

1046 - 1048 North Park Street

PUBLIC HEARING

JUNE 22, 2023

The Wild Group



PURPOSE

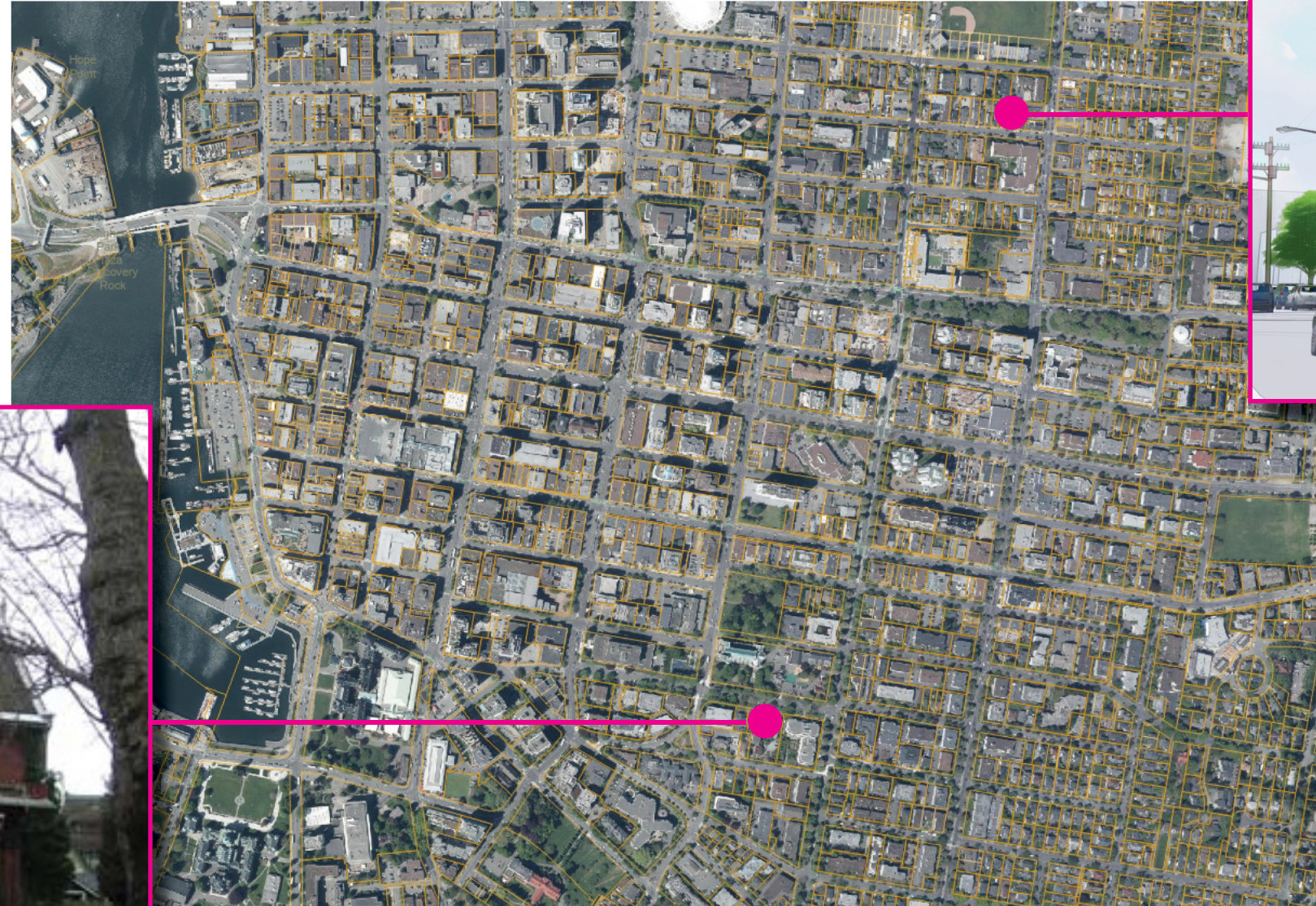
Consolidation of two residential lots and removal of existing structures to allow construction of a purpose built five story supported housing project.

