Station (Centre)
4	17.71	AsB	27.665	3.86	139.43	204.4
5	17.52	BnC	27.695	3.89	139.51	204.4
6	17.33	CxD	27.72	3.92	139.59	204.4
7	17.14	DxE	27.74	3.95	139.67	204.4
8	17.41	ExF	27.425	3.84	139.43	204.4
9	17.64	FxG	27.45	3.87	139.51	204.4
10	17.86	GxH	27.48	3.89	139.59	204.4
11	17.67	HxI	27.47	3.88	139.57	204.4
12	17.47	IxJ	27.465	3.87	139.55	204.4
13	17.25	JxK	27.46	3.86	139.54	204.4
14	17.11	KxL	27.455	3.85	139.53	204.4
15	17.13	LxM	27.455	3.85	139.53	204.4
16	17.45	MxN	27.46	3.86	139.54	204.4
17	17.66	NxO	27.465	3.87	139.55	204.4
18	17.84	OxP	27.47	3.88	139.56	204.4
19	17.88	PxQ	27.48	3.89	139.57	204.4
20	17.82	QxR	27.475	3.88	139.56	204.4
21	17.55	RxS	27.47	3.87	139.55	204.4

2023 2023.03
Checked (Checked by) 78.62

Average Grade Diagram
1:200



Survey
1:200

NOTE: EXISTING BUILDING TO BE DEMOLISHED/DECONSTRUCTED & DIVERTED FROM LANDFILL

SITE PLAN

WEST COAST CONSTRUCTION

Lot 23, W 24' of Lot 24 and E 26' of Lot 24, Suburban Lot 13, Victoria City, Plan 26

ADDRESS: 1048-1048 North Park Street, Victoria

PROJECT SURVEYOR - PAV

DRAWN BY: LG DATE: Oct 13/20

OUR FILE: 32190 NEWSON

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS

4215 CLAMOR AVE., VICTORIA, B.C. V8S 4G7
250-377-2214 FAX: 250-275-3366
E-MAIL: info@jea.com
www.jea.com



Issue Date

ISSUED FOR CALIC APPLICATION	SEPT 22, 2021
ISSUED FOR DP/REZONING	FEBRUARY 17, 2022
DP/REZONING RESUBMISSION	JULY 27, 2022
ISSUED FOR ADP	NOVEMBER 30, 2022
ISSUED FOR CofW	MARCH 3, 2023

Revision

No.	Description	Date
18	Reclassification of loading/parking zone	2022-04-11
4	Additional Bench	2022-04-11
A	Revised Rear Setback	2022-07-08
41	CREST RADIO COVERAGE	2022-07-08
E	Elevator Shaft Size Change & Closet	2022-07-22
H	Increased Planter Dimension	23-01-17
J	Additional Dimension	23-03-03

NUMERIC REVISIONS - MATCH MUNICIPAL COMMENTS
ALPHANUMERIC REVISIONS - NOT INCLUDED IN MUNICIPAL COMMENTS

Consultant

North Park VIHA

1048 North Park Street,
Victoria BC

Site Plan

Date 2023-03-06 10:03:12 AM
Drawn by RJ
Checked by Checker

A-1.02

Scale As indicated

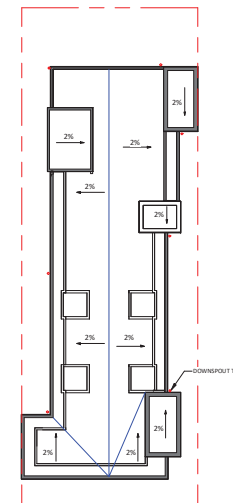
Zoning Analysis - Site Data

LOT INFORMATION	CURRENT ZONE	PROPOSED ZONE
ADDRESS LEGAL DESCRIPTION	1048 NORTH PARK STREET, VICTORIA BC LOT 9 (DD 200211), BLOCK 1A, SECTION 2, VICTORIA DISTRICT, PLAN 379	
ZONING	R-9 ZONE - NORTH-PARK RESIDENTIAL DISTRICT	SITS SPECIFIC
SITE AREA	654 m ²	654 m ²
TOTAL FLOOR AREA	1233m ² (MAXIMUM)	1884.4 m ²
COMMERCIAL FLOOR AREA	N/A	N/A
FLOOR SPACE RATIO	1.93 : 1 (MAXIMUM)	2.27 : 1 (5,485.4m ² + 654m ²)
SITE COVERAGE %	33% (MAXIMUM)	805.2m ² ÷ 2,507m ² = 472.5m ² of 654m ² (72.3%)
DRAWN SPACE %	N/A	207.8m ² / 654m ² = 31.8%
HEIGHT OF BUILDING	12.7m	18.44 m
NUMBER OF STOREYS	N/A	5
VEHICLE PARKING	SUBJECT TO REGULATIONS OF SCHEDULE C	37 REFER TO ATTACHED PARKING STUDY
VEHICLE PARKING (VISITOR)	SUBJECT TO REGULATIONS OF SCHEDULE C	6 OFF STREET SPACES (ON-STREET ONLY)
BICYCLE PARKING (LONG TERM)	SUBJECT TO REGULATIONS OF SCHEDULE C	12
BICYCLE PARKING (VISITOR)	SUBJECT TO REGULATIONS OF SCHEDULE C	4

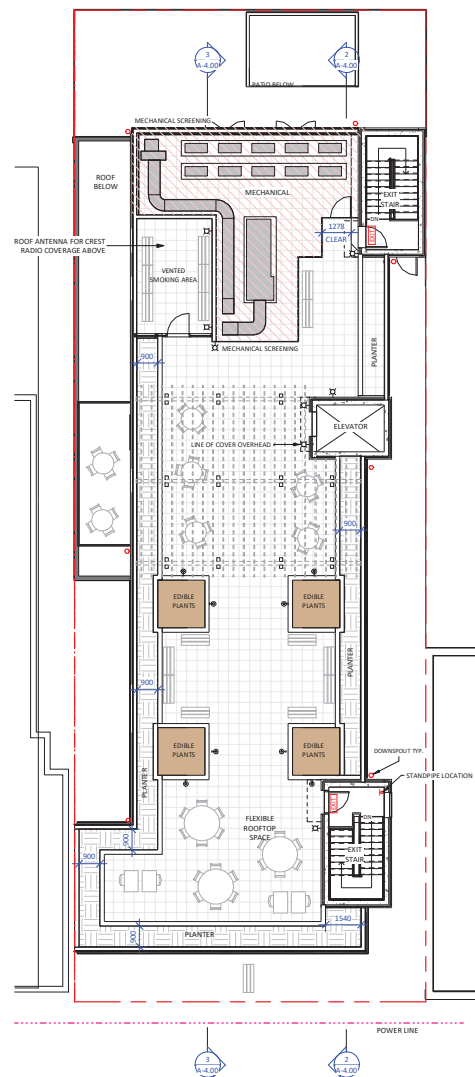
BUILDING SETBACKS (R-9)	EXISTING	PROPOSED
FRONT YARD (DEPTH)	0.40m	2.15m
SIDE YARD (WEST)	2.40m	0m
SIDE YARD (EAST)	0m	0m
REAR YARD (NORTH)	8.40m	5.32m

RESIDENTIAL USE DETAILS	EXISTING	PROPOSED
PERMITTED USE	BEST HOME - CLASS C HOME OCCUPATION	BEST HOME - GROUP C, HOSPITAL, PRIVATE HOSPITAL, NURSING HOMES, INTERMEDIATE CARE FACILITIES AND COMMUNITY CARE FACILITIES. - A BUILDING HAVING BOTH COMMERCIAL AND RESIDENTIAL USES AND WHERE THE GROUND FLOOR IS NOT USED FOR RESIDENTIAL PURPOSES. OFFICE
TOTAL NUMBER OF UNITS	N/A	39
UNIT TYPE BREAKDOWN	N/A	PROPOSED RENTAL UNITS 39 ACCESSIBLE STUDIOS 23 NON-ACCESSIBLE STUDIOS
MINIMUM UNIT FLOOR AREA	N/A	11.78 m ²
TOTAL RESIDENTIAL FLOOR AREA	N/A	648.5 m ²

Access or Accessible an area and its facilities, or both, as required by this Code, which is easy to approach, enter, exit, operate, participate in, pass to and from, and use safely and independently by persons with disabilities.

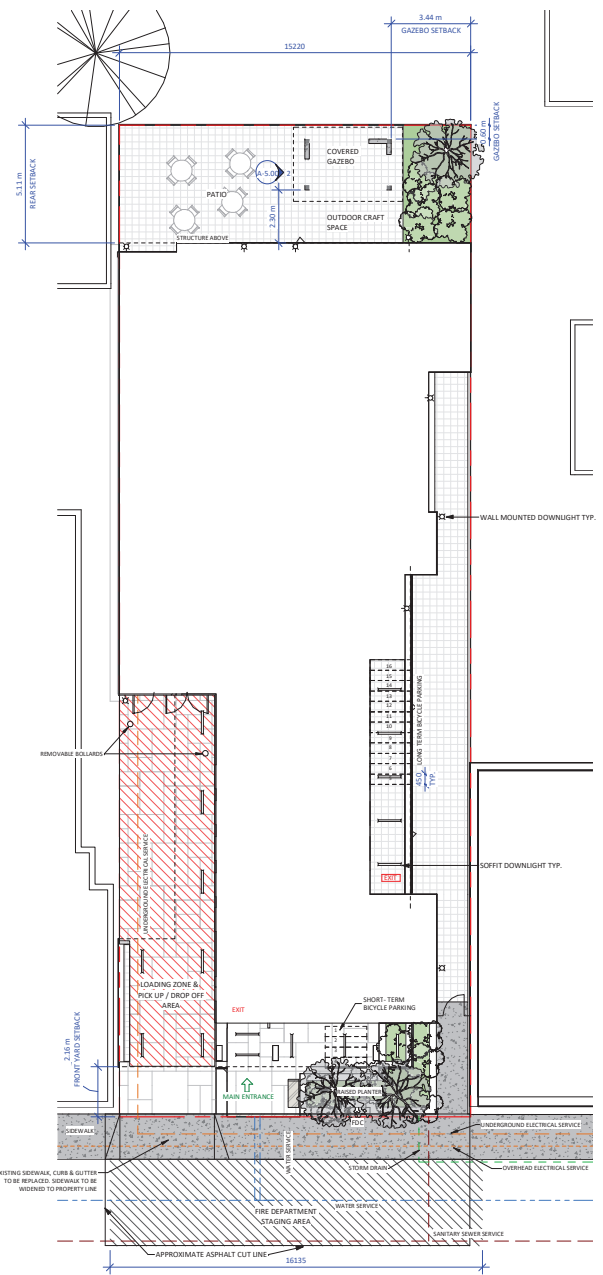


3 Drainage Plan
1 : 200



3 Roof Plan
1 : 100

LIGHTING LEGEND
WALL
GROUND LEVEL
SOFFIT



2 Site Plan
1 : 100



Issue	Date
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ISSUED FOR ADP	NOVEMBER 30, 2022
ISSUED FOR CofW	MARCH 3, 2023

Revision		
No.	Description	Date
11	Accessible W/C & public spaces	2022-04-11
18	Reclassification of loading/parking zone	2022-04-11
4	Additional Bench	2022-04-11
B	Changed to Sliding Door	2022-07-08
41	CREST RADIO COVERAGE	2022-07-08
E	Elevator Shaft Size Change & Closet	2022-07-22
G	VIHA request Additional Windows	2022-11-30
F	Additional Windows	23-01-17

NUMERIC REVISIONS - MATCH MUNICIPAL COMMENTS
ALPHANUMERIC REVISIONS - NOT INCLUDED IN MUNICIPAL COMMENTS

Consultant

North Park VIHA

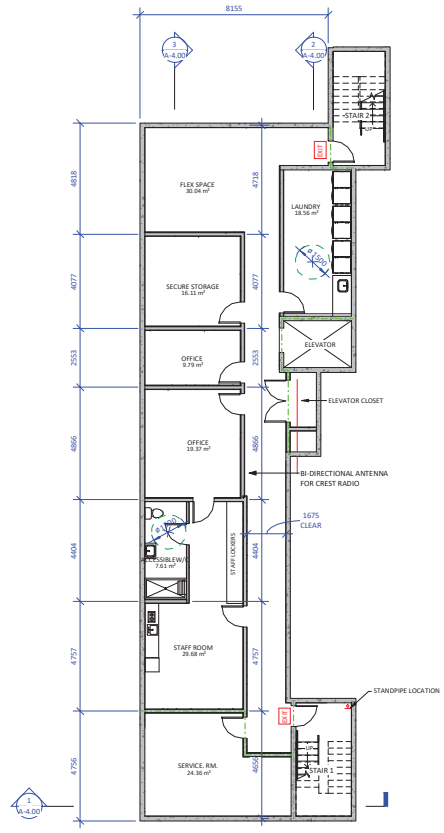
1048 North Park Street,
Victoria BC

Floor Plans

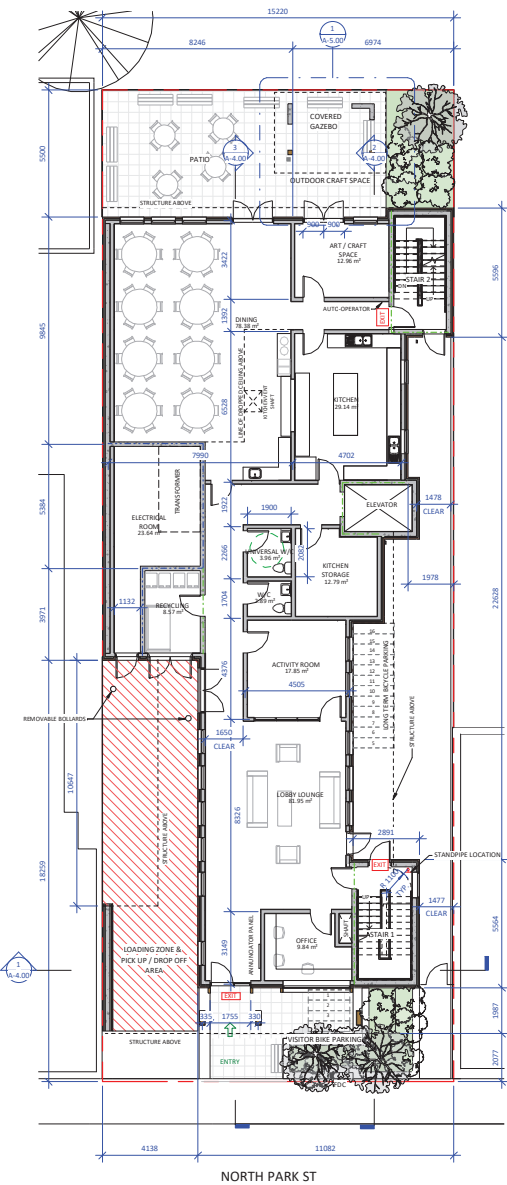
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Drawn by RJ
Checked by Checker

A-2.00

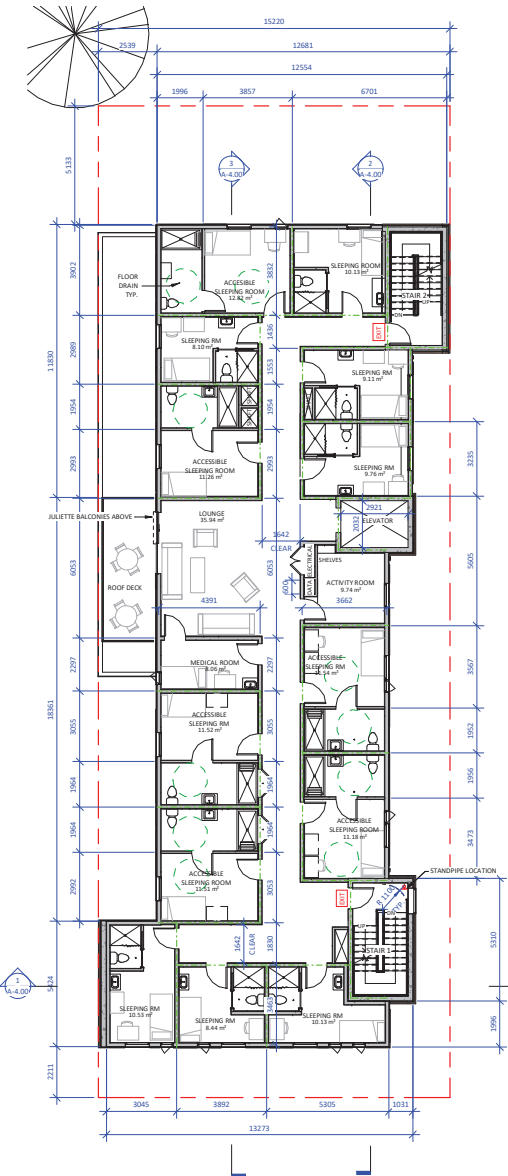
Scale As indicated



1 Basement Level
1:100



2 Level 1
1:100



3 Levels 2-4
1:100



FRR LEGEND





Issue	Date
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ISSUED FOR CofW	MARCH 3, 2023

Revision		
No.	Description	Date
5	Addition of windows into the stairwells	2022-04-11
3	Changed balconies to Juliet's	2022-04-11
9	Window	2022-04-11
8	Clear glass guardrail	2022-04-11
15	Maximum 6' high fence	2022-04-11
C	Revised Materials	2022-07-08
E	Elevator Shaft Size Change & Closet	2022-07-22
I	Additional Windows	23-01-17

NUMERIC REVISIONS - MATCH MUNICIPAL COMMENTS
ALPHANUMERIC REVISIONS - NOT INCLUDED IN MUNICIPAL COMMENTS

Consultant

North Park VIHA

1048 North Park Street,
Victoria BC

Elevations

Date 2023-03-06 10:03:35 AM

Drawn by RJ

Checked by Checker

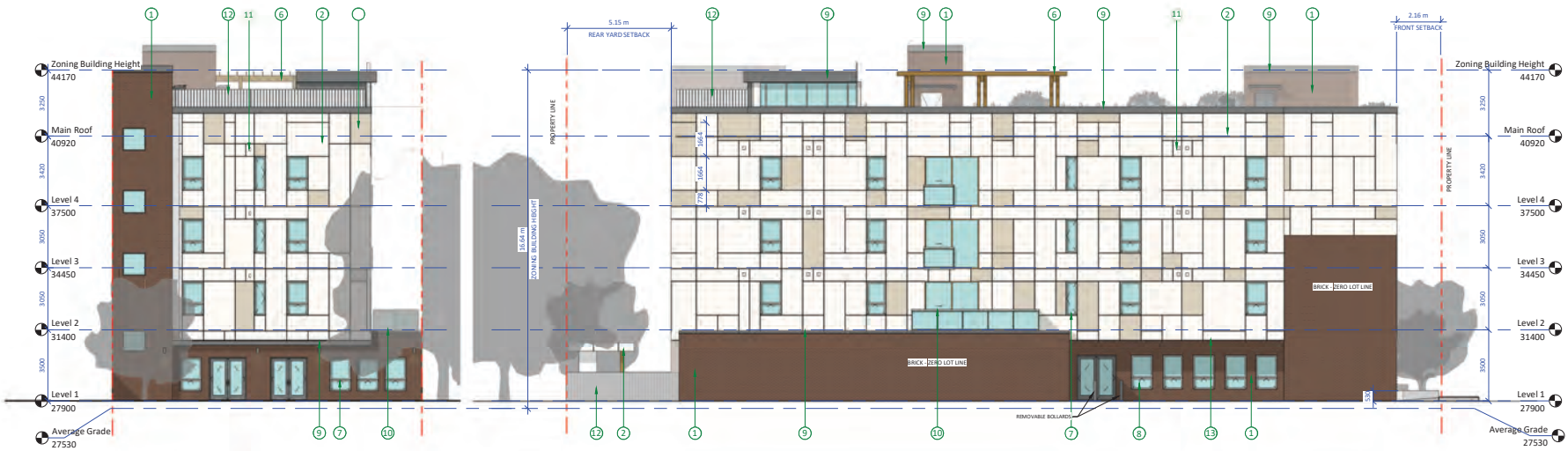
A-3.00

Scale 1 : 100



2 South
1 : 100

1 East
1 : 100



3 North
1 : 100

4 West
1 : 100

- ① BRICK
- ② COMPACT LAMINATE - PAPHYRUS WHITE
- ③ COMPACT LAMINATE WALL PANEL - MID GREEN
- ④ CONCRETE
- ⑤ GULLAM COLUMN
- ⑥ TIMBER
- ⑦ VINYL CASEMENT WINDOW
- ⑧ VINYL AWNING WINDOW
- ⑨ PRE-FINISHED METAL FLASHING - GREY
- ⑩ GLASS & ALUMINUM GUARD
- ⑪ VENT
- ⑫ WOOD
- ⑬ LONGBOARD SOFFIT





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ISSUED FOR CcW	MARCH 3, 2023

Revision		
No.	Description	Date
F	Material Change	2022-11-29
H	Increased Planter Dimension	23-01-17

NUMERIC REVISIONS - MATCH MUNICIPAL COMMENTS
ALPHANUMERIC REVISIONS - NOT INCLUDED IN MUNICIPAL COMMENTS

Consultant

North Park VIHA

1048 North Park Street,
Victoria BC

Materials

Date 2023-03-06 10:03:38 AM

Drawn by RJ

Checked by Checker

A-3.01

Scale 1 : 50



1 BRICK



2 PAPYRUS WHITE



3 CORE ASH



4 CONCRETE



5 GLULAM COLUMN



6 WOOD PERGOLA /
TIMBER



7 VINYL CASEMENT
WINDOW



8 VINYL AWNING WINDOW



9 PRE-FINISHED METAL
FLASHING - GREY



10 GLASS & ALUMINUM GUARD



11 VENT



12 WOOD



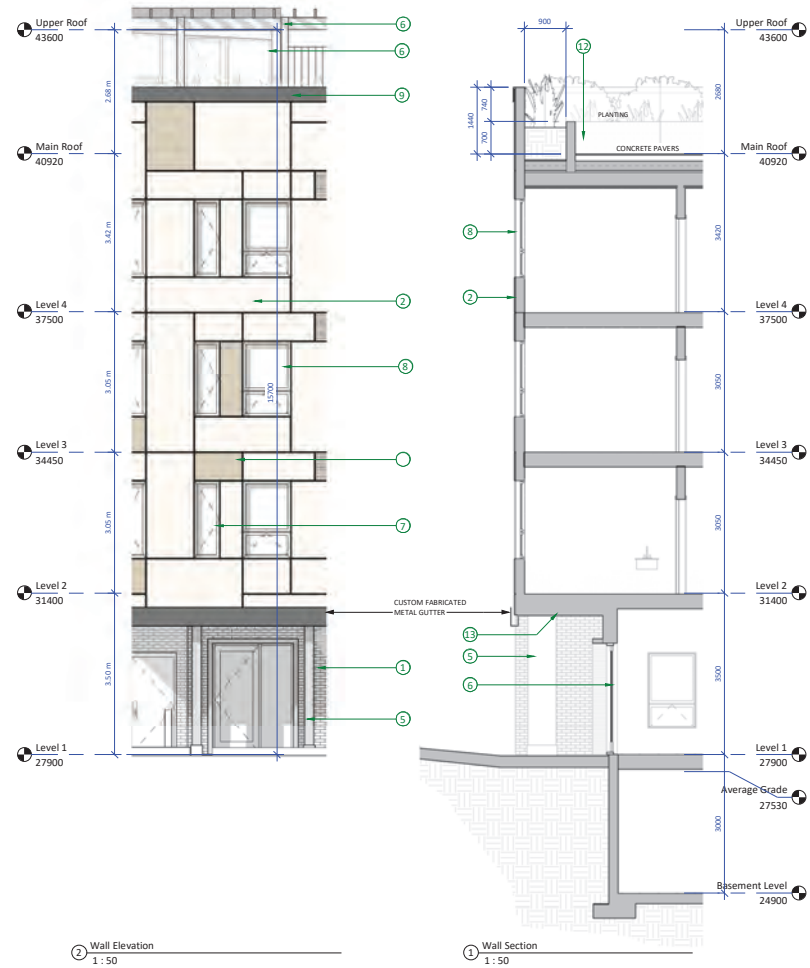
13 LONGBOARD SOFFIT



Roof Deck



Entrance



2 Wall Elevation
1 : 50

1 Wall Section
1 : 50



SCALE 1:50



North Park Context Elevation



Street Presence



Building Context

Christine Lintott
Architects Inc.