The project provides long term housing security for an established community of thirty nine individuals living with cognitive disabilities and will be operated by the Vancouver Island Health Authority (VIHA).

REQUEST

- Rezone from R-91 Zone - North Park Residential District to new Site Specific zone; and
- Development Permit with minor variances

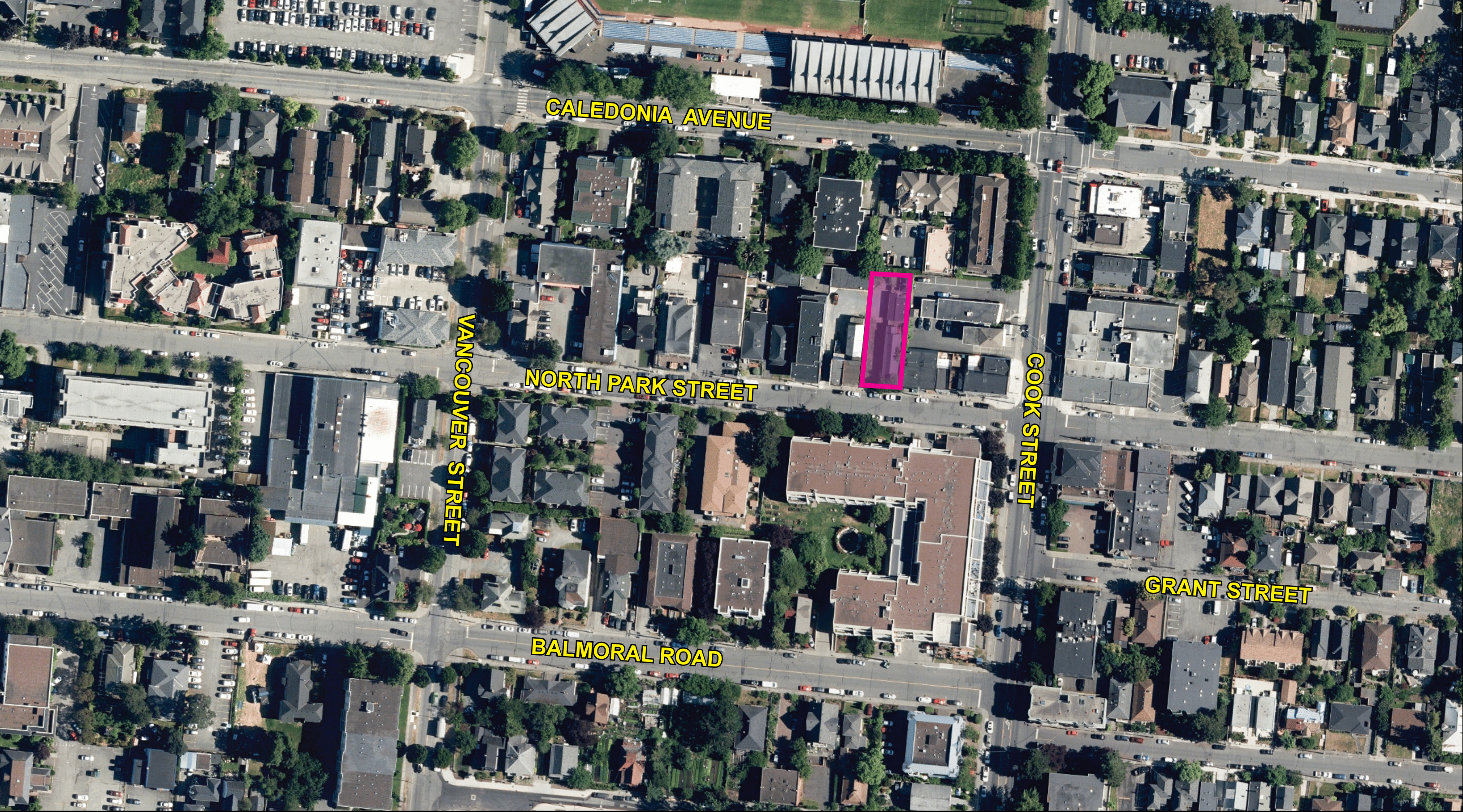
CURRENT LOCATION
915 Burdett Avenue



NEW LOCATION
1048 North Park Street

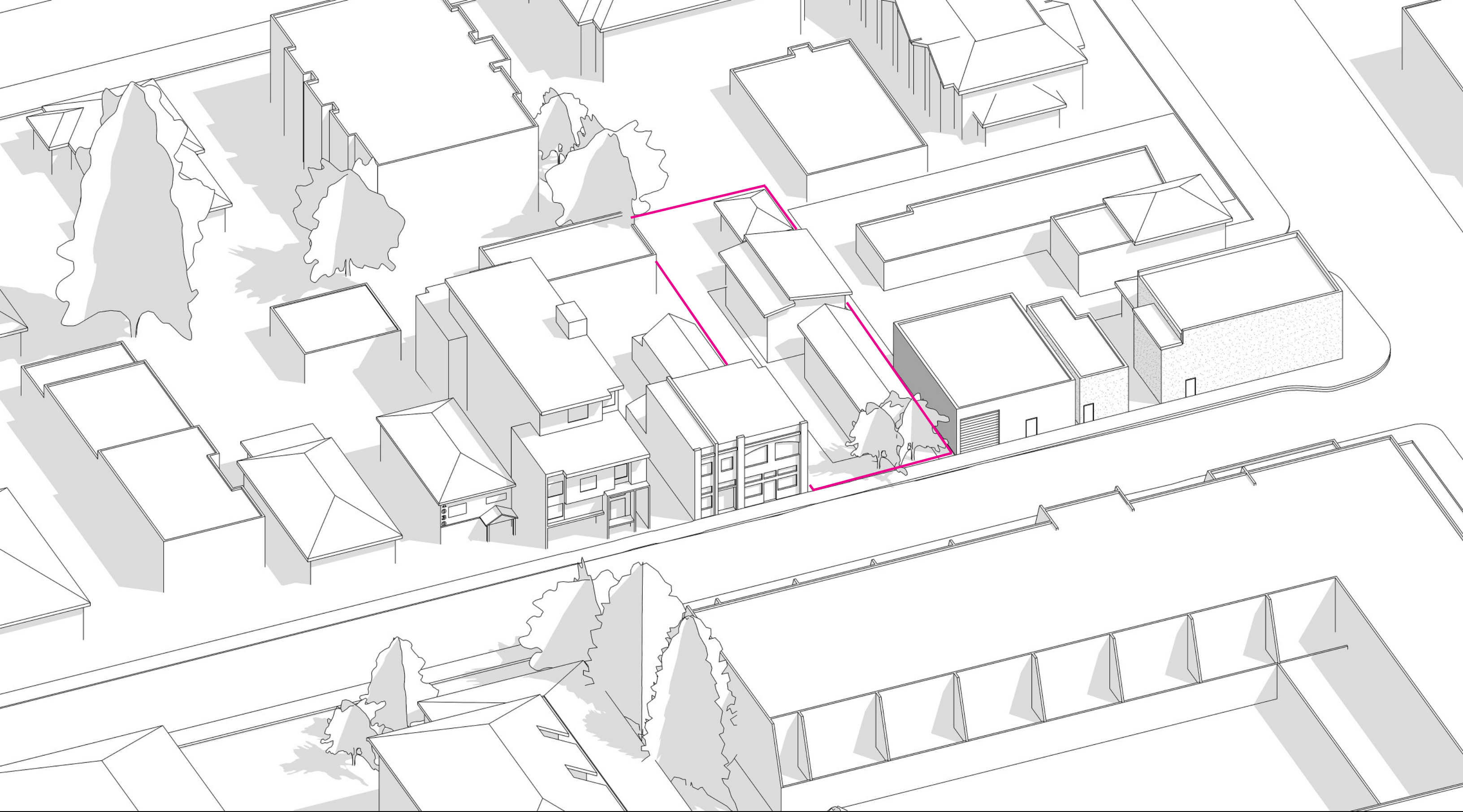
1046 - 1048 NORTH PARK STREET
Public Hearing
June 22, 2023

PROJECT OVERVIEW



1046 - 1048 NORTH PARK STREET
Public Hearing
June 22, 2023

SITE CONTEXT



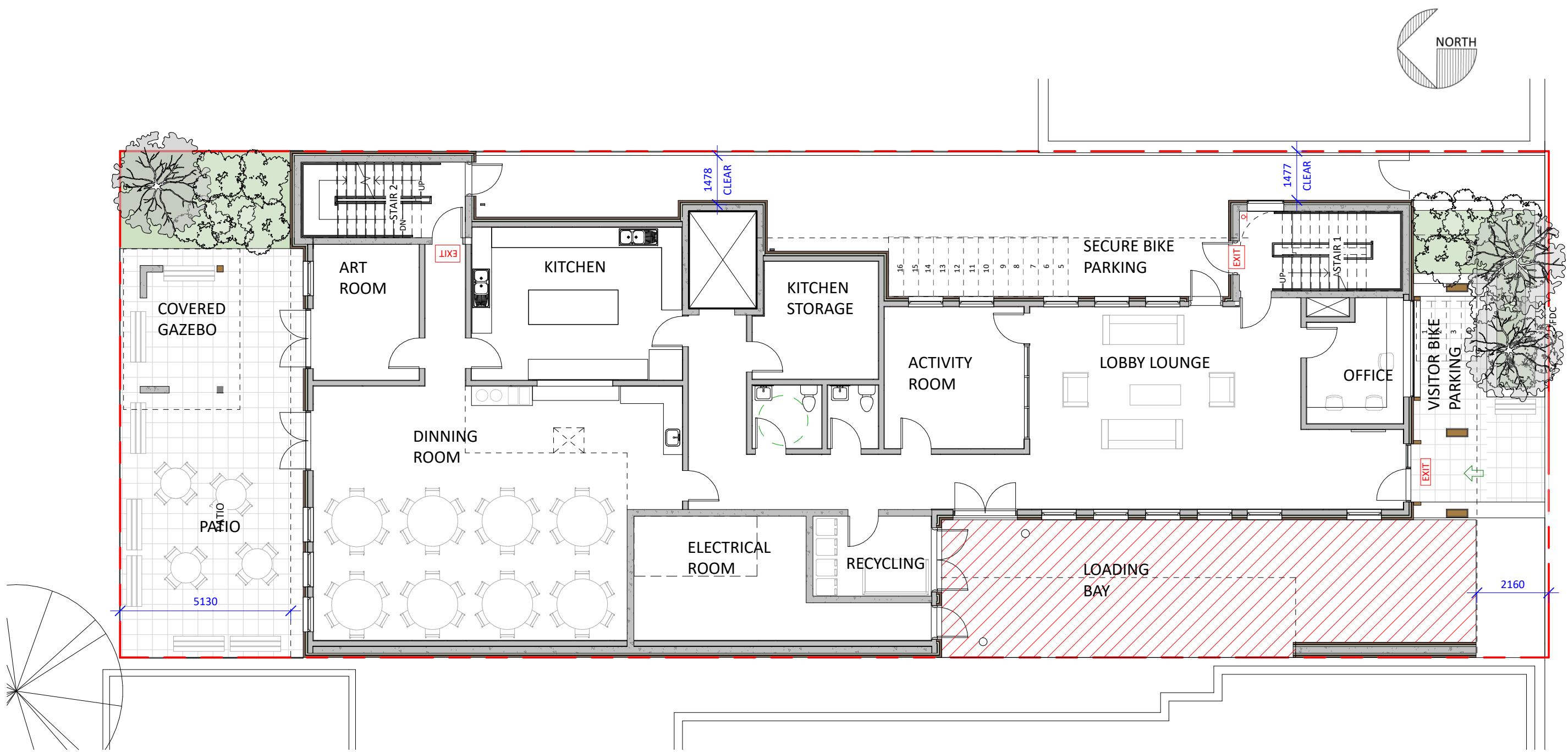
1046 - 1048 NORTH PARK STREET
Public Hearing
June 22, 2023