Suite 1 - 864 Queens Avenue, Victoria, BC V8T 1M5
Telephone: 250.384.1369
www.lintottarchitect.ca

Issue	Date
ISSUED FOR CALUC APPLICATION	SEPT 22, 2021
ISSUED FOR DP/REZONING	FEBRUARY 17, 2022
DP/REZONING RESUBMISSION	JULY 27, 2022
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ISSUED FOR CcW	MARCH 3, 2023

Revision		
No.	Description	Date
20	Revision 20	Date 20

NUMERIC REVISIONS - MATCH MUNICIPAL COMMENTS
ALPHANUMERIC REVISIONS - NOT INCLUDED IN
MUNICIPAL COMMENTS

Consultant

North Park VIHA

1048 North Park Street,
Victoria BC

Context

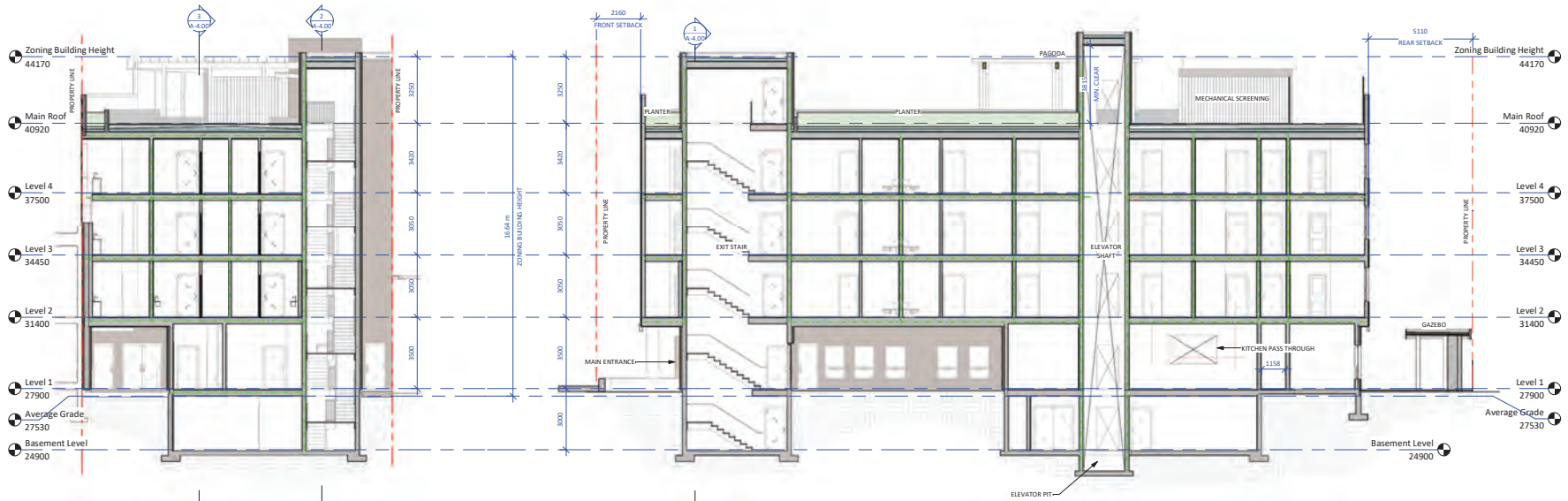
Date 2023-03-06 10:03:38 AM

Drawn by RJ

Checked by Checker

A-3.02

Scale 1:1



Section 1
1:100

Section 2
1:100

Section 3
1:100

FRR LEGEND

	1hr FIRE SEPARATION
	2hr FIRE SEPARATION



Issue	Date
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ISSUED FOR ADP	NOVEMBER 30, 2022
ISSUED FOR CcW	MARCH 3, 2023

Revision		
No.	Description	Date
E	Elevator Shaft Size Change & Closet	2022-07-22

NUMERIC REVISIONS - MATCH MUNICIPAL COMMENTS
ALPHANUMERIC REVISIONS - NOT INCLUDED IN MUNICIPAL COMMENTS

Consultant

North Park VIHA

1048 North Park Street,
Victoria BC

Sections

Date 2023-03-06 10:03:43 AM
Drawn by RJ

Checked by Checker

A-4.00

Scale As indicated



Issue	Date
ISSUED FOR CALIC APPLICATION	SEPT 22, 2021
ISSUED FOR DP/REZONING	FEBRUARY 17, 2022
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ISSUED FOR ADP	NOVEMBER 30, 2022
ISSUED FOR CofW	MARCH 3, 2023

Revision		
No.	Description	Date
5	Addition of windows into the stairwells	2022-04-11

NUMERIC REVISIONS - MATCH MUNICIPAL COMMENTS
ALPHANUMERIC REVISIONS - NOT INCLUDED IN MUNICIPAL COMMENTS

Consultant

North Park VIHA

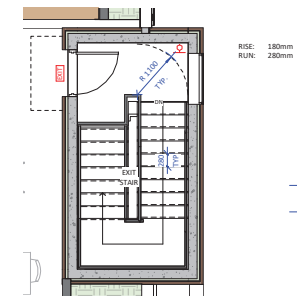
1048 North Park Street,
Victoria BC

Stair Plans, Sections & Details

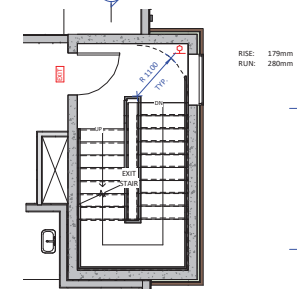
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Checked by	Checker

A-4.01

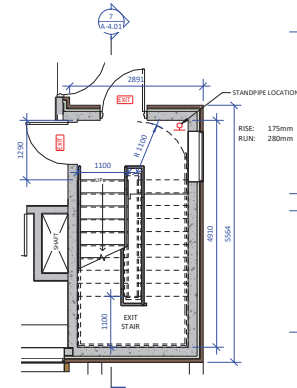
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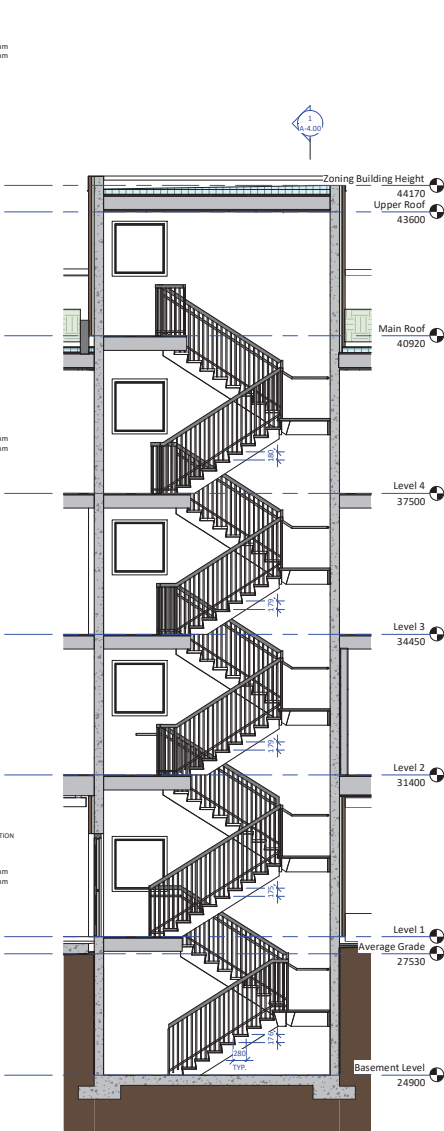
3 Stair 1 - Roof Plan
1:50



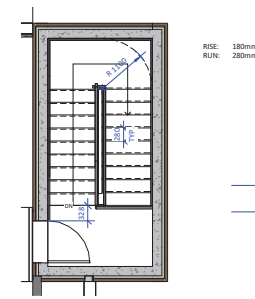
4 Stair 1 - L2 Plan
1:50



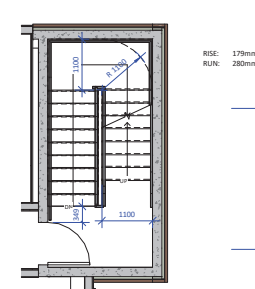
2 Stair 1 - L1 Plan
1:50



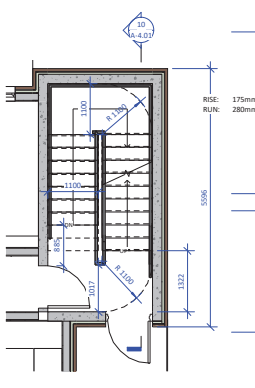
7 Stair 1 - Section
1:50



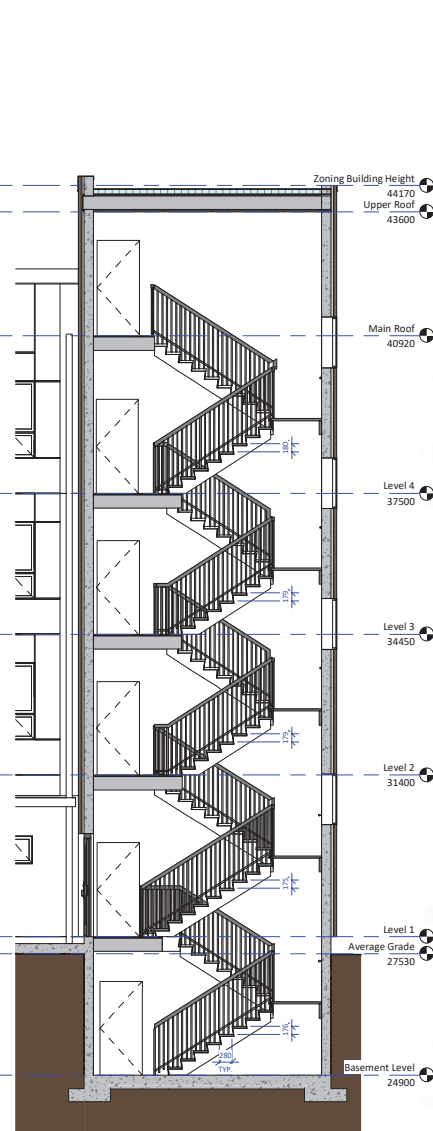
6 Stair 2 - Roof Plan
1:50



5 Stair 2 - L2 Plan
1:50



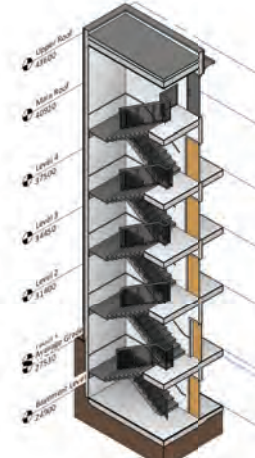
1 Stair 2 - L1 Plan
1:50



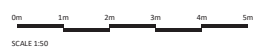
10 Stair 2 - Section
1:50



9 Stair 2 Axo
1:50



8 Stair 1 Axo
1:50





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ISSUED FOR CcW	MARCH 3, 2023

Revision		
No.	Description	Date
13	Gazebo Plans & Elevations	2022-04-11
J	Additional Dimension	23-03-03

NUMERIC REVISIONS - MATCH MUNICIPAL COMMENTS
ALPHANUMERIC REVISIONS - NOT INCLUDED IN MUNICIPAL COMMENTS

Consultant

North Park VIHA

1048 North Park Street,
Victoria BC

Renders & Gazebo

Date 2023-03-06 10:03:55 AM

Drawn by RJ

Checked by Checker

A-5.00

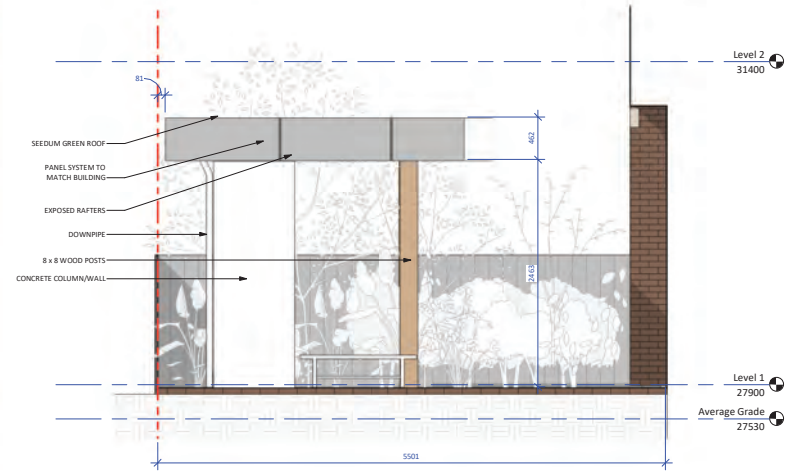
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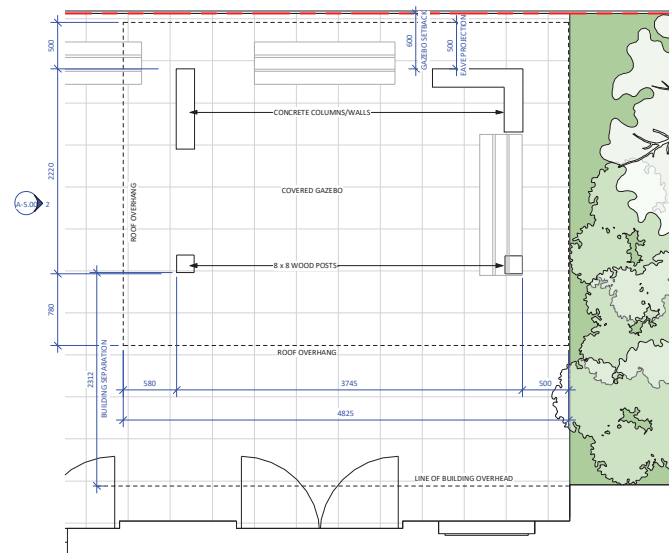
Gazebo | Rear Yard



Roof Deck

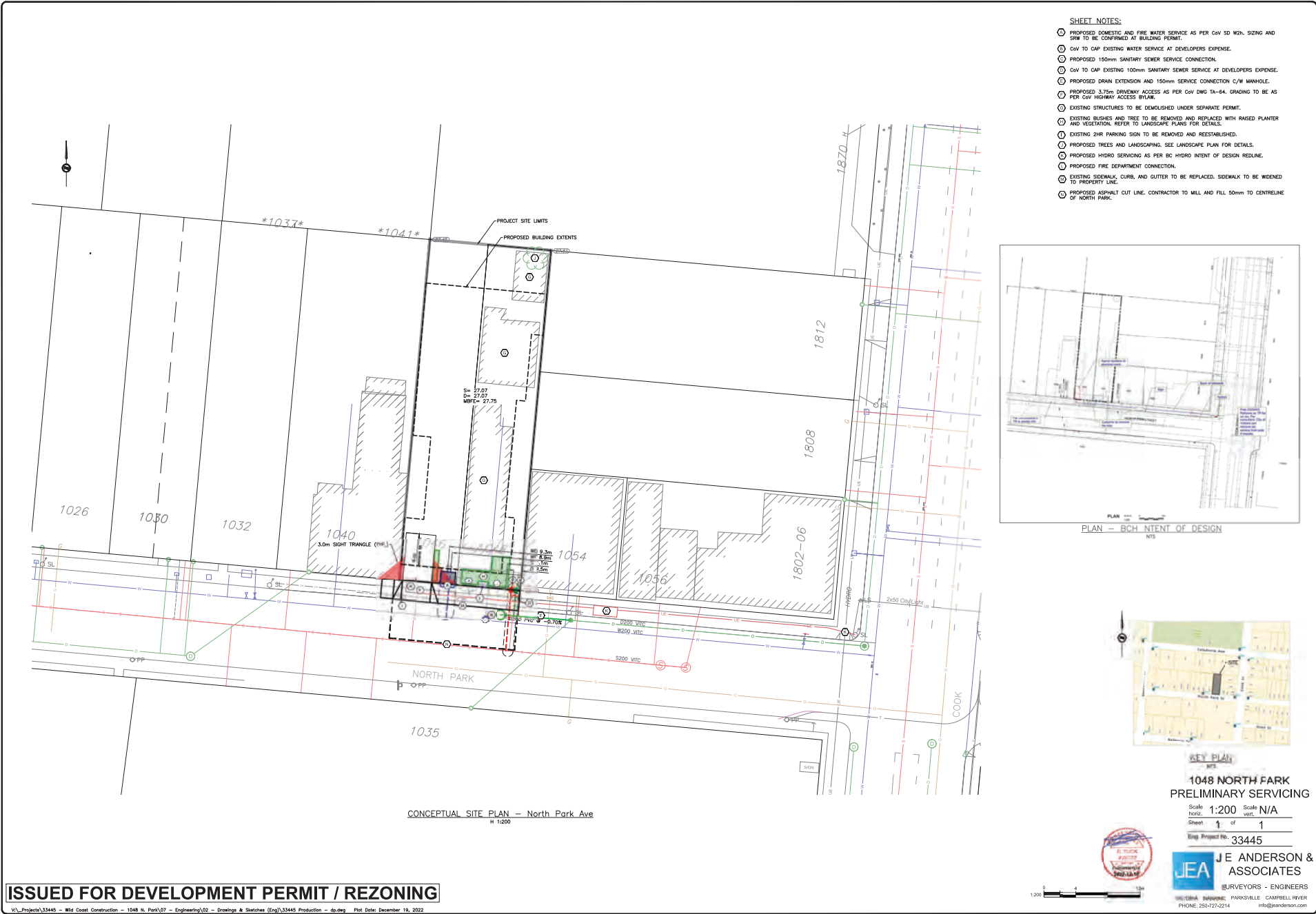


② Elevation - Gazebo
1:25

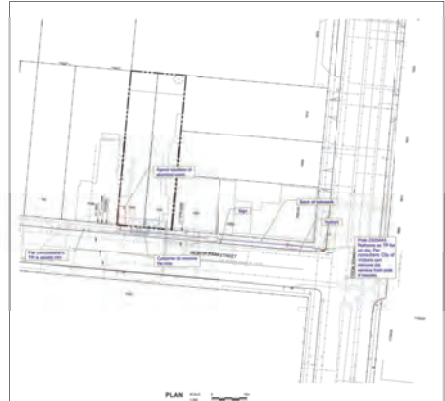


① Enlarged Plan - Gazebo
1:25

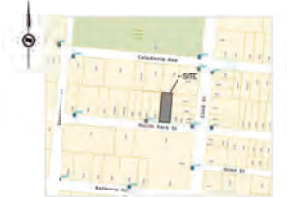




- SHEET NOTES:**
- ① PROPOSED DOMESTIC AND FIRE WATER SERVICE AS PER CIV SD W24. SIZING AND SON TO BE CONFIRMED AT BUILDING PERMIT.
 - ② C&W TO CAP EXISTING WATER SERVICE AT DEVELOPERS EXPENSE.
 - ③ PROPOSED 150mm SANITARY SEWER SERVICE CONNECTION.
 - ④ C&W TO CAP EXISTING 100mm SANITARY SEWER SERVICE AT DEVELOPERS EXPENSE.
 - ⑤ PROPOSED DRAIN EXTENSION AND 150mm SERVICE CONNECTION C/W MANHOLE.
 - ⑥ PROPOSED 3.75m DRIVEWAY ACCESS AS PER CIV DWG TA-64. GRADING TO BE AS PER CIV HIGHWAY ACCESS BYLAW.
 - ⑦ EXISTING STRUCTURES TO BE DEMOLISHED UNDER SEPARATE PERMIT.
 - ⑧ EXISTING BUSHES AND TREE TO BE REMOVED AND REPLACED WITH RAISED PLANTER AND VEGETATION. REFER TO LANDSCAPE PLANS FOR DETAILS.
 - ⑨ EXISTING 2HR PARKING SIGN TO BE REMOVED AND REESTABLISHED.
 - ⑩ PROPOSED TREES AND LANDSCAPING. SEE LANDSCAPE PLAN FOR DETAILS.
 - ⑪ PROPOSED HYDRO SERVICING AS PER BC HYDRO INTENT OF DESIGN REDLINE.
 - ⑫ PROPOSED FIRE DEPARTMENT CONNECTION.
 - ⑬ EXISTING SIDEWALK, CURB, AND GUTTER TO BE REPLACED. SIDEWALK TO BE WIDENED TO PROPERTY LINE.
 - ⑭ PROPOSED ASPHALT CUT LINE. CONTRACTOR TO MILL AND FILL 50mm TO CENTRELINE OF NORTH PARK.



PLAN - BCH INTENT OF DESIGN
NTS



KEY PLAN
NTS

**1048 NORTH PARK
PRELIMINARY SERVICING**

Scale
horiz. 1:200 Scale
vert. N/A

Sheet 1 of 1

Eng. Project No. 33445



JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
WILSON PARKWAY, PARKSVILLE, CAMPBELL RIVER
PHONE: 250-727-2214 info@jeanderson.com



ISSUED FOR DEVELOPMENT PERMIT / REZONING

X:_Project\33445 - Wild Coast Construction - 1048 N. Park\07 - Engineering\02 - Drawings & Sketches (Exp)\33445 Production - ds.dwg Plot Date: December 19, 2022

RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE / REMARKS
TREES		
1 Fraxile purshiana	Cascara tree	4cm cal. / B&B
2 Pteris persica Ruby Vase	Ruby Vase Persian Ironwood	4cm cal. / B&B
1 Acer davidii	David's Maple	4cm cal. / B&B
SHRUBS & PERENNIALS		
Buxus Microphylla Winter Gem	Littledwarf Boxwood	#5 Pot
Columnegretia x scutifera	Kent Forsteria	#1 Pot
Erythronium albidum	English Yellow Crocus	#1 Pot
Erythronium albidum	English Yellow Crocus	#1 Pot
Lavandula Monstroza	English Lavender	#1 Pot
Lilium Martago	Big Blue Lily	#1 Pot
Pennisetum alopecuroides	Little Bunny Grass	#1 Pot
Rosemary officinalis	Rosemary	#3 Pot
Rubus chingii	Orange Candytuft	#1 Pot
Taxus media Hillii	Low Redging	#5 Pot
VINES & GROUNDCOVER		
Vincetoxicum	Periwinkle	SP3
Parthenocissus Tricus, Vetchii	Boston Ivy	#2 Pot / Staked
Clematis arvensis	Evergreen Clematis	#2 Pot / Staked

NOTES:

- Plant material, installation and maintenance to conform to BCCLA / BCMA standard (current edition).
- All growing medium to comply to BCCLA / BCMA standard designation "T" - Level 1 "Well Covered Areas".
- Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCCLA / BCMA Standard (current edition) and IASB Standards. All irrigation piping under hardsurfaces to be shown.
- At least 50% of the overall planting will comply with the City of Victoria's initiative of native planting.
- Fencing to be built as shown on plan, portions of fencing along sidewalks to be built with trellis top where shown.
- Painting pattern for front stamped concrete areas subject to change in scale / finish.
- All existing trees located on plan are approximate. Size and height of trees are not shown, and should be verified by a surveyor and / or Arborist where necessary. General contractor and landscape contractor are to make themselves familiar with The Project Arborist's Tree Management Plan (TMP) and Tree Protection Plan (TPP).
- All new trees to conform to siting and soil volume requirements outlined in Arborist Report (and City of Victoria's Schedule Part 4). Arborist to install tree protection fencing for any on or off-site protected trees or boulevard tree where necessary.
- Project Arborist to provide all tree information including reports and soil calculations for this site.

LEGEND

HARDSCAPE FINISHES:

- PP1 CIP random stamped concrete
- PP2 600x600 Concrete Patio Slabs

SOFTSCAPE

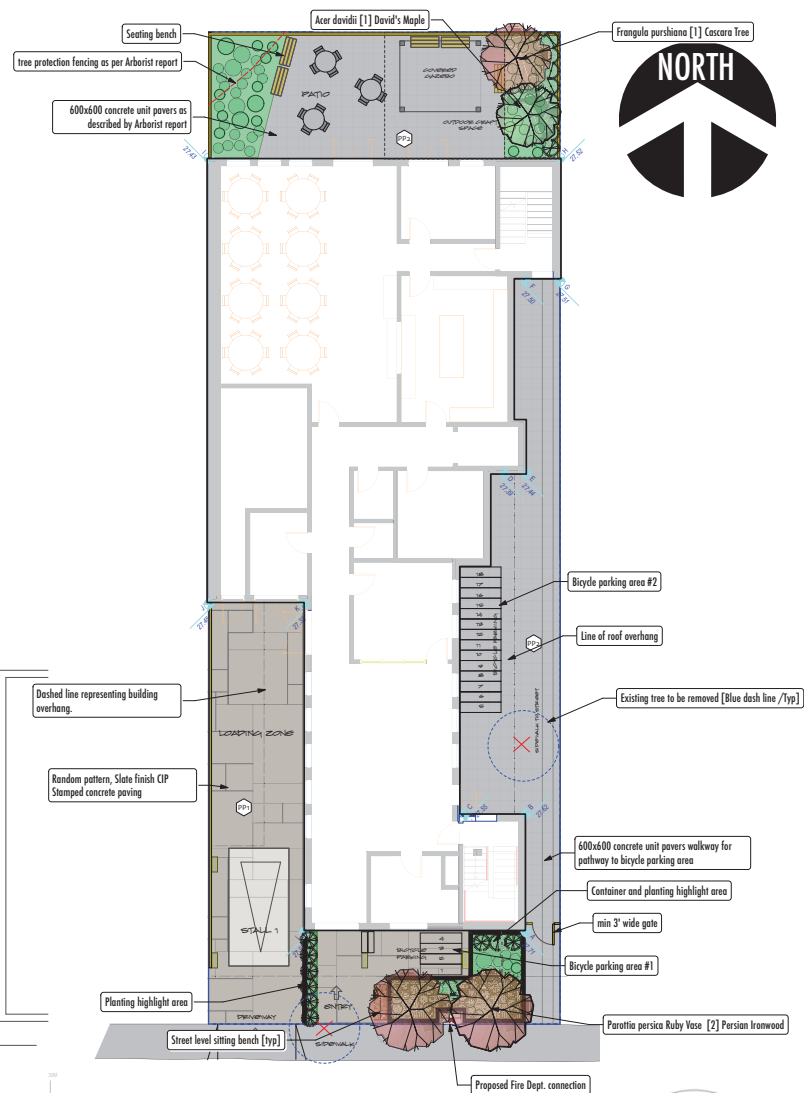
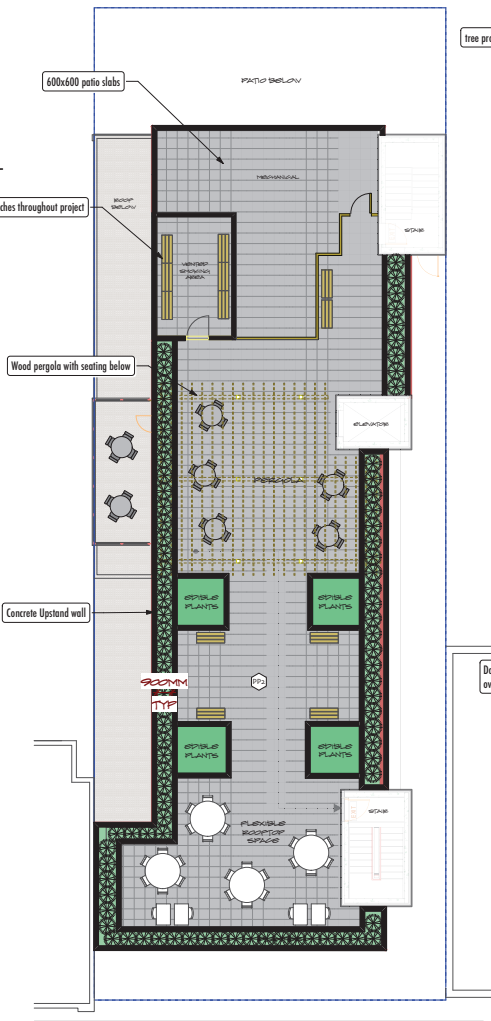
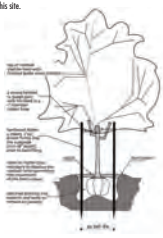
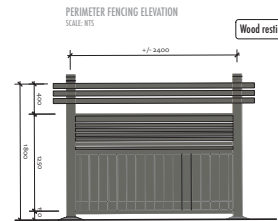
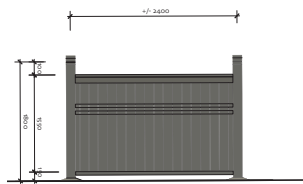
- Planting area

MISCELLANEOUS:

- Wooden fence or privacy screening approx. 1500-1800mm height
- Concrete or masonry rock retaining / upstand walls. Heights vary.

NOTES:

- All building layout information and setback dimensions supplied by Christie Linnet Architects Inc.
- All survey information supplied by Christie Linnet Architects Inc.
- This drawing must not be scaled. The General Contractor shall verify all dimensions, details and levels prior to commencement of work.
- All errors and omissions must be reported immediately to the Designer.
- This drawing is the exclusive property of the Designer and can be reproduced only with the permission of the designer, in which case the reproduction must bear the designer's name.



SKL.01
10. SEPTEMBER 2021
1 : 100
LATEST REVISION: 15.FEB.2023

ISSUED FOR DP / REZONING

1048 NORTH PARK ST
LANDSCAPE LAYOUT



.. MULTIRESIDENTIAL DEVELOPMENT :: 1048 NORTH PARK STREET :: SKL.01 :: LANDSCAPE LAYOUT ..

November 14, 2022

Christine Lintott
Architects Inc.



The City of Victoria
Attention: Mayor and Council
1 Centennial Square
Victoria BC V8W 1P6

RE: 1046 and 1048 North Park Street, Development Permit, Rezoning Application

On behalf of Wild Coast Construction Ltd. , we are pleased to submit for your consideration our application for Development Permit and Rezoning for the redevelopment of the two adjacent properties at 1046 and 1048 North Park Street.

Our proposal seeks to consolidate these two parcels, remove the existing structures, and construct a purpose-built supported housing project in association with the Vancouver Island Health Authority (VIHA). The facility comprises a basement, four storeys of housing, and a rooftop amenity space (because the rooftop amenity is occupiable and contains enclosed recreational areas, it is considered a floor as well, for a total of 5 storeys).

The facility as proposed will add thirty-nine (39) supported residential suites to the neighbourhood's housing mix, of which eighteen (18) will be fully accessible. While the building will be privately owned, VIHA will manage all operations under a long-term lease agreement with the Owner.

The project's design outcome reflects an intensive and collaborative process with VIHA, and the building's features have been fashioned carefully to meet the specific requirements of the residents being supported. Each person living in the building will have a private, secure personal living space as well as access to an array of communal assets. These include shared dining and lounge spaces and opportunities for personal growth including art, gardening, and learning spaces.

Please consider our application in the context of the information provided below, in addition to our complete submission and accompanying documentation.

Description of Proposal

The development site located at 1046 and 1048 North Park Street is bounded by North Park Street to the south, a commercial property to the east, and residential properties to the north and west. The proposal includes the following:

- Animation and improvement of existing North Park Street frontage to include:
 - Completion of street façade with infill development between existing zero lot line developments at east and west
 - New landscaped buffer between the sidewalk and building including two new trees
 - Secure, covered bicycle parking
 - A dedicated loading zone behind the building’s south elevation;
- Provision of thirty-nine (39) long term supported housing units including eighteen (18) accessible units in a new five story wood frame building with one level of basement. With all common areas, washrooms, and doorways to will be accessible for residents using mobility devices.
 - Lower level provides staff and resident amenities including a staff room, storage areas, laundry and a medical room.
 - Main floor provides reception, offices, resident common space, kitchen, and communal dining room.
 - Second, third and fourth floors provide individual residential units with private baths, shared common spaces, and activity rooms.
 - Occupiable roof (fifth floor) provides outdoor activity space, native and edible landscaping, and a weather-protected lounge
- Facility to be operated under long term lease by the Vancouver Island Health Authority;

Design and Development Permit Guidelines

The development site is located immediately adjacent to the North Park Large Urban Village and is designated as Light Industrial Employment with Limited Residential in the Official Community Plan (OCP). The proposal has been developed in line with the guiding principles outlined in that document and in the North Park Local Plan. Specifically, the proposal is consistent with the following guidelines:

Official Community Plan

Industrial Employment Residential

- “Buildings up to approximately five storeys, with ground floor designed to support light industrial uses”
- “Total floor space ratios of approximately 2.5:1 FSR may be considered, as indicated in local area plans, for projects that advance both housing affordability objectives and industrial land objectives on-site.”

Discussions with the planning department indicate that the project is supportable under the existing provisions of the OCP as the project advances the stated objective for increasing the supply of high quality affordable housing in this neighborhood.

North Park Strategic Directions

- 21.20.2 “Accommodate new population and housing growth within walking distance of the North Park Village...”

DPA 16: General Form and Character

- 4.(a) "To support commercial, industrial and multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three stories, or lower"
- 4.(b) "To integrate commercial, industrial and multi-unit residential developments in a manner that is complementary to the established place character in a neighborhood..."
- 4.(c) "To enhance the place character of established areas and their streetscapes through high quality architecture, landscaping and urban design that responds to each distinctive setting through sensitive and innovative interventions"

North Park Local Plan

- 10.2.1. "Strive for excellence in design of buildings, landscaping and public spaces."
- 10.2.2. "Create an attractive sidewalk environment."
- 12.3.1. "Foster community development creating a sense of neighborhood."
- 12.3.2. "Promote opportunities for a range of people to live, work and play."
- 12.3.3. "Further safe, secure, healthy and accessible environments."
- 12.3.4. "Increase the provision of a range of human services and respond to identified gaps in service."
- 12.3.6. "Design the physical environment to be as barrier free as possible."
- 12.3.3. "Recognize neighborhood diversity."

Project Benefits and Amenities

This proposal addresses a critical housing need for high quality, long term supported living units in our community. Specifically, this project has been developed in direct association with the Vancouver Island Health Authority to house a specific group of residents with cognitive disabilities who have lived in community with each other for many years in another building owned by the same Owners. As that existing building is coming to the end of its useful life the Owners have made this purchase and development proposal with the express intent of relocating this group of residents and staff as an intact community.

This proposed building and associated revitalization responds to the North Park Large Urban Village Designation by providing a critical community housing asset, while enhancing the public realm and interface along both North Park Street and Cook Street, where the animated and landscaped roof amenity will be visible.

Requested Variances

A variance of 18 parking spaces is being requested. Schedule C parking requirements for the proposed residential building - identified as Transitional Housing - requires 1 parking space per 80m² floor area resulting in a total of 18 spaces for the project. The project proposes no off street parking spaces, due to the low anticipated demand of the occupant group. The Owner engaged WATT Consultants to conduct a traffic study to examine and address parking demand and their report, included in the application documents, details how the project proposes to address parking requirements through traffic demand management protocols.

The following variances are being requested from the existing R-91 Zone – North Park Residential District:

Height

- Maximum project height increased from 12.7m to 16.64m

Setbacks

- Side (west) setback from 2.4m to 0m
- Rear (north) setback from 6.4m to 5.15m

Infrastructure

The building will be connected to sanitary, storm, potable water, and BC Hydro services existing along North Park Street

Summary

The project outlined in this application would provide thirty-nine critically needed long term supported housing units in a new purpose built and high quality development that fills a “missing tooth” in the North Park Street façade. In doing so the project addresses a clear community need and supports the City of Victoria’s intent, detailed in the OCP, to increase density and diversity of housing options, and enhance the overall public realm within the North Park Urban Village.

We welcome the opportunity to work with you and the community to move this proposal forward. We thank you for considering our application.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Justin Gammon, Architect AIBC, MRAIC
Christine Lintott Architect Inc.



NORTH PARK TRANSITIONAL HOUSING

Parking Study

A handwritten signature in black ink that reads "Tim Shah".

Author: Tim Shah, RPP, MCIP

A handwritten signature in blue ink that reads "Tania Wegwitz".

Reviewer: Tania Wegwitz, RPP, MCIP

October 24, 2022

File No. 3074.B01



TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
1.1	Subject Site.....	1
1.2	Site Characteristics & Policy Context.....	2
2.0	PROPOSED DEVELOPMENT	6
2.1	Land Use.....	6
2.2	Proposed Parking Supply.....	7
3.0	PARKING REQUIREMENT	7
3.1	Vehicle Parking.....	7
3.2	Bicycle Parking.....	8
4.0	EXPECTED PARKING DEMAND	8
4.1	Resident Parking.....	8
4.2	Employee Parking.....	10
4.3	Visitor Parking.....	11
4.4	Summary of Expected Parking Demand.....	12
5.0	ON-STREET PARKING ASSESSMENT	13
6.0	DEMAND MANAGEMENT	16
6.1	Transportation Demand Management.....	16
6.2	Parking Management.....	17
7.0	CONCLUSIONS.....	19
8.0	RECOMMENDATIONS	20



1.0 INTRODUCTION

Watt Consulting Group (WATT) was retained by Christine Lintott Architects Inc. to conduct a parking study for the proposed transitional housing development at 1048 North Park Street in the City of Victoria. The proposed development is intended for adults with long term cognitive disabilities who will be moving from an existing transitional housing facility 929 Burdett Avenue that is operated by Island Health. The purpose of this study is to determine the parking demand for the site and identify parking management and transportation demand management strategies to help the applicant manage and reduce the expected parking demand.

1.1 SUBJECT SITE

The current civic address of the proposed development is 1046-1048 North Park Street in the City of Victoria (see **Figure 1**). It is zoned R-91: North Park Residential District. 1046 is currently a vacant multi-family parcel and 1048 has a single-family dwelling located on the parcel.

FIGURE 1. SUBJECT SITE





1.2 SITE CHARACTERISTICS & POLICY CONTEXT

The following provides information regarding services and transportation options in proximity to the site at 1048 North Park Street. In addition, the City's planning policies pertaining to housing and parking management are summarized.



CITY & REGIONAL PLANNING POLICY

The City of Victoria Official Community Plan (OCP)¹ contains policy direction on several topics including housing. These policies encourage the City to work with other partners to address housing insecurity and homelessness, as well as to increase the supply of crisis, transitional, supported, and non-market rental housing. Most relevant to this project, the OCP includes the following policy for transitional, supported, and non-market rental housing:

- **13.22** – Encourage flexible design features in new emergency shelters and transitional housing to adapt to the changing shelter and housing needs of residents.

The OCP also contains specific policies on transportation and mobility with the goal of reducing fossil fuel dependence and prioritizing pedestrian, cycling, and transit modes. In particular, the plan includes the following relevant parking management policies:

- **7.11** – Consider managing parking throughout the city, employing a broad array of parking management strategies including sharing of parking facilities, location-efficient regulations and pricing, unbundled parking, parking associations, overflow parking plans, improved user information, parking and mobility management, car-sharing, and reduced parking requirements, as appropriate.

¹ City of Victoria Official Community Plan. Available online at: https://www.victoria.ca/assets/Departments/Planning-Development/Community-Planning/OCP/Up-to-date-OCP-and-Design-Guidelines/OCP_WholeBook.pdf



- **7.12** – Review and update the Zoning Bylaw to consider reductions in parking requirements where:
 - **7.12.1** – Geographic location, residential and employment density, housing type, land use mix, transit accessibility, walkability, and other factors support non-auto mode choice or lower parking demand; and,
 - **7.12.2** – Activities and circumstances of land uses, structures or buildings include the provision of a comprehensive suite of permanent on-site alternative travel supports and active transportation infrastructure, including such things as short-term and long-term bicycle parking facilities including shower and locker facilities, ridesharing, car-share co-ops, payroll transit passes and other automobile trip reduction measures.



SERVICES

The subject site is within 350 m (about a 5-minute walk) of several commercial and personal amenities including a grocery store, pharmacy, restaurants, and retail stores. There are also several parks and recreational facilities nearby including Royal Athletic Park (300 m, about a 4-minute walk) and Central Park / Crystal Pool & Fitness Centre (800 m, about a 9-minute walk). Furthermore, the North Park neighbourhood is adjacent to Downtown Victoria where many other stores and services are available.



TRANSIT

The proposed development is well-connected to transit, with bus stops for **Route 24 (Cedar Hill / Admirals Walk)** and **Route 25 (Maplewood / Admirals Walk)** one block from the site on Cook and Caledonia. These routes provide 30-60 minute service between about 6:30 am and 11:30 pm, Monday through Friday, and connect with Admirals Walk Shopping Centre, Cedar Hill Rec Centre, and Saanich Centre.

The site is also 400 m (about a 5-minute walk) from the following routes:

- **Route 6 (Royal Oak Exchange / Downtown).** This route travels along a key corridor and includes service to downtown Victoria, Saanich Centre, Royal Oak Shopping Centre, and Broadmead Village. It is a designated Frequent Route that provides 15 minute or better service, 7:00 am to 7:00 pm, Monday through Friday.
- **Routes 27 and 28 (Gordon Head / Majestic / Downtown).** These are also designated Frequent Routes providing 15 minute or better service, 7:00 am to 7:00 pm, Monday through Friday. They connect with Downtown Victoria, Shelbourne Plaza, University Heights Shopping Centre, and Gordon Head neighbourhoods.
- **Route 2 (James Bay / South Oak Bay / Willows).** This route connects James Bay with Oak Bay via Downtown Victoria. It provides service every 10-30 minutes from about 6:30 am to midnight, Monday through Friday.

The City of Victoria OCP contains policies that support public transit, including the provision of rapid transit and frequent transit service. These policies include prioritizing public transit over general purpose traffic in rapid and frequent transit corridors (7.14.4), undertaking a study of options to provide potential cross-town priority frequent transit service connecting major destinations (7.14.5), and working with BC Transit to integrate new local transit service into neighbourhoods (7.14.6).



WALKING

With a walk score² of 91, the subject site is considered a “Walker’s Paradise” and daily errands do not require a car. It is centrally located and within walking distance of several key services, as outlined above. There are sidewalks on both sides of North Park Street and the surrounding road network, as well as crosswalks at key intersections (including a pedestrian-activated signal crosswalk at North Park Street and Cook Street). Furthermore, one of the OCP’s strategic directions for the North Park neighbourhood is to enhance pedestrian connections with Downtown and the Douglas Street rapid transit corridor **(21.20.4)**. This will make it even easier to access shopping and services by foot.



CYCLING

The subject site has a bike score of 99, indicating that it is in a “Biker’s Paradise” and daily errands can be accomplished on a bike. While North Park Street does not have designated bike facilities, the site is one block from a shared-use neighbourhood bikeway and 1-way protected bike lane on Vancouver Street, which provides north-south connectivity and is part of the City’s growing all ages and abilities (AAA) cycling network. The Vancouver Street corridor connects with 2-way protected bike lanes on Pandora Avenue and Fort Street heading westbound towards destinations in Downtown Victoria, as well as east-west painted bike lanes on Johnson Street and Yates Street. Additionally, the eastbound portion of Fort Street is planned to receive bike route enhancements in 2022 that will include protected bike lanes and intersection safety improvements.³

² More information about the site’s Walk Score is available online at: <https://www.walkscore.com/score/1048-n-park-st-victoria-bc-canada>

³ More information about the City of Victoria’s AAA Cycling Network and the Fort Street improvements is available online at: <https://www.victoria.ca/EN/main/residents/streets-transportation/walk-roll-transit/cycling/current-projects.html>



2.0 PROPOSED DEVELOPMENT

2.1 LAND USE

The proposed development will include 39 dwelling units intended for adults with long term cognitive disabilities. The residents of the new development will be moving from an existing transitional housing facility at 929 Burdett Avenue in Fairfield, operated by Island Health.

The land use will be Rest Home – Class C, which is defined as follows:

“a facility in which food, lodging and support are provided with or without charge to more than twenty persons, other than members of the operator's family, who, on account of age, infirmity or their physical, mental or psychiatric condition, are given personal care or life skills support, but does not include a facility in which persons are detained as prisoners pursuant to judicial process.”⁴

Further, the City of Victoria defines “transitional housing” as “short term housing that includes the provision of support services, on or off site, to help people move towards independence and self-sufficiency.”⁵

The housing will be operated by Island Health that will staff and manage the building 24/7 and provide building residents with support services, including medical health services, mental health services, meals via a shared dining area, laundry, and security.

A total of six employees are expected at the facility (four during the day and two at night, with overlap during shift changes).

⁴ City of Victoria. Schedule A – Definitions. Available online at:

<https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Zoning/Bylaws/Schedule%20A.pdf>

⁵ City of Victoria. (No date). Transitional Housing. Available online at: <https://www.victoria.ca/EN/main/residents/housing-strategy/homelessness-initiatives/transitional-housing.html>



2.2 PROPOSED PARKING SUPPLY

2.2.1 VEHICLE PARKING

No parking stalls are proposed; however, a multipurpose drop-off / loading zone will be provided for delivery vehicles and other short-term visitors.

2.2.2 BICYCLE PARKING

The applicant is proposing to include 12 long-term secured bicycle parking spaces and 6 short-term bicycle parking spaces. Staff showers will also be available.

3.0 PARKING REQUIREMENT

3.1 VEHICLE PARKING

As indicated in Section 2.1, the proposed development is a transitional housing facility. According to the City of Victoria, this refers to short term housing that includes the provision of support services, on or off site, to help people move towards independence and self-sufficiency. It includes low barrier housing, supportive housing, and transition houses. Transitional housing is normally available for periods of time ranging from 1 month to 3 years. The City of Victoria’s Schedule C Zoning Regulation Bylaw (no. 80-159) identifies the bylaw parking requirements for the site. Based on the bylaw, the most applicable use to the proposed development is “Transitional Housing and Emergency Shelters”, which is defined as follows:

“a staffed facility, open year round, that provides temporary accommodation for persons who are homeless or at risk of homelessness, and may include food and support services.”⁶

⁶ City of Victoria. Schedule C, Zoning Regulation Bylaw (no. 80-159). Available online at: <https://www.victoria.ca/assets/Departments/Planning-Development/Development-Services/Zoning/Bylaws/Schedule%20C.pdf>



The minimum off-street parking requirement for “Transitional Housing and Emergency Shelters” is 1 space per 80m² floor area. Applying this requirement to the proposed development (1472 m² floor area), the site would be required to provide a total of 18 off-street parking spaces.

Therefore, with the proposal to provide 0 parking spaces, the applicant is short 18 parking spaces.

3.2 BICYCLE PARKING

The site is not required to provide any bicycle parking, therefore the applicant is exceeding the requirement by 12 long-term and 6 short-term spaces.

4.0 EXPECTED PARKING DEMAND

Expected parking demand for the site is estimated in the following sections to determine if the proposed supply will adequately accommodate demand. Expected parking demand was estimated based on transportation patterns at the current facility at 929 Burdett Avenue, which has the same walk score as the subject site (91) and is also located near the downtown core. Data from other supportive housing facilities in the Greater Victoria was also used.

4.1 RESIDENT PARKING

The proposed development will include 39 permanent purpose-built studio supportive housing units. **Based on discussions with the applicant, none of the tenants at the current facility own a vehicle and the conditions that qualify a resident for service from Island Health usually precludes vehicle ownership.**

To increase the rigor of the analysis, outreach was conducted with nine supportive / transitional housing facilities in the Victoria Region. In total, data was collected from two supportive housing providers, as follows:

- Pacifica Housing



- Victoria Cool Aid Society

Table 1 provides a summary of the representative sites.

TABLE 1. SUMMARY OF REPRESENTATIVE SITES

Name of Facility	Address	Operator
Clover Place	3293 Douglas Street	Pacifica Housing
Camas Gardens	950 Humboldt Street	Pacifica Housing
Medewiwin	360 Gorge Road East	Pacifica Housing
Waterview	246 Gorge Road East	Pacifica Housing
Queens Manor	710 Queens Avenue	Victoria Cool Aid Society
Mike Gidora Place	749 Pandora Avenue	Victoria Cool Aid Society
Pandora Apartments	1153 Johnson Street	Victoria Cool Aid Society
Johnson Manor	757 Pandora Avenue	Victoria Cool Aid Society
Swift House	467 Swift Street	Victoria Cool Aid Society

All of the supportive housing facilities confirmed that the majority of their tenants do not own a vehicle or drive; however, some tenants do own vehicles and either park off-street or on-street depending on parking availability. **Table 2** provides a summary of the vehicle ownership rates among the representative sites. The average vehicle ownership was 0.03 vehicles per unit ranging from 0.00 to 0.12 per unit. Applied to the subject site, this results in an expected resident parking demand of 1 space.



TABLE 2. RESIDENT PARKING DEMAND AT REPRESENTATIVE SITES

Name of Facility	Number of Units	Total Vehicles	Vehicles Per Unit
Clover Place	18	Unknown	--
Camas Gardens	44	3	0.07
Medewiwin	26	1	0.04
Waterview	49	6	0.12
Queens Manor	36	1	0.03
Mike Gidora Place	45	0	0.00
Pandora Apartments	32	0	0.00
Johnson Manor	20	0	0.00
Swift House	49	0	0.00
Average			0.03

4.2 EMPLOYEE PARKING

Typical staffing numbers at the current site are four staff during the day and two at night, with a maximum staff level of six due to overlap during shift changes. Staff currently carpool and the typical staff parking demand is reported to be 2 spaces. The proposed development at 1048 North Park Street is anticipated to follow a similar staffing pattern to the current site.

Employee parking demand was also collected from the representative supportive housing sites. The total number of staff at any one time ranged across the representative sites. Most of the facilities have staff on-site 24 hours a day, 7 days a week. Part-time staff were also reported to work at the facilities in shifts at different times of the day. Driving mode share for staff ranged from 20-100%, with most of the sites reporting that the majority of their staff drive and require parking. The average driving mode share among staff was 79%, although one site noted that some drive part



time and walk or cycle other times. Applied to the subject site, this results in an expected staff parking demand of 5 spaces.

4.3 VISITOR PARKING

Visitor parking in supportive housing facilities is typically intended for two groups: (1) community support organizations / partners and (2) maintenance vehicles. Community support organizations are on-site at different times of the day providing a range of services to residents including health and treatment services, food delivery, and employment / job skills training, for example. In some cases, residents can expect personal visitors, however, this is not common based on the surveyed sites.

The existing site reported that visitors are typically at the facility during evenings and weekends. The site receives weekly curbside garbage/recycling pickup, weekly kitchen deliveries with a standard cube van, periodic ambulance service, and regular pickups by HandyDart.

Most of the representative sites provide visitor parking spaces that are intended for community support organizations. Further, most confirmed that on any given day community support organizations are on-site providing a service. **Table 3** shows the number of peak visitor vehicles by representative site. This data indicates the total number of visitors expected on-site at any given time. The average visitor parking rate is 0.08 spaces per unit. Applied to the new development, this results in 3 parking spaces.



TABLE 3. VISITOR PARKING DEMAND AT REPRESENTATIVE SITES

Name of Facility	Number of Units	Peak Visitor Vehicles	Vehicles Per Unit
Clover Place	18	3	0.17
Camas Gardens	44	4	0.09
Medewiwin	26	3	0.12
Waterview	49	3	0.06
Queens Manor	36	2	0.06
Mike Gidora Place	45	1	0.02
Pandora Apartments	32	1	0.03
Johnson Manor	20	2	0.10
Swift House	49	2	0.04
Average			0.08

4.4 SUMMARY OF EXPECTED PARKING DEMAND

Based on the analysis, the total expected parking demand for the site is 9 spaces (see [Table 4](#)). This is 9 spaces greater than the proposed supply (which is 0 spaces).

TABLE 4. SUMMARY OF EXPECTED PARKING DEMAND

User Group	Units / Quantity	Expected Parking Demand	
		Rate	Total
Residents	39 units	0.03 / unit	1
Employees	6 staff	0.79 / staff	5
Visitors	39 units	0.08 / unit	3
Total Parking Spaces			9



5.0 ON-STREET PARKING ASSESSMENT

On-street parking observations were completed to determine parking availability nearby the subject site. Counts were completed on the following nearby street segments where on-street parking is allowed (all streets have time restrictions that are noted in [Table 5](#)):

- **North Park Street**
 - Cook Street to Vancouver Street, both sides. In addition to 2hr parking on both sides of the street, there is a General Loading Zone (2 spaces, 15 min. max) and Passenger Zone (2 spaces, 3 min. max) on the south side of North Park Street across from the subject site.
- **Vancouver Street**
 - North Park Street to Caledonia Street, east side
- **Caledonia Street**
 - Vancouver Street to Cook Street, south side (Residents Only section of this segment was not included in the count)
- **Cook Street**
 - Caledonia Street to North Park Street, west side

Observations were completed at 9:00 am, 1:00 pm, and 9:30 pm on Tuesday June 22nd, 2021 to determine peak parking conditions. The morning and afternoon counts were intended to capture the peak parking conditions for retail / commercial / office uses while recognizing that some businesses may have been closed or had staff working from home due to COVID-19. The evening count was intended to capture the peak residential parking conditions when residents of the surrounding area are anticipated to be home with some parking their vehicles on-street.

An approximate total of 51 on-street parking spaces were observed (see [Table 5](#)). On-street parking utilization was 71% during the morning, 61% during the afternoon, and 39% during the evening. The parking conditions in the 2hr zones on North Park Street—where visitors / staff of the proposed development would most likely seek parking—were 56-83% occupancy during the morning, 50-56% during the afternoon, and 39-44% in the evening. Vehicles in the General Loading Zone and Passenger Zone on North Park Street ranged from 1-3 vehicles across 4 spaces.



TABLE 5. SUMMARY OF ON-STREET PARKING ASSESSMENT

Street		Side	Restrictions	Parking Supply (spaces)	Vehicles Observed					
					9:00am, June 22, 2021		1:00pm, June 22, 2021		9:30pm, June 22, 2021	
					Vehicles Observed	Occupancy	Vehicles Observed	Occupancy	Vehicles Observed	Occupancy
North Park Street	Cook-Vancouver	N	2hr, 9am-6pm, Mon-Sat	18	15	83%	10	56%	7	39%
		S		18	10	56%	9	50%	8	44%
		S	General Loading Zone 7am-6pm, Mon-Sat (15 min. max)	2	2	100%	1	50%	1	50%
			Passenger Zone (3 min. max)	2	1	50%	1	50%	0	0%
Vancouver Street	North Park-Caledonia	E	2hr, 8am-6pm, Mon-Sat	3	2	67%	3	100%	0	0%
Caledonia Street	Vancouver-Cook	S	2hr, 9am-6pm, Mon-Sat	3	2	67%	2	67%	1	33%
Cook Street	Caledonia-North Park	W	1hr, 8am-6pm, Mon-Sat	5	4	80%	5	100%	3	60%
				51	36	71%	31	61%	20	39%



On-street parking management practices recommend a target on-street occupancy rate of 85%, especially in downtowns or neighbourhoods in proximity to downtown. This is a commonly used number in the industry that represents an optimal balance between supply and demand, where parking supply meets demand but is not oversupplied. When parking utilization is greater than 85%, there is a higher likelihood that vehicles will spend more time circling the block to search for parking (i.e., “cruising for parking”), which can exacerbate traffic congestion and result in driver frustration.

The on-street parking observations indicate that the number of available on-street parking spaces ranges from approximately 15-29 throughout the day, with a peak occupancy rate of 71% in the morning. Overall, this indicates that the on-street conditions in proximity to the subject site can accommodate some spillover from the proposed development (see also [Section 6.2.2](#) for recommendations related to on-street parking to minimize impact on immediate neighbours).



6.0 DEMAND MANAGEMENT

The expected parking demand for the site is 9 parking spaces and the applicant is not providing any parking spaces. As a result, it is recommended that the applicant consider parking management and transportation demand management (TDM) approaches to reduce parking demand.

6.1 TRANSPORTATION DEMAND MANAGEMENT

TDM is the application of strategies and policies to influence individual travel choice, most commonly to reduce single-occupant vehicle travel. TDM measures typically aim to encourage sustainable travel, enhance travel options, and decrease parking demand. The following strategies are recommended for the applicant.

6.1.1 PROVISION OF BICYCLES

With the provision of 12 long-term bike parking spaces, it is recommended that the applicant purchase 4 bicycles for the development and provide them to the residents on a first-come, first-served basis. The provision of bicycles can provide residents with greater transportation choice and allow them to access destinations that are beyond a comfortable walking distance. It should also be noted that the current site at 929 Burdett Avenue does not have secure bicycle parking or showers and it is expected that providing these amenities at the new site will encourage cycling among both residents and staff, reducing parking demand.

6.1.2 TRANSIT PASSES

As discussed above, the site has good transit access and is well serviced by a multitude of transit routes throughout Greater Victoria and into the downtown core. It is recommended that the applicant request a partnership with BC Transit to offer transit passes for staff at a reduced or fully subsidized cost. There are two options for this:

1. **BC Transit EcoPASS Program for New Developments** – a program that provides Capital Regional District developers with a potential transit-oriented solution to achieve a parking variance.



2. **BC Transit ProPASS** – a bus pass purchased by employees through payroll deductions with the goal of reducing rush hour traffic in the region. A minimum of five employees are required to enroll.

To encourage an affordable transportation option for staff, the applicant should pursue one of these programs and provide transit passes for each of the six staff for a minimum of five years to help make transit a viable option for an extended period of time. These passes will be valid for use throughout the Victoria Regional Transit System.

6.2 PARKING MANAGEMENT

One approach to parking management is providing space to accommodate the anticipated demand. However, the other approach is to manage demand to fit the available supply. Three strategies are recommended to the operator of the site to manage parking demand.

6.2.1 PRIORITIZING CAR FREE TENANCY

Even though the vehicle ownership rate among future tenants is anticipated to be low, it is recommended that through the application process for supportive housing, the tenancy screening process state that the building does not provide tenant parking. Given the site's proximity to services and transportation options, future tenants will be able to access day-to-day needs in a car-free manner. The applicant could provide information about the various amenities and services within walking distance along with information about the transit services in proximity to the site.

6.2.2 MANAGEMENT OF ON-STREET PARKING FOR VISITORS AND STAFF

As indicated in Section 4.3, visitor parking in supportive housing facilities is typically intended for two groups: (1) community support organizations / partners and (2) maintenance vehicles. The analysis determined that the peak visitor parking demand is 0.08 spaces per unit, or 3 spaces.



As noted during the on-street parking assessment, 2hr parking is available on North Park Street and there is a General Loading Zone across from the site that visitors may be able to use. There is also a limited number of spaces on Vancouver Street, Caledonia Street, and Cook Street in proximity to the site. To avoid potential conflicts on these surrounding streets, especially Caledonia which is partially designated as Residents Only, it is recommended that the future operator of the building actively communicate to visitors that they park on North Park Street. The parking occupancy on North Park Street was observed as 50-56% during the weekday afternoon and 39-50% during the weekday evening. This indicates that parking is available that could be utilized on a temporary basis by visitors at the future development.

Additionally, two of the staff will be working during the night when on-street parking is not limited to 2hrs. This means that they could utilize on-street parking if needed.

6.2.3 COMMUNICATING STAFF PARKING POLICY

To mitigate staff parking demand, the applicant should communicate to future staff that there are no off-street parking spaces available and encourage the use of transit (using the BC Transit passes that are provided in the first five years of the development), walking, or bicycle.

There is also a City-operated surface parking lot at 940 Caledonia Street (about 450 m or a 5-minute walk from the site) that contains 220 stalls, in addition to the Johnson Street Parkade 1 km away (about a 13-minute walk). These could be viable options for staff who drive and require longer-term parking.



7.0 CONCLUSIONS

The proposed development at 1048 North Park Street will include 39 permanent, purpose-built studio supportive housing units intended for adults with long term cognitive disabilities. It will include four daytime staff and two nighttime staff, with a maximum of six at any one time. Residents of the building will receive several support services including medical health / mental health services, food, laundry, and security. These support service providers would typically use “visitor” spaces.

Expected parking demand for this development was estimated based on parking data from nine other supportive / transitional housing facilities on Vancouver Island. The data indicate that peak parking demand for the site is 9 spaces (1 resident, 5 employee, and 3 visitor), which exceeds the proposed supply by 9 spaces.

Transportation patterns at the existing supportive housing facility at 929 Burdett Avenue were also considered. Currently, none of the tenants at the facility own a vehicle and there are typically only 2 staff vehicles on-site at any one time.

Parking management and TDM approaches are recommended for the applicant’s consideration. These include [a] the provision of bicycles for residents, [b] the provision of transit passes for staff, [c] prioritizing car-free tenancy through the application process, [d] communication and management of on-street parking for visitors and evening staff, and [e] communicating that there is no staff parking available on site and taking measures to encourage commuting by other means. Committing to all these measures is anticipated to reduce the overall parking demand at the site and support the proposed parking supply. Based on the on-street parking assessment, there is available on-street parking in the surrounding neighbourhood both during the weekday afternoon and evening. As such, any spillover from the site is not anticipated to result in a negative impact on the neighbourhood.



8.0 RECOMMENDATIONS

It is recommended that the applicant:

1. Purchase and provide at least 4 bicycles for residents;
2. Provide transit passes for all staff; and
3. Commit to parking management approaches including:
 - a. Prioritizing car-free tenancy;
 - b. Working with the future building operator to ensure that visitors and evening staff are informed about where to park on-street; and
 - c. Communicating to future staff that no off-street parking spaces are provided and recommending alternatives.



April 6, 2018

Re: BC Transit EcoPASS for New Developments


The BC Transit EcoPASS for New Developments (EcoPASS) program is a Transportation Demand Management (TDM) program that provides Capital Regional District (CRD) developers with a potential transit-oriented solution for parking variance requests. The EcoPASS program works through the collaboration of BC Transit, developers and regional municipalities with the purpose of:

- Reducing requests for parking spacing at new developments
- Reducing traffic congestion and greenhouse gas emissions
- Promoting the use of transit as a primary mode of transportation
- Support provincial and regional environmental objectives
- Creating more sustainable and inclusive communities

Under the EcoPASS program, occupants of a new residential, commercial or mixed-use development receive annual bus passes that are valid for use throughout the Victoria Regional Transit System. Each pass has a cost to the developer of \$1,000. The size and value of the TDM program is established by the municipal government, with a minimum required program value of \$5,000. The EcoPASS program is suitable as a standalone TDM program or as a part of a larger suite of TDM measures. The program can be extended over a pre-determined number of years, with the developer responsible for arranging the ongoing administration of it. To implement an EcoPASS, the following steps must be completed in order:

1. Contact the municipality prior to application to determine the size and value of the TDM program
2. Place the necessary funds in trust until completion of the development
3. Upon completion and prior to occupancy, contact BC Transit with the purpose of implementing an EcoPASS New Development program
4. BC Transit will confirm the validity of the agreement with respective municipality
5. Sign the EcoPASS agreement with BC Transit
6. Submit payment in full to BC Transit prior to the program being implemented
7. BC Transit will produce the appropriate number passes and delivers them to your company
8. Distribute the passes to the occupants of the development and report back to BC Transit with the name of the person assigned to each numbered pass (for replacement purposes)

All card replacements will be administered by BC Transit through its head office on Gorge Road East. Occupants who have lost their pass must contact BC Transit and indicate their residence and suite number. The lost pass will be canceled within BC Transit's fare collection system and a new pass will be produced, which the occupant can then pick up from the BC Transit head office. BC Transit will periodically monitor the use of the assigned passes and any misuse could warrant the pass being canceled, with any replacement being issued to the assigned occupant only.



In the case of a multi-year or ongoing EcoPASS program, the developer would be required to make arrangements to have the program administered. This could be through a strata, property management company or another similar entity. As a means of ensuring appropriate use of the passes, they will be set to expire at the end of each yearly term, with new passes issued annually by BC Transit.

The EcoPASS for New Developments program is easy to implement and administer and has been promoted to municipal planning departments in the CRD as a viable solution to parking variance requests.

For further information on the BC Transit EcoPASS for New Developments program, please contact:

Ryan Dennis
Manager, Sales and Revenue
250-995-5683
ryan_dennis@bctransit.com



North Park Neighbourhood Association
PO Box 661
#185-911 Yates Street
Victoria, BC, V8V 4Y9

Sustainable Planning and Community Development
City of Victoria
Via email: developmentsservices@victoria.ca

November 12, 2021

Re: Pre-application Community Feedback - 1048 North Park St

Dear City of Victoria Planning Staff,

The following letter summarizes feedback that the NPNA has received from the community regarding the proposed project located at 1046/1048 North Park St. A pre-application CALUC meeting was held on October 13, 2021 on Zoom, and the City of Victoria Development Tracker had pre-application comments open for approximately 1 month.

CALUC Meeting Summary:

A CALUC meeting was held virtually on October 13, 2021 at 6:30pm. Approximately 11 community members attended, plus 2 project representatives and 3 CALUC representatives. Meeting minutes are attached to this letter.

A summary of questions and comments are below:

- There were several questions about the location where the proposed residents currently live, why that location is not being redeveloped, and if there have been any issues between residents and neighbours at that location.
 - The proponent shared that the current building has reached the end of its useful life; and that redeveloping in the current site would mean residents would be moved temporarily to a new location, then moved back once construction was complete. The plan for North Park St would minimize disruptions to residents and staff. There are no known issues with residents at the current site.
- There were several questions about whether this project is transitional housing for the hard to house or, in the future, if the building could be turned into a project for the hard to house.
 - The target population is not hard to house/experiencing homelessness or addiction. VIHA is signing a 20-year lease for the building for the target population and it is unlikely that the use would change.



North Park Neighbourhood Association
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- The proponent also noted that the current rezoning application is focused on the height and density of the project, rather than the proposed use; the previous rezoning that was approved allows for “Rest Home” use, which remains the primary use in the new application.
- The proponent was asked about the design and why they are rezoning now (when the site was already rezoned quite recently).
 - The changes in design allow for more accessible units and more amenity space for residents. This requires an increase in height and density.
 - Other comments regarding design included concerns about adequate parking and ensuring waste could be picked up on site.

Other feedback received

Over the course of October, the NPNA received feedback for the proposal via email and several phone calls, in addition to the comments received through the Development Tracker which are sent to the City and to the proponent. Feedback was generally mixed:

- Several residents and neighbours wrote in opposition to the project, with comments centred on the concern that the housing would be for those experiencing homelessness or mental health challenges. Many residents feel that there is an over-concentration of such housing and services in the neighbourhood, that it is leading to decreased safety, and that it should be spread more equitably around the City.
- Several residents raised the issue of parking. The project seeks a substantial parking variance and some feel that this will cause overflow into the neighbourhood.
 - The street parking near the project is used by patrons of businesses in North Park Village, and residents want to ensure this project won't negatively impact the shops and services in the Village
 - Street parking is 2 hours maximum, which means that staff who may be parking on the street would be required to move their cars regularly
- Several suggestions for the project included:
 - Reducing the scale and number of units
 - Ensuring there is a strong commitment for funding and management from VIHA
 - Ensuring there is sufficient parking for staff
 - Ensuring there is adequate exterior space for residents to congregate without spilling into the neighbourhood
 - Ensuring landscaping/street frontage creates a pleasant pedestrian experience. The renderings make it unclear whether an overhang over the front entrance would allow for trees as pictured.
- Several emails and comments were received supporting the project



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Conclusion

The NPNA received a range of comments relating to the project proposed for 1046/1048 North Park St. Many of those in opposition were centred on a feeling that too many supportive or transitional housing projects and services for those experiencing homelessness or addiction are located in North Park. However, this project will not be serving that population and the NPNA has made an effort to communicate this with the neighbourhood.

Should the proponent continue with their development proposal, the NPNA suggests ensuring that the parking provided adequately serves the needs of staff without impacting the neighbourhood.

Overall, this project fits with the scale of the neighbourhood. As with all projects proposed in North Park, we would like to generally encourage the proponent to consider how their project and future tenants (both residents and staff) can participate in and contribute to the North Park community.

Thank you,

Eleni Gibson

Land Use Planning Advisor
North Park Neighbourhood Association
www.npna.ca

c. 250-857-6210

e. landuse@npna.ca

Cc: Chris Tucker, Wild Group
Justin Gammon, Christine Lintott Architects Inc.
Leanne Taylor, City of Victoria
NPNA Board

North Park Neighbourhood Association
October 2021 CALUC Meeting

DATE: Wednesday, October 13, 2021

TIME: 6:30pm

LOCATION: Zoom

6:30: Welcome + Territorial Acknowledgement + Opening Remarks

Our neighbourhood association acknowledges that we gather here today as visitors on the traditional territory of the Lekwungen peoples, the Esquimalt and Songhees nations.

Presentation by proponent of 1048 North Park St

- Justin Gammon, architect
- Has been working with the client for some time
 - Chris Tucker and JP from project team
 - Tim Shah - Transportation expert
- Context of the site, part of the vibrant NP community, right at North Park and Cook
- This is a vibrant, well established neighbourhood with diversity of uses from light industrial and commercial, multi family residential, single family residential
- Strategic community - adjacent to several other communities, downtown, highly walkable community, bike infrastructure
- Existing site
 - Currently zoned Care Home Group C - allows for supportive living
 - Typically adults living in community
 - May have some meals provided, but have their own independent lives and live with some support
- Adjacent sites
 - Light industrial, multi family, commercial, single family
 - Castle Do it Centre and Cubbons were developed by the same owner and developer
 - They are local, invested and involved for decades, have created some of the seminal pieces in North Park
- Proposing
 - Retaining same zoning usage - Care Home Group C
 - And same functionality
 - Rezoning is addressing the area
 - Looking at ways to provide greater outdoor amenity for the residents
 - Added some area to the building itself, including a rooftop garden and outdoor patio area - this technically count as a 5th storey
 - From the street level will not look like a 5th storey though
 - This is a purpose designed building to house a specific community
 - 34 individuals who have lived together for over a decade
 - That building is coming to the end of its useful life
 - This building will replace their current home
 - The owner has offices adjacent to where this group currently live, his daughter and granddaughter live near site, as does his niece

- The intent is for the whole population to move in tact, with their staff to this purpose built building
- Long term cognitive disabilities
 - Need for support - kitchen, dining room, therapeutic opportunities,
 - Adults who live in community and have for many years together
- The building
 - Significant frontage improvement
 - Building itself is pulled back to allowed for covered entry, new boulevard trees, and a rain garden
 - Front - 4 visitor biking parking stalls
 - East - 12 secured bicycle parking stalls
 - Loading bay on the west side - building overlaps from the second floor
 - For recycling and deliveries
 - Staff parking underneath the building
 - Indoor amenities - Art room, activity room, dining room, patio and outdoor area,
 - 3 residential floors
 - Wanted to increase the percentage of accessible units
 - Now have close to 40% of the units are accessible
 - Units are high quality, compact, efficient
 - All have access to natural light and air
 - Each floor has own activity room, lounge, outdoor activity space
 - Tenants would have their own neighbours - existing relationships would be kept in tact
 - Roof plan - concept is to have therapeutic amenity, residents engaged with each other and with staff, planting beds for edible plants, partially covered with a pergola near the north and south end, and a flex space, dedicated smoking lounge on the roof, well ventilated at the roof level
- Elevations
 - Fills the missing tooth
 - Boulevard trees
- Materials
 - High quality, brick at grade and in the vertical elements
 - Panelized cladding system for the residential portion
 - Wood features - at the lower level
- Entry
 - Rain garden, boulevard trees, natural lighting that comes into the covered area
 - Materials - warm brick and wood, warm, organic
- Roof
 - Edible gardens, pergola, south exposed seating area, flexible space

Community Questions and Comments on 1048 North Park

- Code of Conduct and CALUC preamble
- This is a pre-application meeting. The proponent has not submitted the application yet to city staff. From there it goes through the rezoning process, and then to council

- Once it is submitted there will be opportunity to write in to council and there will be a public hearing
- We as the neighbour is facilitating the discussion and will send a summary of comments that we hear to proponent and the City
- Chris Tucker
 - Questions have come up since this meeting was advertised
 - This is not a project to house at-risk populations, or homeless populations. Understands the questions that have come up surrounding this population group. This is an existing population that we consider friends. They already live in the neighbourhood not too far from here, and they are coming to the neighbourhood under the care of VIHA, and the hope is that they will be a part of the community for many years to come.

Discussion:

- Questions: Where is the current building?
 - On Burdett across from Christ Church Cathedral - Mount Saint Angela. The 1920s building that this group is currently housed at, is at the end of its life.
- Question: When do you hope to break ground?
 - As soon as possible, but driven by this process
 - Development and building permit takes time. Can be 8-12 months to complete the zoning alone
- Question: Thought that this was transitional housing
 - Residents have been living together for a long time - assumption is that the residents will live on North Park until they need to move to a hospital like setting. Intended to be very little turnover.
- Question: wasn't that building just recently converted to be used for the hard to house from the courthouse encampment?
 - Response: No
- Question: could this be repurposed into something that would house the hard to house population?
 - Reponse: no, VIHA is intending to lease this building for 20 years. VIHA will sign a 20 year lease and occupy this building for that amount of time. There is no intention to change the use, and the lease is very explicit
- Question: During last rezoning, no one had any issues. Why are you coming back with a different design?
 - Response: 2 drivers - original design had limited accessibility (less than 10%), this population is designed to age out of this building (next step hospital), so they didn't want to design a building that had built in limitations. In order to get close to 40% of the units accessible, they had to expand the building area. It just meant a larger building.
 - The previous design was very inwardly, centrally focused. It precluded a lot of opportunities for outdoor activity, and for therapeutic activities. They have added a lot of amenity space - activity room on each floor, dedicated art room, lounges, dining room, roof top amenity space
- Question: rezoning is based on the increased density
 - Zoned for 1.7:1
 - Proposing 2.5:1
- Question: Do you have a North elevation (from Caledonia Ave)
 - Response: hasn't seen a rendering of that, but would be similar to the North elevation

- Follow up: wondering about the mechanical considerations. Worried about blocked sunlight and noise.
 - Response: mechanical at the back, will be screened by the gardens that continue on the main level. There will be screening at the back, and visibility will be curtailed. There was a shadow study in the package. Mechanical is all at grade.
- Question: Anxiety disorders, North Park is a noisy neighbourhood (RAP, traffic, drug use, alcohol use, is quite prevalent in the neighbourhood)
 - Response: not specifically people with anxiety disorders. This land was purchased long ago as a solution to the problem on Burdett. The clients do have specific needs, and being in this geographic area (walkable, cycling) was required.
 - Response: part of the revised design addresses some of that by providing a variety of internal amenity spaces. Choice of how they want to recreate on site.
- Question: no faith that the VIHA contract would be upheld. What's in it for you.
 - Response: impossible to predict the future. Never VIHA or proponent's intention to diverge from the 20 year contract. VIHA is not in the homelessness encampment business, those contracts are with BC Housing.
 - Lance -If you told me you would offer me a guarantee, I would not believe you at this point.
- Question: parking variance - what is being asked for?
 - Schedule C off street parking requirement require 18 spaces, and there is 1 proposed parking spot
 - Variance of 17 stalls
 - Sounds like a large variance - this community (34 residents) by nature of their cognitive disabilities that have brought them to enter into this community, they do not operate vehicles. None of the tenants will have a vehicle
 - Maximum staff on site at any time is 6 - during shift changeover
 - 4 day
 - 2 night
 - Staff currently carpool, there are only 2 stalls at the current location. Proponent is providing a number of opportunities - bicycle parking, small basement with full shower and staff room
 - On street parking has capacity, so for the small amount of overflow parking that may be there for visitors and family, there is capacity on the street.
 - Parking demand is very low - close to zero for this type of property
 - On street parking, did 3 counts at different times of day, and the on street parking conditions were busiest at 9am in the morning (70% occupied), afternoon and evening (60% and 40% respectively vacant). There is on street capacity for the visitors, supports and services that may attend the building.
- Question: Why is the old building not considered as the site of the new housing? Any difficulties (if any) the former neighbourhood has encountered with the building?
 - Response: The current building was definitely considered. The problem is purely logistical. They would need to vacate for up to 2 years during renovations on a heritage building, and it would be very difficult to get it to something that serves the needs of the residents. One of the developers was born and grew up in the current building. It's not feasible to make it work.
 - No issues or difficulties have come to light. Proponent's office is next door - they share a driveway. They have had family members currently live on site,

granddaughter live within 100 metres of this building, have never had any issues. Proponents consider the residents friends, great neighbours.

- Question: wondering if the building you are repurposing is serving the “Operation Track Shoes” clientele.
 - Response: not sure what the youngest client is, but the youngest resident is probably about 40 years old - an adult population.
 - Question: the sweetest individuals around?
 - Yes
- Question: In terms of waste management - will the dump trucks be able to drive directly on site to remove the bins?
 - Response: designed so that the second storey does cantilever over the drive aisle. The height of that will accommodate the trucks and waste bins will not be placed on the street.
- Question: is this like a larsh environment? Do the residents have supervised outings? Will there be staff with them if they go out to the park or leave the building, so that they won't be in trouble?
 - Response: Not feasible for VIHA. Sure they would love to provide that. In their current location they are very close to downtown. A big part of the change of this design is to make it a calm space with internal amenities to recreate. In their current location, they have free range, and this has not been a concern at all. Feel free to volunteer if you'd like!
 - Follow up: feels that what is included inside is fabulous. Kudos on the accessibility suites and amenities.
- Comment: Love the high number of accessible units, sounds like a great community and I look forward to having a group of new neighbours here in North Park.
- Follow up: Still keen to see a North side elevation rendering - follow up with Justin to get the elevation that you need. They haven't done one of the north yet. There is a formal elevation included in the package.

Villages and Corridors Planning

- <https://engage.victoria.ca/fernwood-north-park-hillside-quadra>
- Next round of engagement to begin soon!
- Marc Cittone was at the October 10 multicultural festival getting the word out about the LAP next round of engagement

Project/Member Updates

- The Abbey 1702 Quadra Ave
 - Aryze development
 - Roughly 10 storeys, still a ways off from submitting a rezoning application.
 - Had an on site meeting on September 29, 2021 to learn a bit about the plan, shared feedback about features the neighbourhood may appreciate.
 - Aryze will come back once plans and drawings have been revised
 - At that point there will be a pre-application meeting (just like the one we just had with 1048 North Park Street)
 - Affordable housing - at the “attainable housing” level - in a rental agreement with the City tied to an income limit (\$50,000-\$100,000 household income range)

- Rent is capped to 1/3 of their household income
- No parking - major parking variance - may consider a no parking community
- One of the things that came up was the need for housing variety
- Designs were all either studios or 1 bedrooms. Suggested more larger apartments.
 - CALUC told them that we want to see more 2 bedroom apartments to house small families as well as share the burden of rent with roommates

DCAP and Next Meeting

- November 10th or 17th (TBD): Downtown Core Area PPlan guidelines - City staff to attend
- DCAP covers a section of North Park, and several blocks of that fall within the bonus density policy
- Suggests getting a planner from the City at our next CALUC meeting relating to the DCAP changes. Going to try to push ourselves into this process a bit
- The area west of Quadra - highest density area of North Park

Curb Extensions

- No update from the City yet

Beg Buttons

- Had been deactivated but were recently re-activated
- Beg buttons make for a more friendly pedestrian atmosphere. Should just come on automatically
- City staff made the change without any fanfare or communication behind it
 - That they wanted to return it to “normal” operations. Normal is subjective. It was normal for a year for it to be automated.

Attendees (include total number of attendees)

Eleni Gibson, NPNA Land Use Planning Advisor
 Sarah Murray, NPNA Executive Director
 Harold Stanley, NPNA CALUC Chair

Facilitated by: Eleni Gibson, NPNA

Chaired by: Harold Stanley

Notetaker: Sarah Murray

Number of attendees: 16 (including Eleni, Harold, Sarah, and proponent)

Applicant Represented by: Justin Gammon (arch) and Chris Tucker



North Park Neighbourhood Association
PO Box 661
#185-911 Yates Street
Victoria, BC, V8V 4Y9

Mayor and Council
City of Victoria
Via email:

April 28 2022

Re: Rezoning application for 1048 North Park St

Dear Mayor and Council,

I am writing to you today on behalf of the NPNA Board and Land Use Committee regarding the proposed development at 1046/1048 North Park Street. Through the pre-application engagement process, the community was able to provide comments regarding the application.

Because the application does not involve a change in use, and because the design changes are minor and will provide amenities to future residents, the NPNA has no objection to the project. However, we hope that the proponent and owner will be proactive in managing parking issues that may arise due to the parking variance.

Summary of Community Feedback

A CALUC meeting was held virtually on October 13, 2021 at 6:30pm and the NPNA received a number of emails regarding the project. A summary of concerns are below:

- Some residents of the neighbourhood were concerned about the target population and the impact they may have on the neighbourhood, associating the term “vulnerable population” with the hard to house and those struggling with addiction. However, the proponent was clear that this is to rehouse an existing community of adults with developmental disabilities and that they pose no risk to the community. The project will be managed by VIHA.
- Parking was the primary design concern that was raised. The project is seeking a significant parking variance and while residents do not drive, staff parking may become an issue.
 - There are concerns that staff using street parking may tie up parking used by patrons of business in the village
- Ensuring frontage and landscaping is well-designed so that the pedestrian experience is maintained/improved on the street



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Conclusion

This project provides an opportunity for quality long-term housing for adults with cognitive disabilities. Objections heard from the community were primarily from a misunderstanding of the target population of the project. Parking may become an issue, and we encourage the proponent to explore ways to reduce parking demand from staff.

Overall, this project fits with the scale of the neighbourhood. As with all projects proposed in North Park, we would like to generally encourage the proponent to consider how their project and future tenants (both residents and staff) can participate in and contribute to the North Park community.

Thank you,

Eleni Gibson

Land Use Planning Advisor

On behalf of the North Park Neighbourhood Association Board and Land Use Committee

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Cc: Chris Tucker, Wild Group
Justin Gammon, Christine Lintott Architects Inc.
Leanne Taylor, City of Victoria
NPNA Board



@WeAreNorthPark

www.npna.ca



North Park Neighbourhood Association

PO Box 661, #185-911 Yates Street,

Victoria, BC, V8V 4Y9



ATTN: Sustainable Planning and Community Development Department, Geordie Gordon, Mayor and Council

CC: NPNA Board, NPNA CALUC, Justin Gammon (Christine Lintott Architects Inc.)

Sent via email

Re: Rezoning Application for 1046 and 1048 North Park Street

November 8th, 2022

Dear Mayor and Council,

We acknowledge with gratitude that we are living, working, and collaborating on the homelands of the Lekwungen Peoples, known today as the Songhees and Esquimalt First Nations.

We are writing on behalf of the North Park Neighbourhood Association Board and Land Use Committee regarding the proposed development at 1046/1048 North Park Street. Following our letter sent on [April 28, 2022](#), the community would like to provide updated comments regarding the rezoning application for 1046/1048 North Park Street.

The revised plans on the Development Tracker (dated August 3, 2022) reflect changes to the design in response to issues expressed by the community.

Orphaning of 1040 North Park

Item 2 on the [revisions list](#) includes the recommendation from the City that this development includes acquiring the adjacent property (1040 North Park) to avoid orphaning the lot. The proponent clarifies that this is not in scope for this development. We agree that a plan is necessary for the future use of the 1040 North Park lot, as a vacant or underutilized lot is not desired. The NPNA recommends two options:

1. The City should acquire 1040 North Park Street for a future pocket park through the Parks Acquisition Strategy. This would help create much-needed public and green space in our green space-deficient neighbourhood.
 - The Park Acquisition Strategy aims to grow the regional parks system into a more connected network of resilient parks and greenways to enhance natural areas and connect people to nature. Purchasing 1040 North Park would align with the vision outlined in the Parks and Open Spaces Master Plan, Official Community Plan, and 2022 Local Area Plan (LAP). The LAP states “that a proposed park in the neighbourhood has yet to be realized” (City of Victoria, Local Area Plan, p.87). Acquiring 1040 North Park for a future pocket park would help the City of Victoria meet pre-existing goals and improve the well-being and livability of the North Park neighbourhood.



@WeAreNorthPark

www.npna.ca



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2. The proponent purchases 1040 North Park and increases the size and/or the number of units in the development. Currently, the units range in size from 8.4 to 12.8 m² (90-138 sq. ft). Purchasing the adjacent lot would enable the proponent to increase the size or number of the units in this development to make it more livable and serve a larger population in need of supportive housing.
3. The City or the proponent purchases 1040 North Park Street to inquire about other essential community services, including a daycare, play center, or medical clinic.
 - There is an increasingly large demand for affordable childcare services in Victoria. Many families have to wait 1-2 years to secure a childcare spot in the City.
 - Access to medical services is an ongoing challenge for many North Park residents due to the physician shortage resulting in Victoria not having enough doctors.

Transportation Review

Items 26 through 29 on the revisions list address the transportation review. There is a significant discrepancy between the City's zoning requirements (37 parking spots), the parking demands found by the Transportation Study (10 parking spots), and the parking that has been included in the development: one parking spot designated for loading/drop-off, and no parking on site for staff, visitors, or residents. The proponent will be providing BC Transit passes for staff. However, we foresee issues with the increased parking demand from staff and visitors. (*Note: The Transportation Review indicates that none of the residents of the proposed development own or operate vehicles.*)

Landscaping Plan and Statutory Right of Way

This application includes the removal of a bylaw-protected Japanese Maple currently on site. The landscape plan for the proposed development contains four new trees: two planted in raised planters at the front entrance along the sidewalk at the front/south end of the lot and two planted in a resident-only patio space at the back/north end of the lot. We would like to see as much landscaping as possible included in this development, with even more emphasis on landscaping that will improve the pedestrian/street level experience. There are documents on the Development Tracker that address the requirement for a Statutory Right of Way (SRW) provision for the site. The NPNA advocates for the City to require this of the developer to allow the City to integrate various forms of green infrastructure (trees, bioswales, etc.) in tandem with future developments on North Park Street. Securing an SRW would enable the City to build and expand green and active transportation infrastructure along North Park street in the future.

Sincerely,

Board of Directors

North Park Neighbourhood
Association

board@npna.ca

Courtenay Miller

Land Use Planning Advisor

landuse@npna.ca

Sarah Murray

Executive Director

executivedirector@npna.ca

Survey Responses

1046 and 1048 North Park Street

Have Your Say

Project: 1046 and 1048 North Park Street



VISITORS

7

CONTRIBUTORS

6

RESPONSES

8

0

Registered

0

Unverified

6

Anonymous

0

Registered

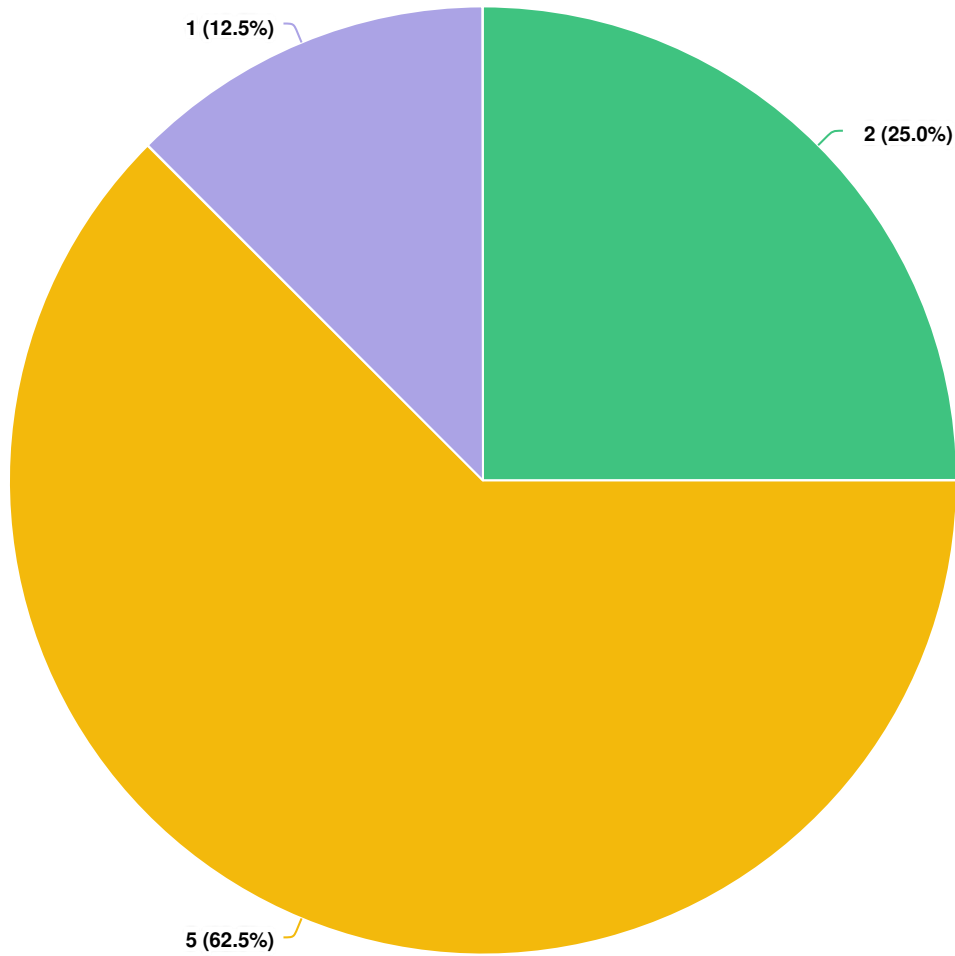
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Unverified

8

Anonymous

Q1 | What is your position on this proposal?



Question options

- Support
- Oppose
- Other (please specify)

Mandatory Question (8 response(s))

Note: Participants may submit multiple responses. See detailed feedback in the following pages.



Respondent No: 1

Login: Anonymous

Responded At: Sep 29, 2021 04:49:23 am

Last Seen: Sep 29, 2021 04:49:23 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

North park area has a high concentration of social services I do believe that in fairness social services should be equally distributed in various areas of the cities (not just focused in the North park Central Park areas).

Q3. **Your Full Name** Julian Aherrera

Q4. **Your Street Address** 1039 Caledonia Ave.

Q5. **Your email address (optional)**



Respondent No: 2

Login: Anonymous

Responded At: Sep 29, 2021 12:58:19 pm

Last Seen: Sep 29, 2021 12:58:19 pm

Q1. **What is your position on this proposal?**

Other (please specify)

What does 'vulnerable and underserved' mean?

Q2. **Comments (optional)**

Perhaps compensate the residential neighborhood by lowering property taxes and allowing for higher fences.

Q3. **Your Full Name**

Doesn't Matter

Q4. **Your Street Address**

1117 Balmoral Road

Q5. **Your email address (optional)**



Respondent No: 3

Login: Anonymous

Responded At: Sep 30, 2021 08:54:06 am

Last Seen: Sep 30, 2021 08:54:06 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

There are too much Social Developments concentrated in the Northpark/Central park Neighbourhood, and other regions neighbourhood should be taking in a number of these social projects as well

Q3. **Your Full Name** Johnica Aherrera

Q4. **Your Street Address** 1039 Caledonia Ave.

Q5. **Your email address (optional)**



Respondent No: 4

Login: Anonymous

Responded At: Sep 30, 2021 08:54:32 am

Last Seen: Sep 30, 2021 08:54:32 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

There are too much Social Developments concentrated in the Northpark/Central park Neighbourhood, and other regions neighbourhood should be taking in a number of these social projects as well

Q3. **Your Full Name** Jaime Aherrera

Q4. **Your Street Address** 1039 Caledonia Ave.

Q5. **Your email address (optional)**



Respondent No: 5

Login: Anonymous

Responded At: Sep 30, 2021 08:54:55 am

Last Seen: Sep 30, 2021 08:54:55 am

Q1. **What is your position on this proposal?** Oppose

Q2. **Comments (optional)**

not answered

Q3. **Your Full Name** Javier Aherrera

Q4. **Your Street Address** 1039 Caledonia Ave.

Q5. **Your email address (optional)**



Respondent No: 6

Login: Anonymous

Responded At: Oct 02, 2021 11:43:49 am

Last Seen: Oct 02, 2021 11:43:49 am

Q1. **What is your position on this proposal?**

Oppose

Q2. **Comments (optional)**

I have a business in the area and have worked in the area for 11+ years, I recently purchased a home here after saving up for many years, to state the obvious it's not easy to own property in Victoria. I wanted to contribute to the area and love the area, I love the grit that North Park and Fernwood has always had. I oppose this project because in the past two years the area has become significantly more dangerous and I believe this complex will increase the risk even more. We've had SOLID come to the neighbourhood, a temporary container village, a drug checking project, lost Logans, I've personally been victim of property damage at home and at both Fernwood Coffee (where I work) and at Little June (my cafe). I never thought I would consider walking around Victoria at night dangerous, but I now do. My partner has to specifically walk different street to get home on a late shift. I am at a time in my life I would like to consider having a baby with my partner but increasingly I feel like I can't do it and live here. I realize these services are needed to support individuals facing homelessness and I support them, our street has seen too much of it. SOLID creates a corridor from Pandora and with it comes garbage, yelling, aggressive people and loitering. I came home from work the other day to two people being arrested at gun point. I'm on the strata council in my complex 1019 North park and I thought our resident was crazy when he said we're becoming Victorias east hastings, but if the problems keep getting pushed here I'm not so sure how far off he was. VIHA is invested in this project and I am worried it will be pushed through regardless of the local opinion. I felt like I might have to leave the area before I had heard about this project and now I feel like I might not have a choice. I've invested my life savings into owning a home here, opening a successful business and working for a local business which is a staple. I am not a politician and I don't know the ins and outs of government but why can't this be spread out.

Q3. **Your Full Name**

Edward Cunningham

Q4. **Your Street Address**

10-1019 North Park street

Q5. **Your email address (optional)**



Respondent No: 7

Login: Anonymous

Responded At: Oct 03, 2021 15:31:32 pm

Last Seen: Oct 03, 2021 15:31:32 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

I live within 200m of the proposed development, and I support it because the city needs more places for vulnerable and underserved people to live.

Q3. **Your Full Name** Daniel Ferguson

Q4. **Your Street Address** 1052 Mason St

Q5. **Your email address (optional)**



Respondent No: 8

Login: Anonymous

Responded At: Oct 03, 2021 21:42:29 pm

Last Seen: Oct 03, 2021 21:42:29 pm

Q1. **What is your position on this proposal?** Support

Q2. **Comments (optional)**

More projects like this need to be built all over our Victoria and other jurisdictions, like James Bay, Oakbay, Esquimalt

Q3. **Your Full Name** Martha L. Aviles-G.

Q4. **Your Street Address** 1052 Mason Street

Q5. **Your email address (optional)**

Dear Mayor and Council,

I am writing to say that the development proposal at 1046 North Park St is the last straw for me. I now feel I have no choice but to move out of this increasingly unlivable area. Between the noise from the social housing unit behind me to the unruly behavior and screaming of an increasing number of people in the area, it's simply not a good place to live. In fact, it feels increasingly like a slum. This proposal is only going to make a bad situation worse.

Just to repeat, your plans are driving people out of the area.

Sincerely,
Gary Kuchar, North Park St.

Dear Mayor and Council,

I am writing to say that the development proposal at 1046 North Park St is the last straw for me. I now feel

I have no choice but to move out of this increasingly unlivable area. Between the noise from the social housing

unit behind me to the unruly behavior and screaming of an increasing number of people in the area, it's simply

not a good place to live. In fact, it feels increasingly like a slum. This proposal is only going to make a bad situation worse.

Just to repeat, your plans are driving people out of the area.

Sincerely,

Gary Kuchar, North Park St.

Dear Mayor and Council Members,

My Name is Ed Cunningham and I live in North Park. I have a business in the area and have worked in the area for 11+ years, I recently purchased a home here after saving up for many years, to state the obvious it's not easy to own property in Victoria. I wanted to contribute to the area and love the area, I love the grit that North Park and Fernwood has always had. I oppose this project because in the past two years the area has become significantly more dangerous and I believe this complex will increase the risk even more. We've had SOLID come to the neighbourhood, a temporary container village, a drug checking project, lost Logans, I've personally been victim of property damage at home and at both Fernwood Coffee (where I work) and at Little June (my cafe). I never thought I would consider walking around Victoria at night dangerous, but I now do. My partner has to specifically walk different streets to get home on a late shift. I am at a time in my life I would like to consider having a baby with my partner but increasingly I feel like I can't do it and live here. I realize these services are needed to support individuals facing homelessness and I support them, our street has seen too much of it. SOLID creates a corridor from Pandora and with it comes garbage, yelling, aggressive people and loitering. I came home from work the other day to two people being arrested at gunpoint. I'm on the strata council in my complex 1019 North park and I thought our resident was crazy when he said we're becoming Victoria's east hasting, but if the problems keep getting pushed here I'm not so sure how far off he was. VIHA is invested in this project and I am worried it will be pushed through regardless of the local opinion. I felt like I might have to leave the area before I had heard about this project and now I feel like I might not have a choice. I've invested my life savings into owning a home here, opening a successful business and working for a local business which is a staple. I am not a politician and I don't know the ins and outs of government but why can't this be spread out. Why can't the site that they are currently at be rebuilt ?

I apologize for the email, it's a little scrambled but it's just a passionate plea from a community member.

Cheers,

Ed C

Dear Mayor, Councillors and North Park Neighbourhood Association,

I would like to strongly object to the proposed development for the property at 1046 & 1048 North Park St., Victoria

I have lived in the Cubbon Seniors Apartment Building which is located at 1035 North Park Street for many years. Since I started renting there, the neighborhood has gone downhill due to the development of Cannabis Stores, and opposite my building, a store which caters to drug addicts checking to see if their drugs are not toxic.

These stores have brought in a lot of drug addicts and alcoholics to my neighborhood and has had a very negative impact on my lifestyle.

I am a 70 year old woman, and used to enjoy walking to the McDonalds which is located on Pandora St for a latte. I can no longer do this as I am constantly accosted by people asking for money in a threatening manner. Even though I only live two streets away I have to drive to get my coffee in the early mornings.

Our building has seen an increase of theft and people trying to obtain entry even though they are not tenants, and I put this down to the increase of people searching to steal who are attracted to our neighborhood because of these stores. Some of our cars in the underground garage have been vandalised in order for people to steal things out of them.

Therefore I admit to feeling a sense of horror at the thought that the local government might allow a property to be developed so close to where I live for "supporting amenity to a vulnerable population" which inevitably means an increase in marginalized people wandering around the same street that I live in.

I have seen my son Daniel have to change from walking to work to driving to work because the Council chose to buy two hotels on Gorge Road East to fit these people in. He felt threatened by people wielding knives as he walked by and can no longer walk to work.

I came to live in Victoria as it was always a pleasant tourist friendly town with wonderful people, I no longer feel that way! I feel threatened, to the point where I read about a 67 year old woman on Douglas St being accosted and thumped to the ground because she said she couldn't give someone some change. Can we even walk the streets in safety any more?

Please, please, don't populate our North Park Community with another building which will house these dangerous people.

Henriette Bradford



October 6, 2021

City of Victoria

1 Centennial Square

Victoria, BC

RE: 1046/1048 North Park Street, Rezoning application for 39-unit supportive housing

Dear Mayor Helps and Council,

We own and manage a 70-unit rental apartment building at 1635 Cook Street, within 200 meters of this proposed rezoning and development.

We are writing because we are against this development for the following reasons:

- Inability to supervise the level of care and support - the City of Victoria does not have the power to ensure sufficient and adequate support for future residents of development if approved. Any VIHA staffing short comings will most likely fall on the City of Victoria police department to sort out after regular business hours. Can the City of Victoria guarantee there will be no “spill over” effects into the surrounding businesses and homes? Is the City of Victoria’s police department ready to be the ones “cleaning up” any situation after hours as this is further offloading of provincial responsibilities onto the city’s taxpayers.
- Lack of Parking - The proposed one parking stall is not sufficient on the site. If there are any ambulance, police or multiple staff required at the property at the same time, one parking stall is simply not sufficient. Vehicles will overflow onto the neighbouring community and cause further neighbourhood inconvenience. If there will be 24-hour VIHA staffing on-site, there should be on-site parking for all the staff as there is a lack of available transit at night and there should be parking for at least 2 emergency vehicles + staff on the property.
- Density and height: Would the City of Victoria allow this density, 2.25 FSR and height of 16.1m for another development (such as condo or purpose built rental) in this location for non transient housing? If the answer is no, then the use should not determine the density allowed.
- Wrong location: Too much is too much, the North Park neighbourhood is bearing enough of the burden of the “hard to house” population with its proximity to downtown, the proposed 60 homes at 953-959 Balmoral Street by BC Housing, the tiny homes at 940 Caledonia and Our Place on Pandora Street. The proposed units of this building need to be distributed in the city to avoid ghettoization of the North Park neighbourhood. At our property at 1635 Cook Street, we deal



daily with garbage and recycling bin pickers, people trying to sleep in exterior stairwells and even had a bag of firearms and guns abandoned on the property a few evenings ago to the consternation of many of our residents and building staff. We have too many incidents relating to the homeless in the area already. We do not get this level of problem in our apartments further from downtown. Too many “hard to house” residents in one area does not create a lively and thriving residential neighbourhood as North Park would like to be.

To conclude, we are not without compassionate, as we realize there is an urgent need for “hard to house” housing in the community. If the proposed project’s is revised with :

- Reduction in scale and unit number,
- Iron-clad commitments and funding from VIHA to ensure there will be adequate 24-hour, 365 days a year support through VIHA in perpetuity,
- Sufficient parking for emergency vehicles and staff on site to ensure 24 hours support, and
- Adequate exterior place for residents to congregate without spilling over onto neighbouring businesses and homes.

We believe then that then, the proposed building would be a better solution to avoid creating a problem building the neighbourhood. It is easier to monitor and supervise 20 units than 39 for example. Smaller buildings also create more a community as residents can know one another better due to smaller scale.

Thank you for your time and hope you consider the surrounding neighbours when making your decision on this project.

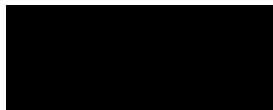
Sincerely,

A handwritten signature in black ink, appearing to read "Nicolas Denux", is written over a white background. The signature is fluid and cursive.

Nicolas Denux

President

Cc: North Park Neighbourhood Association



Dear all,

i live in 100m away on Caledonia.

My family of 2 and 2 small kids are TOTALLY against this project to a degree that we and our neighbors will stand on the street preventing any construction of this development.

The main reason is it is a totally wrong location in this residential neighborhood full of young families and small kids who play everywhere.

The residence and support to vulnerable and underserved population services will have individuals with drug abuse history, many of whom cares less where they leave their needles, what they steal and how they behave.

The best location for this type of a project is in commercial area, with little presence of young children playing and exploring everywhere.

thank you,

Yuri

From: [REDACTED]
To: [REDACTED]
Subject: Yuri RE: VOICE on development at 1046 and 1048 North Park
Date: October 9, 2021 7:45:08 PM

Dear all,

i live in 100m away on Caledonia.

My family of 2 and 2 small kids are TOTALLY against this project to a degree that we and our neighbors will stand on the street preventing any construction of this development.

The main reason is it is a totally wrong location in this residential neighborhood full of young families and small kids who play everywhere.

The residence and support to vulnerable and underserved population services will have individuals with drug abuse history, many of whom cares less where they leave their needles, what they steal and how they behave.

The best location for this type of a project is in commercial area, with little presence of young children playing and exploring everywhere.

thank you,

Yuri

Dear Mayor and Council:

I am email with regard to the proposal for this new development which will once again bring the homeless or shall I say underserved people to our community.

1) We are already putting up with the traffic, needles, drug use etc. from the crowd that goes to SOLID on North Park Street. They have been nothing but trouble since they opened their doors. We tried to get the council to see that this neighbourhood was not a good fit for this organization and should be moved over by Our Place to accommodate these people. Council decided to let them stay and they are still a major issue for the neighbourhood.

2) I have had tenants accosted the clientele that frequents this place as well. I have been cursed and sworn at and called some very unsavoury names. I am the Resident Manager of a seniors building on North Park and the complex you are now looking at approving will simply add to this problem.

3) The mayor and council need to stop putting potentially volatile people in our neighbourhood. I took over the management of this building 6 years ago and it was a lovely problem-free neighbourhood, I was thrilled to be living here. Now I and my tenants are afraid to go out the front door after dinner in fear of being attacked. One of them attacked an 86 year old woman that was simply out to take her dog for a short walk before calling it a night.

4) We have had many break-ins in the building including one where they broke into our maintenance shop and stole every tool we had from saws, drills, levels, screwdrivers, etc. It ended up costing us major money to then put security gates on the doors to our maintenance shops.

Please tell me how you feel that this is something that should be happening in such a beautiful little community? I am completely against the passing of the bylaw for this build and hope that you listen to the community this time and build something safer instead.

Sincerely,

A very concerned citizen of the North Park Neighbourhood.

Suzanne J. Moyes

I am writing to express my concerns to the upcoming development on North Park St. for drug addicts as well as the new smoking drop in center for crack addicts and various other junkies, this council has dumped every human misery with drugs ,poverty, and various criminal activities right in my little neighbourhood, I see it every day.

I live in the Cubbon Apts. for seniors, the drug testing site as well as the Solid store is less than 75 ft. From our doors and you want more of this left with? Yikes!!

I would dearly love to move but am unable to afford the cost due to a small pension, we have had our building broken into an untold number of times our car windows have been smashed in our underground parking, and we often found clients of Solid camped out in our courtyard after they had broken the gate lock to get in, the management has rep[placed that lock 3 x this year alone I don't ever recall being asked if that was ok to have that business there but we sure deal with the run off of crime vandals and druggies, the pot shop that used to be there was a blessing compared to this place.

my god what have we become? I worked in health care and worked in detox units this is not working, your plan to accommodate is sick actually I have stopped donating to OUR PLACE and would like to see all of these services moved to a large parking lot that council loves to give away to developers to be used for the various enabling schemes for drug addicts. Can you tell I am sick of it, at night all of the drunks and drug users gather at the Jones BBQ tables after they close where they yell scream and party most nights well into the wee hours. of the AM.... not happy with the free land being given to restraurants in town either . no more handicapped parking seems to be available in town anymore to go to these places to enjoy so in closing NO to the new smoking center on Pandora NO to the North Park development please give us some peace in our little hood stop making us your dumping ground for the ills of humanity
Elizabeth Soles
A fed up citizen

Please consider the street scape proposed for this building. This 1000 block of north park has a lack of mature trees. The vegetation currently proposed for this building is mostly under the overhang from the floor above.

I encourage council to allow another floor, if necessary, in order to increase the setback of the entire building from the municipal sidewalk thus creating a more pedestrian friendly experience and the addition of needed trees to our urban environment.

Respectfully submitted by:

Charles Joerin

1033 Queens Avenue

(Former owner of 1048 N. Park)

I'm a resident on north park street. I'm now 4 years sober and I am a recovery of addictions after my stroke.

I'm writing to send a comment about a proposed development in Solid Outreach Society. I live right cross the street from Solid Society. All my windows in my apartment are directly facing to their balcony and their windows of the Solid Society. I can see their users from my windows all day. (They can see me from their balcony, too) I understand the need of safe harmful reduction site however people tries to break into the society throughout the night, intoxicated drivers, fights and screams in front of the solid society that is a constant disturbance and concern about safety and it can lead a trigger for my recovery. I'm relying on bc housing sub housing and happy to live in the the community. Thank you for your consideration in advance.


Patrick Neilson

2023 | CITY OF VICTORIA | Sustainable Planning and Community Development

Rezoning and Development Permit with Variances Application



1046/1048 North Park Street

COMMITTEE OF THE WHOLE | APRIL 6, 2023



1

Aerial Photo



2



3



4

Rezoning Application

Matters under consideration (s. 479 of the *Local Government Act*):

- the **density** of the use of land, buildings and other structures
- the **siting, size and dimensions** of
 - buildings and other structures, and
 - uses that are permitted on the land



5 Rezoning No. 00812 and DPV No. 000198 for 1046 and 1048 North Park Street | April 6, 2023



5

MAP 28 North Park Strategic Directions

Urban Place Designations*

- Core Residential
- Light Industrial Employment with Limited Residential
- Large Urban Village
- Small Urban Village
- Urban Residential
- Housing Opportunity
- Traditional Residential
- Mixed Residential
- Public Facilities, Institutions, Parks and Open Space

Public Facilities

- Proposed Park (approximate location)

OCP Designation

Policy
 Uses: Light industrial/residential
 Height: up to 5 storeys
 Density: up to 2.5:1 FSR

6 Rezoning No. 00812 and DPV No. 000198 for 1046 and 1048 North Park Street | April 6, 2023


6

Proposal Response

Proposal

- Use: Rest Home (39)
- Height: 5 storeys
- Density: 2.27:1 FSR

7 Rezoning No. 00812 and DPV No. 000198 for 1046 and 1048 North Park Street | April 6, 2023



7


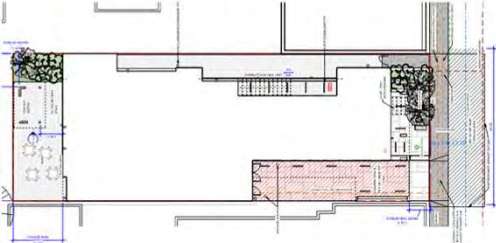
Development Permit with Variances

Matters under consideration
(s. 491 of the *Local Government Act*):


- the **character** of development:
 - **Siting**
 - **Form**
 - **Exterior design and finish**
 - **Landscaping**

And:

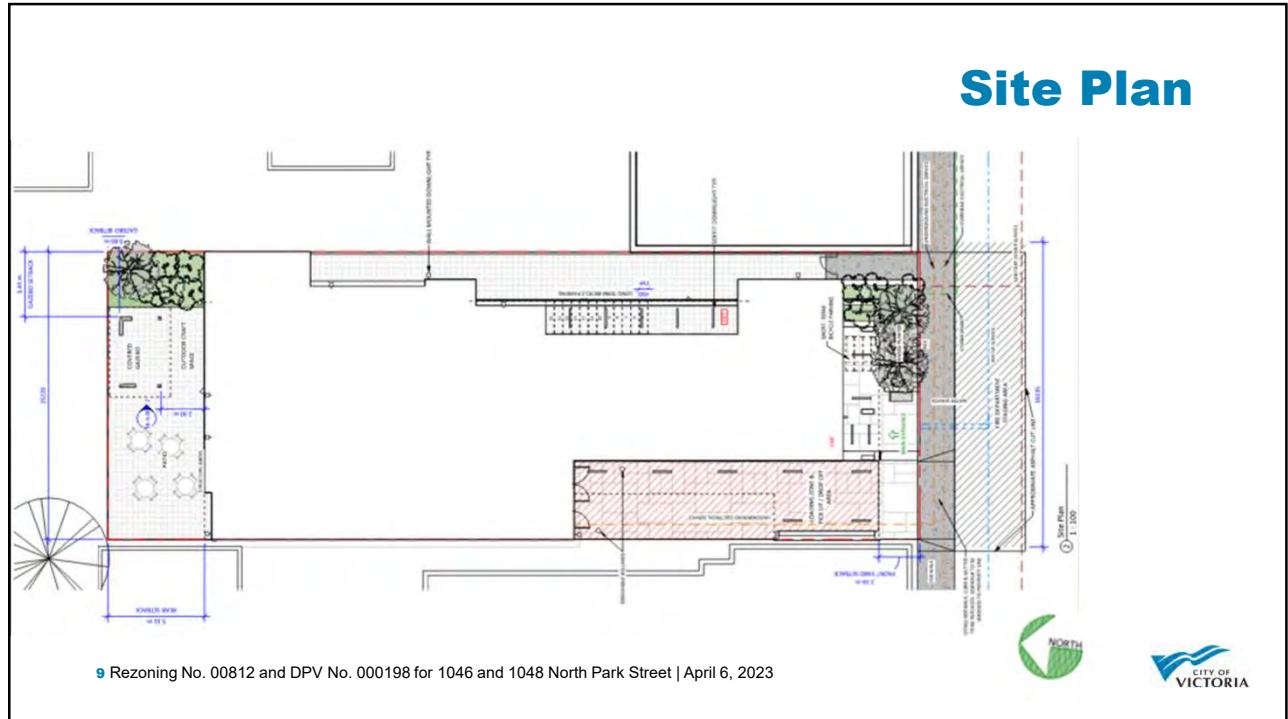
- **Supportability of the variances**

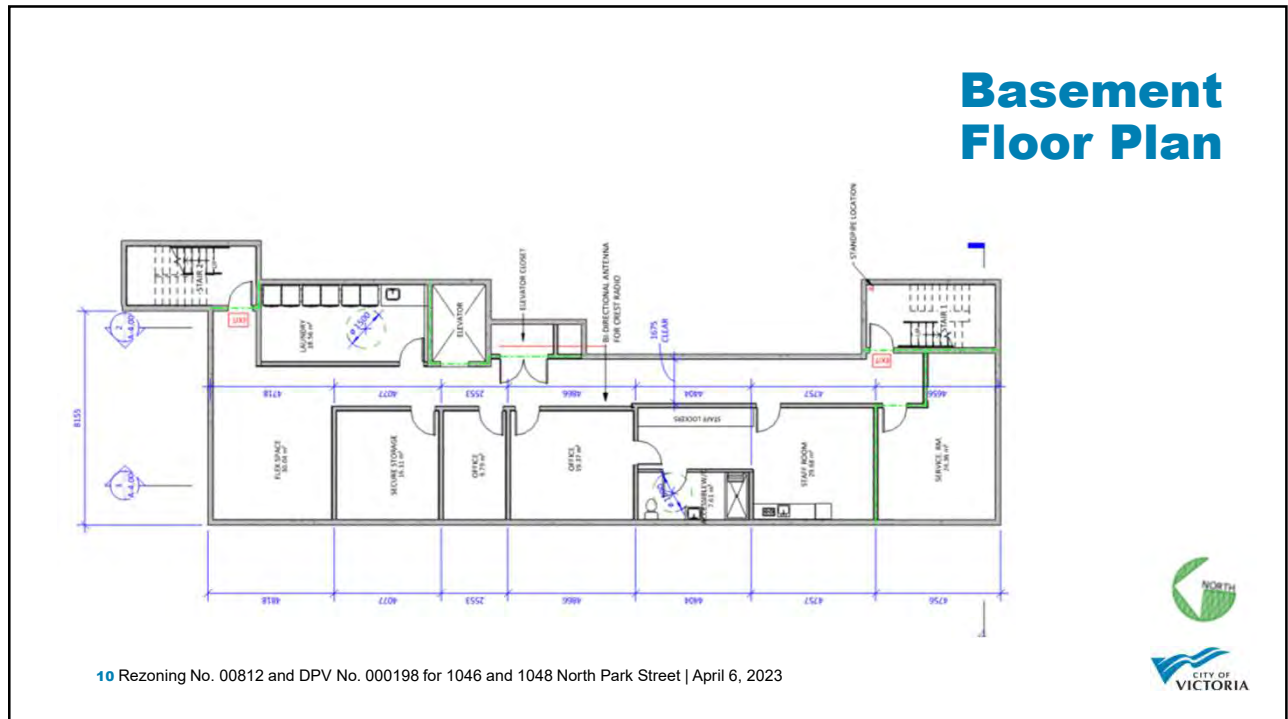
8 Rezoning No. 00812 and DPV No. 000198 for 1046 and 1048 North Park Street | April 6, 2023



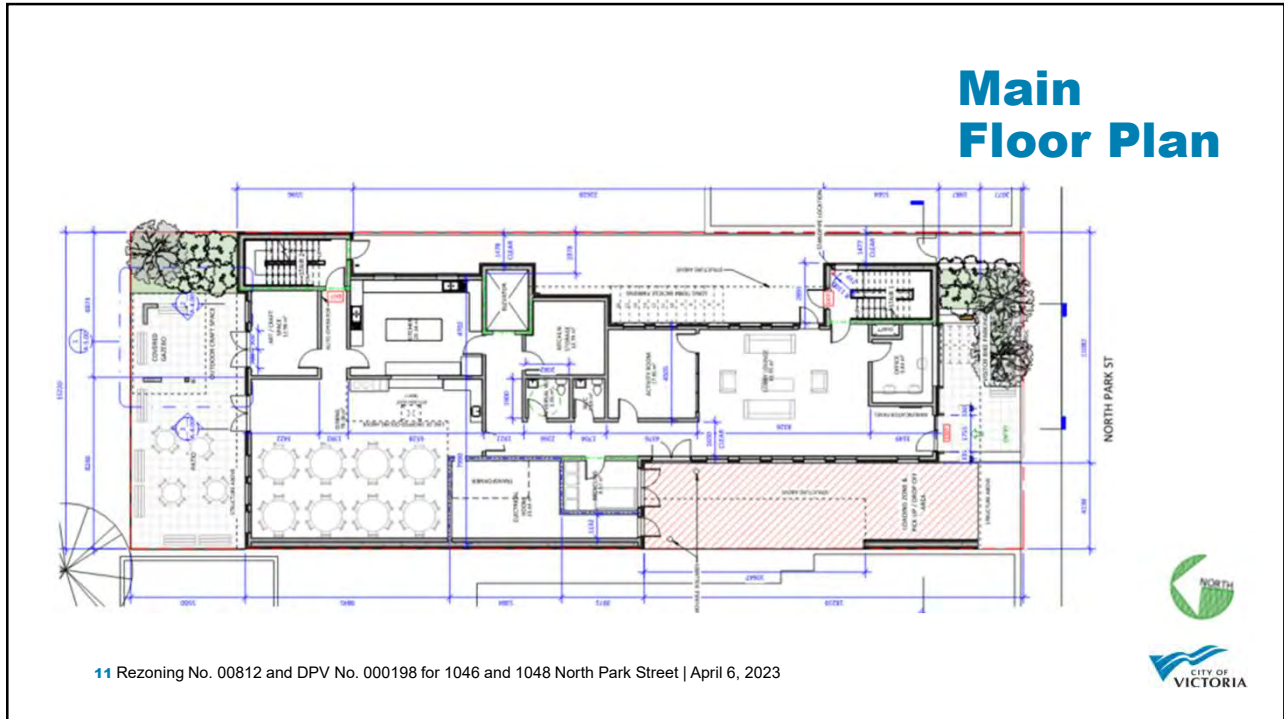
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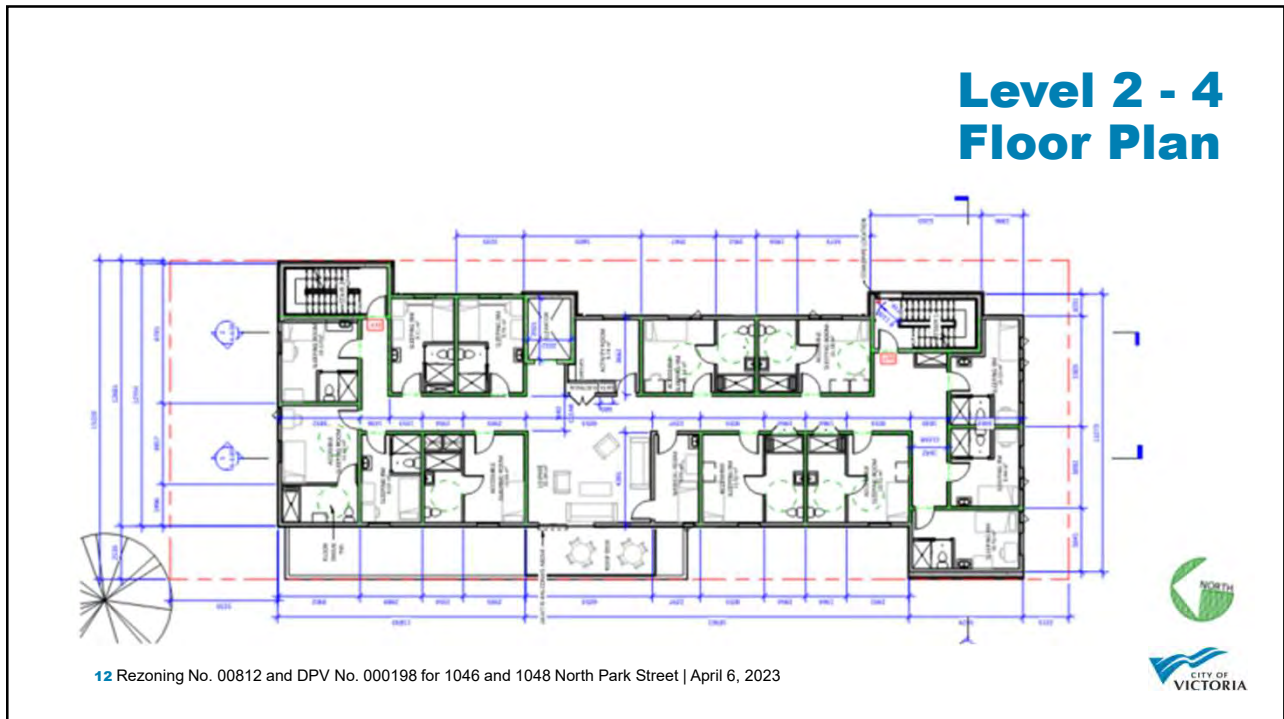
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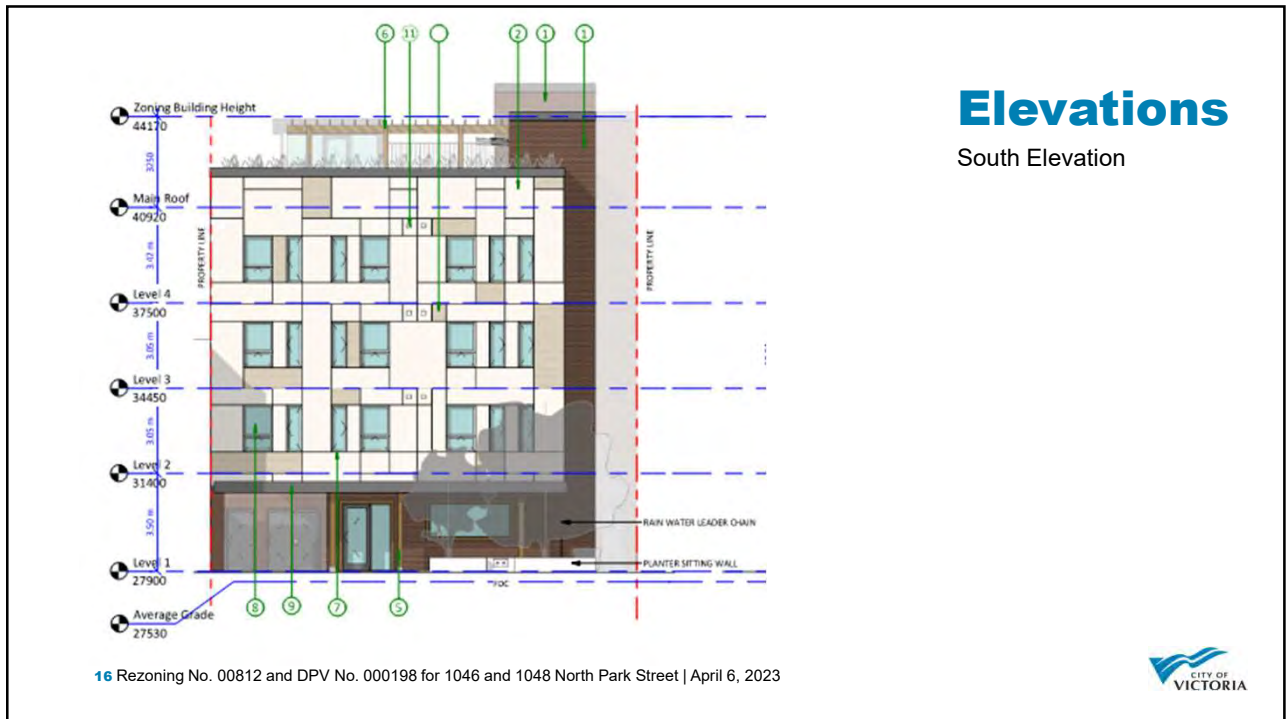
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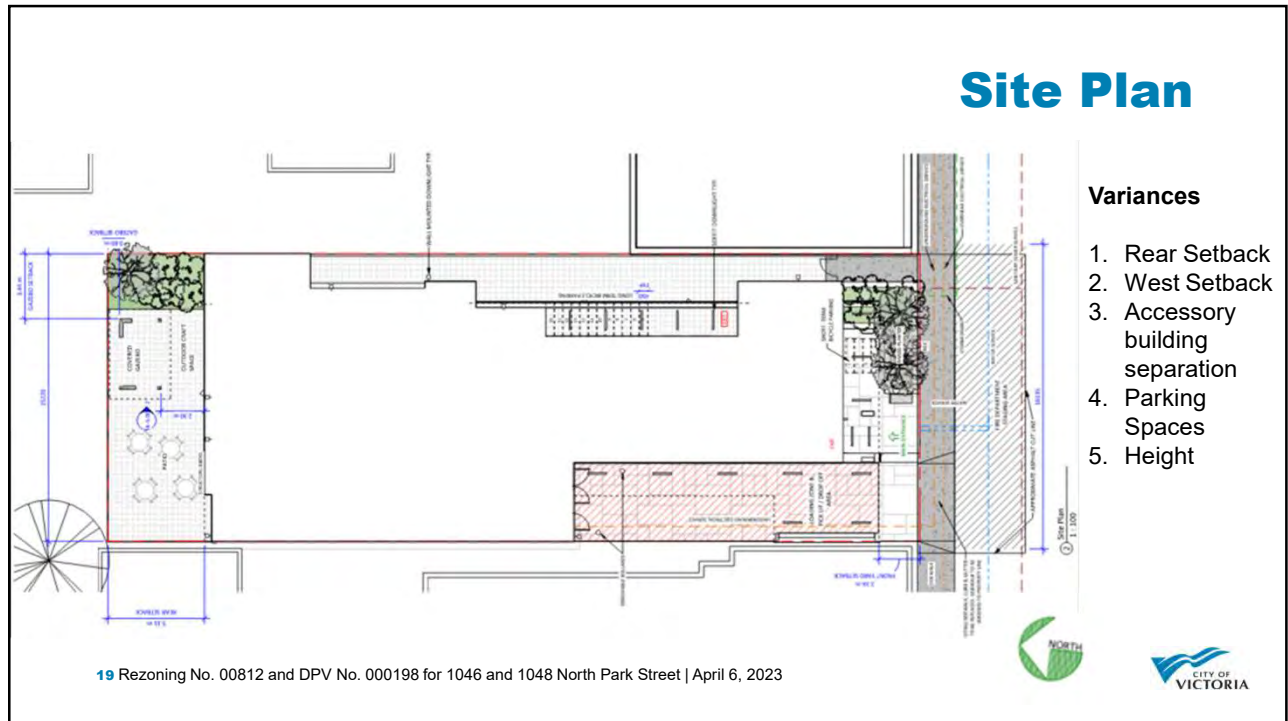
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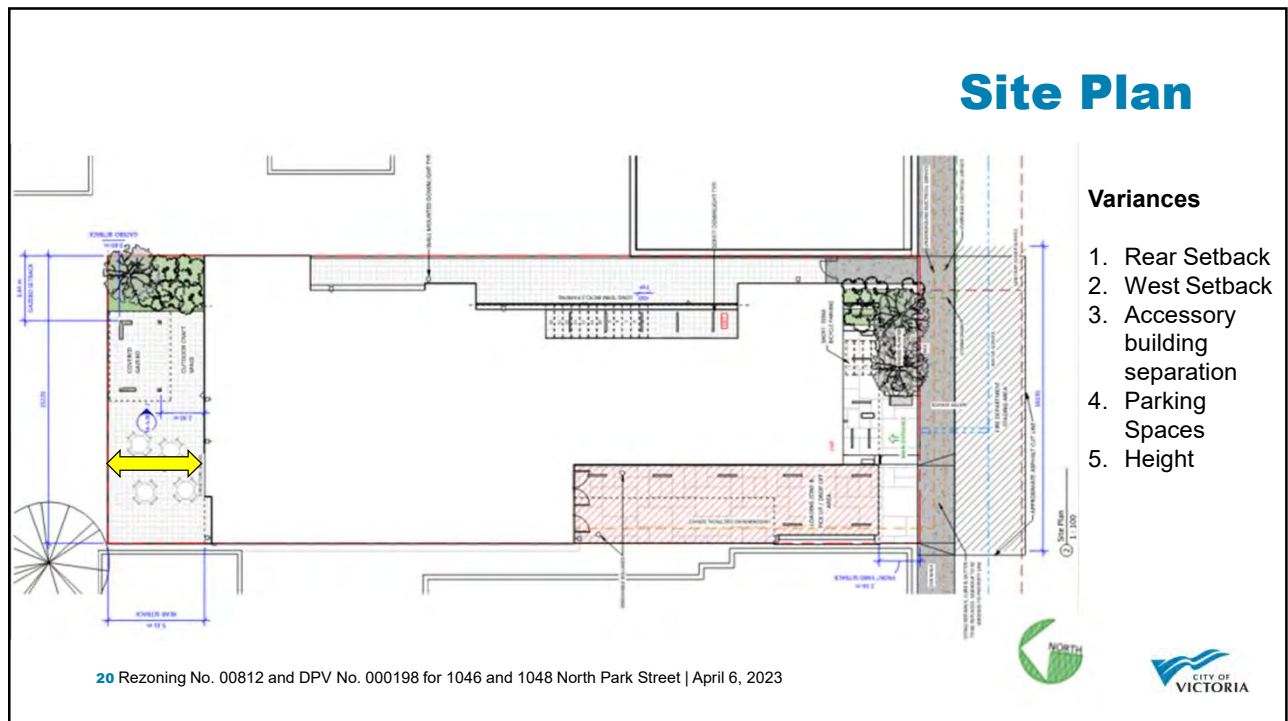
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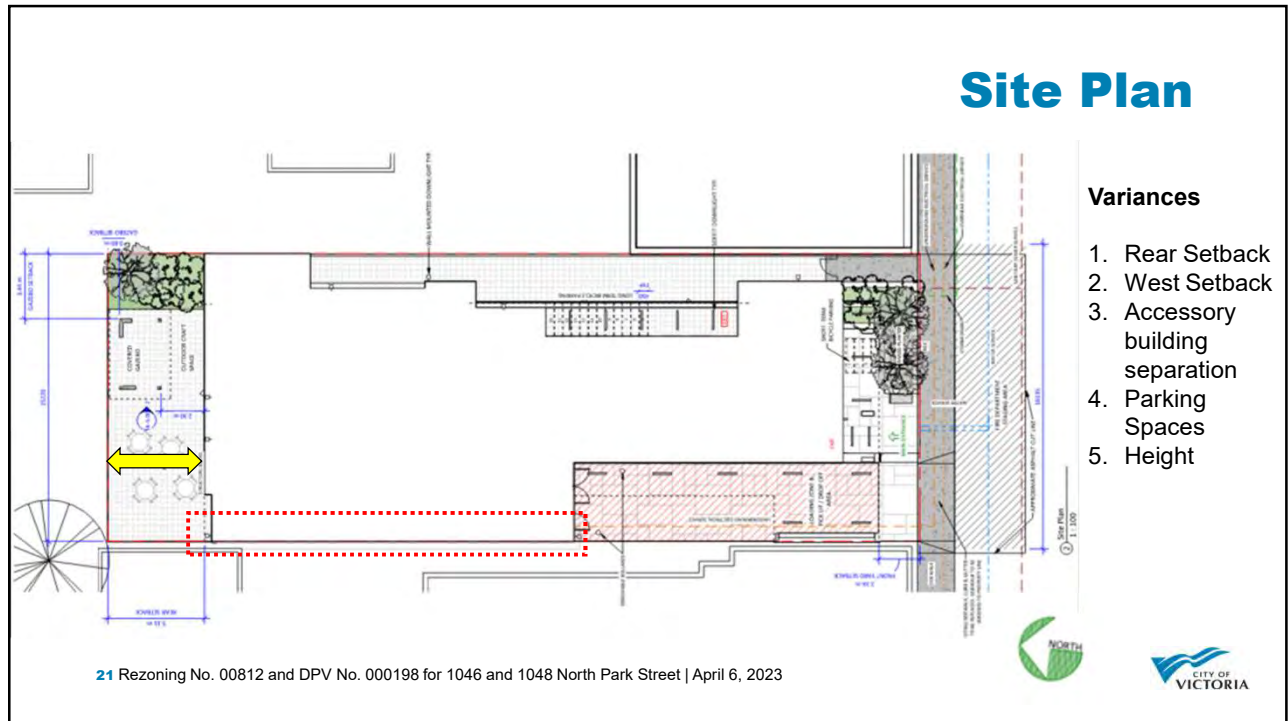
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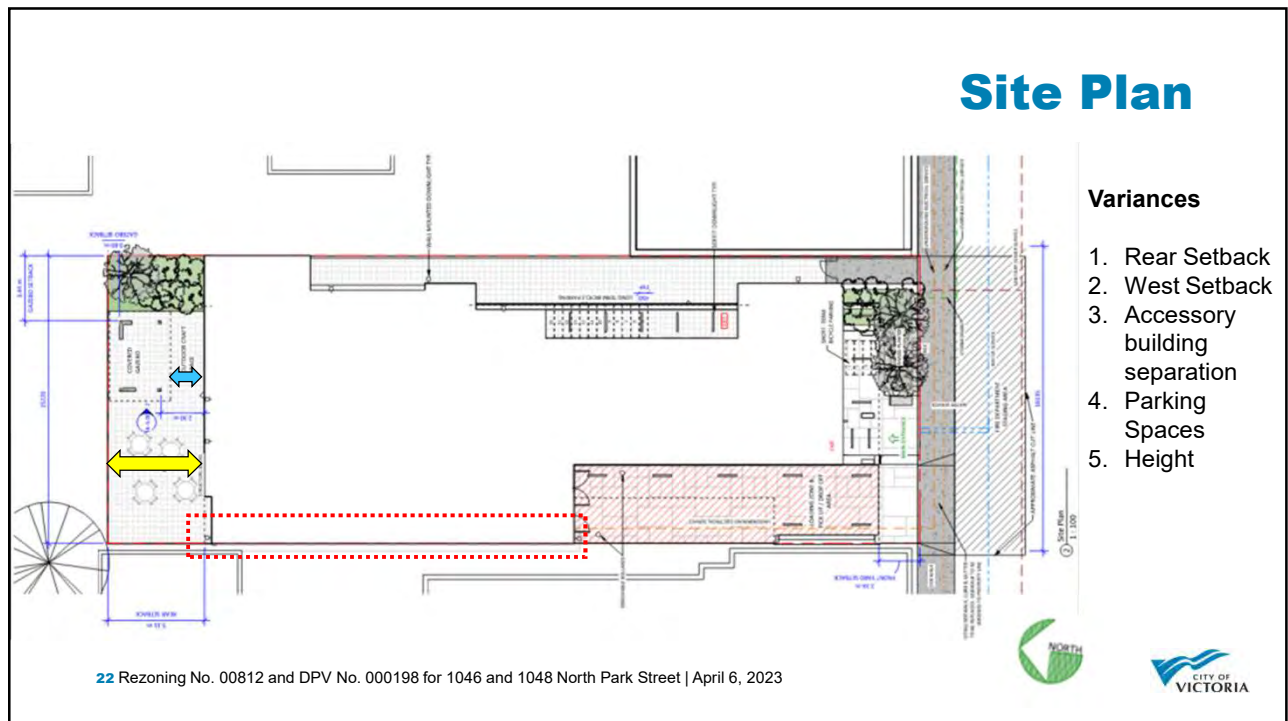
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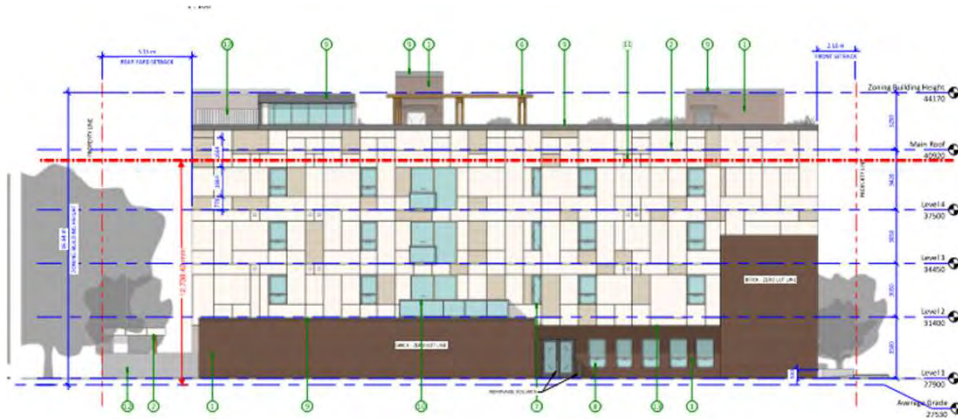


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Height



Variances

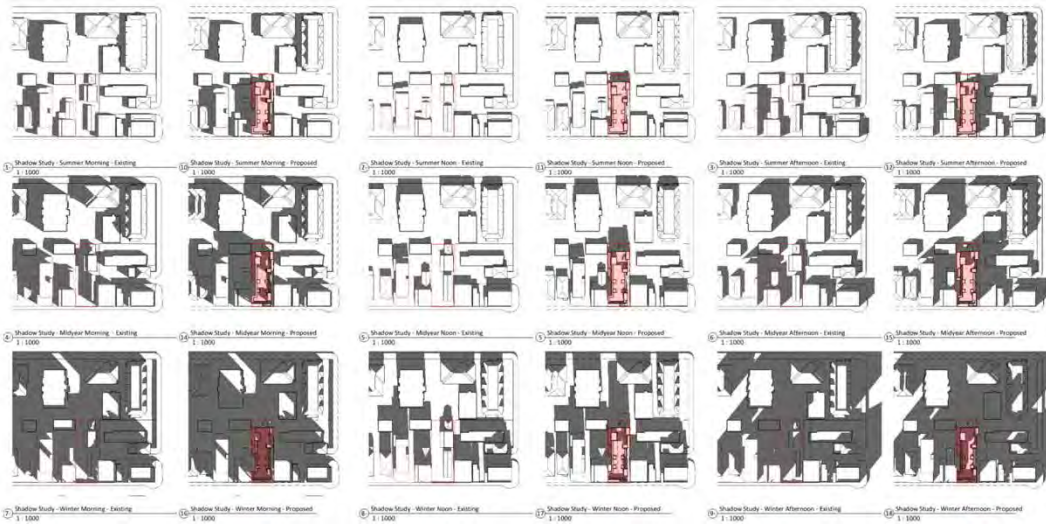
1. Rear Setback
2. West Setback
3. Accessory building separation
4. Parking Spaces
5. Height

23 Rezoning No. 00812 and DPV No. 000198 for 1046 and 1048 North Park Street | April 6, 2023



23

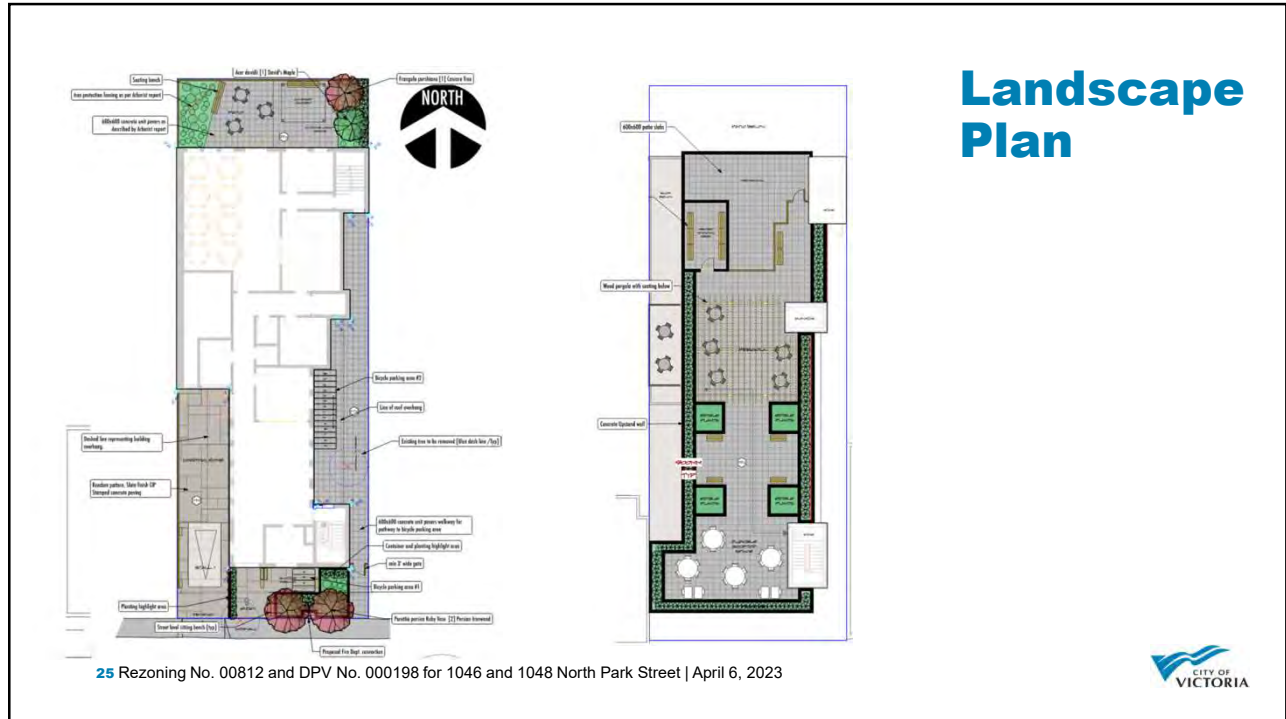
Shadow Study



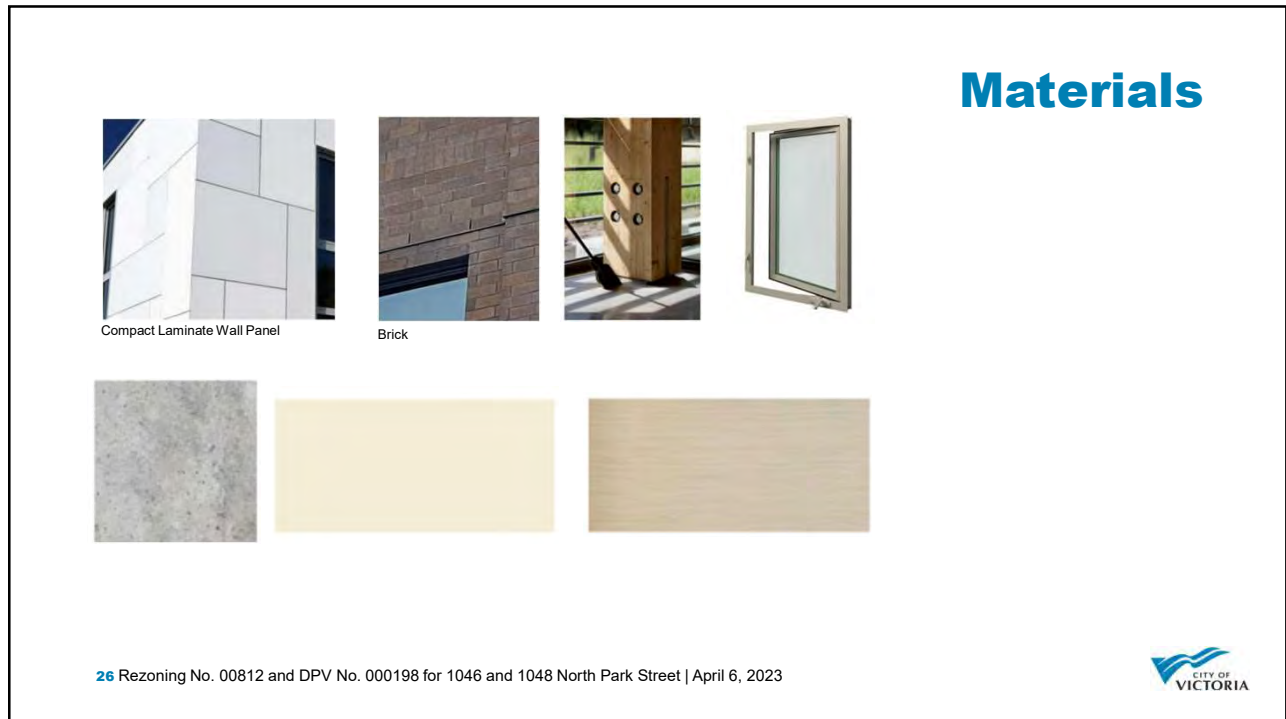
24 Rezoning No. 00812 and DPV No. 000198 for 1046 and 1048 North Park Street | April 6, 2023



24



25



26

Advisory Design Panel

Motion

“It was moved by Peter Johannknecht, seconded by Will King, that the Advisory Design Panel recommend to Council that Development Permit Application No. 00198 for 1046 and 1048 North Park Street be approved as presented.”

Revisions

- Enlargement of rooftop planters to allow for greater soil depth
- Windows added at main floor kitchen to provide natural light and overlook into the rear of the exit path from north stair tower

27 Rezoning No. 00812 and DPV No. 000198 for 1046 and 1048 North Park Street | April 6, 2023



27

Renderings



28 Rezoning No. 00812 and DPV No. 000198 for 1046 and 1048 North Park Street | April 6, 2023



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Renderings




29 Rezoning No. 00812 and DPV No. 000198 for 1046 and 1048 North Park Street | April 6, 2023



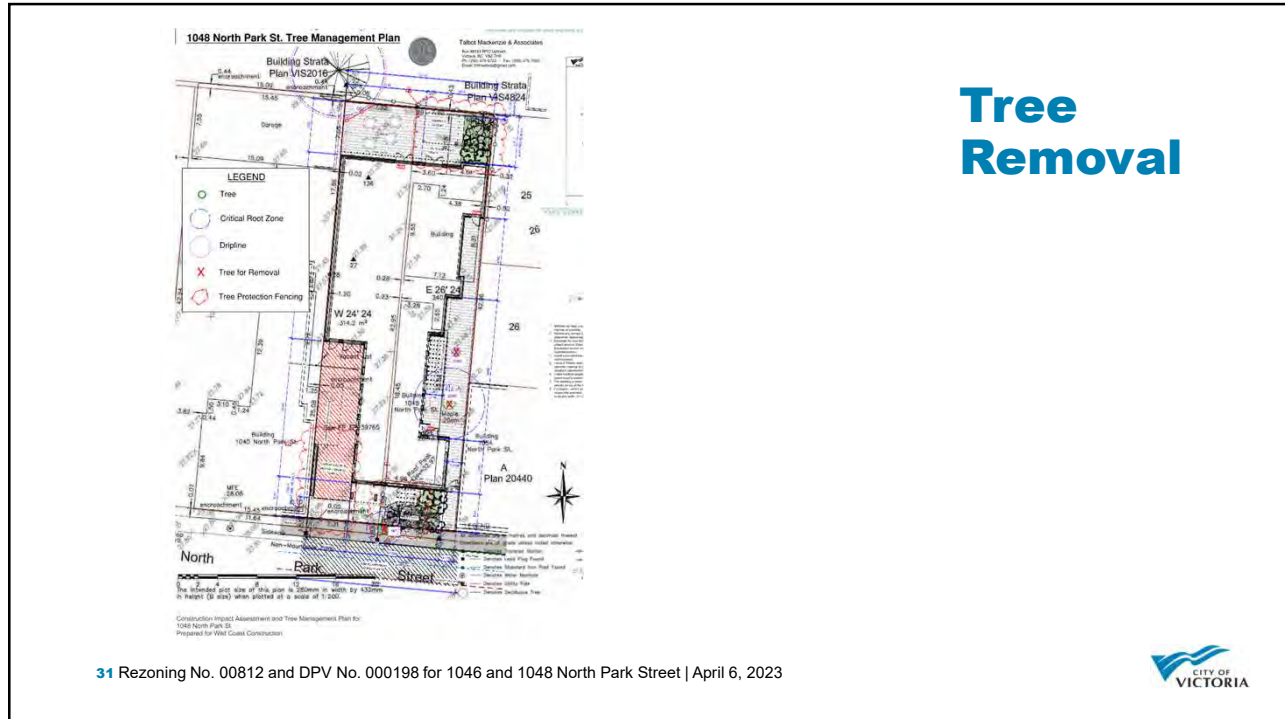
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Questions

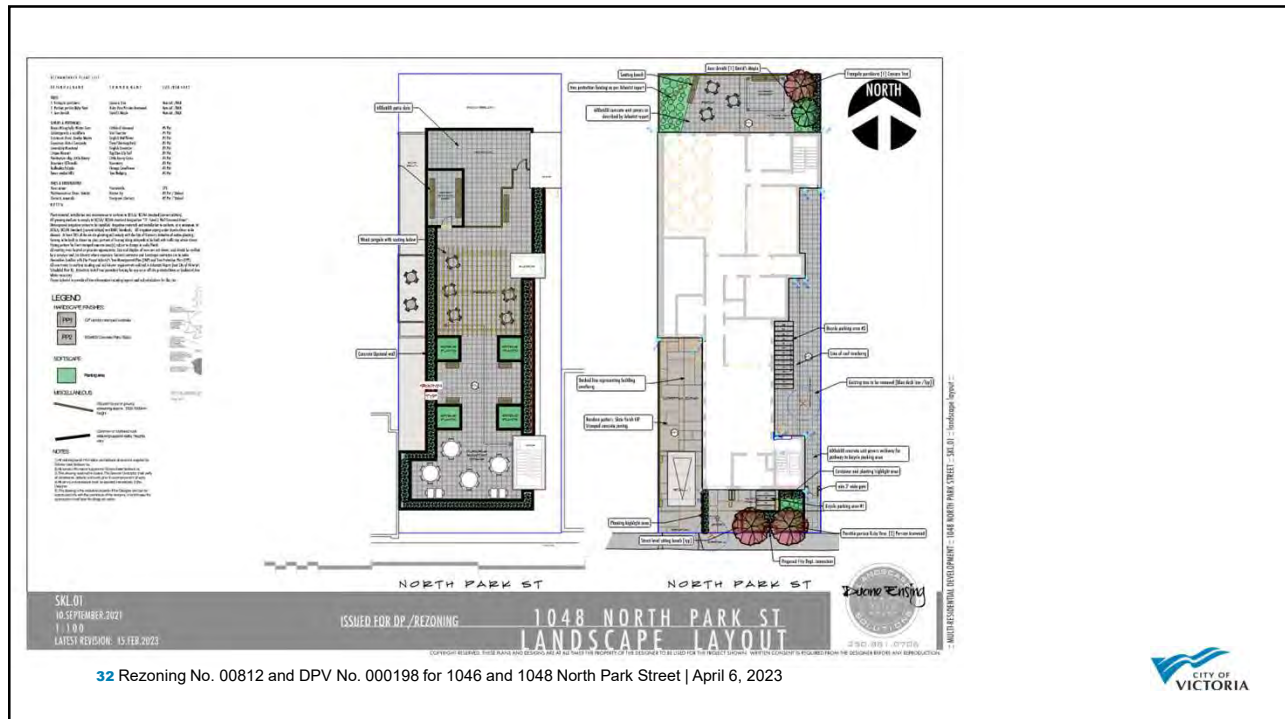
30 Rezoning No. 00812 and DPV No. 000198 for 1046 and 1048 North Park Street | April 6, 2023



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31



32

Dear Mayor and Council,

I strongly support this proposal. There is clearly a desperate need for long-term supportive housing. While this proposal will replace an existing housing project that has reached its end of life, those people still need homes, and it makes all the sense in the world to avoid disrupting their lives with multiple moves.

An additional benefit to North Park, which I gather has more than its share of transitional shelters, is that the people who will be living here are a stable, already housed, population.

Sincerely,

Jim Mayer
Tyee Road
Victoria, BC