EXISTING SITE



1046 - 1048 NORTH PARK STREET
Public Hearing
June 22, 2023

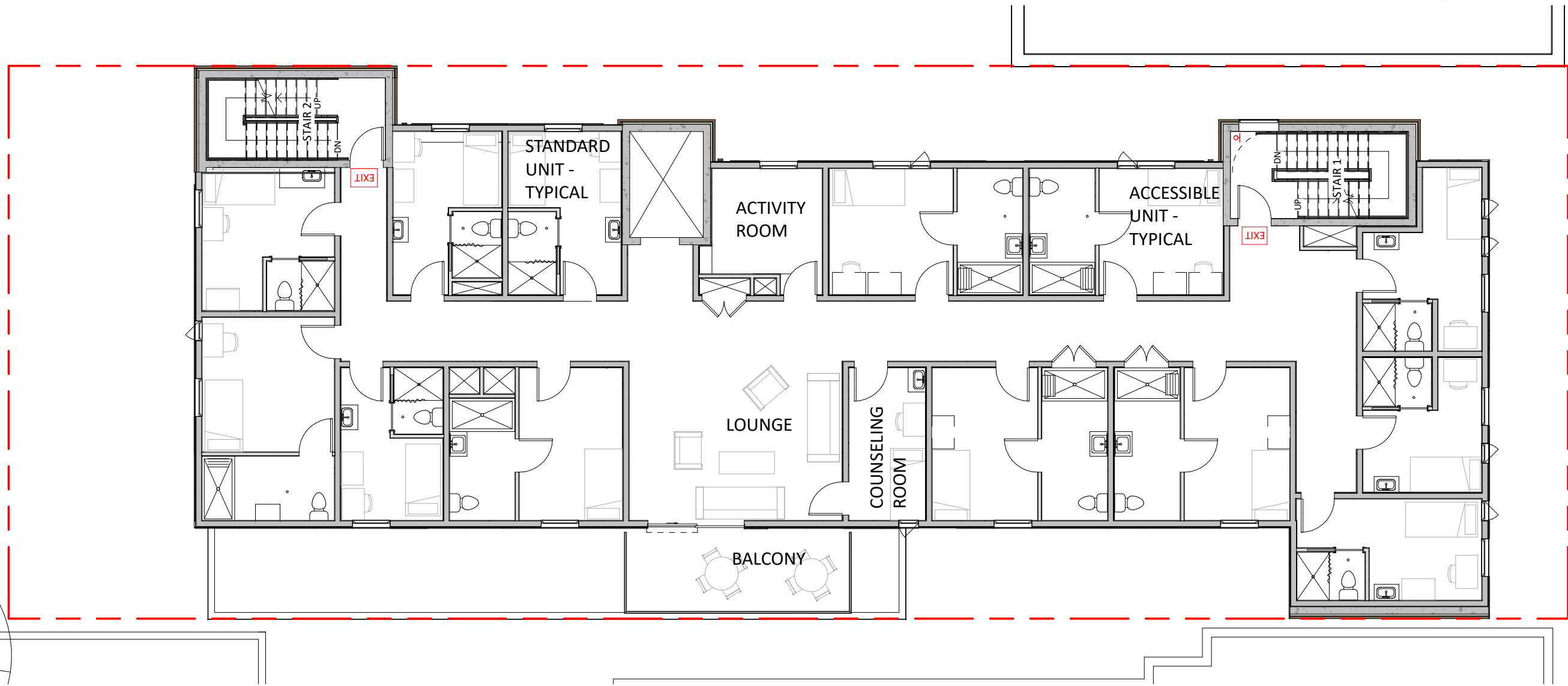
PROPOSED DEVELOPMENT



NORTH PARK STREET
NORTH PARK ST

1046 - 1048 NORTH PARK STREET
Public Hearing
June 22, 2023

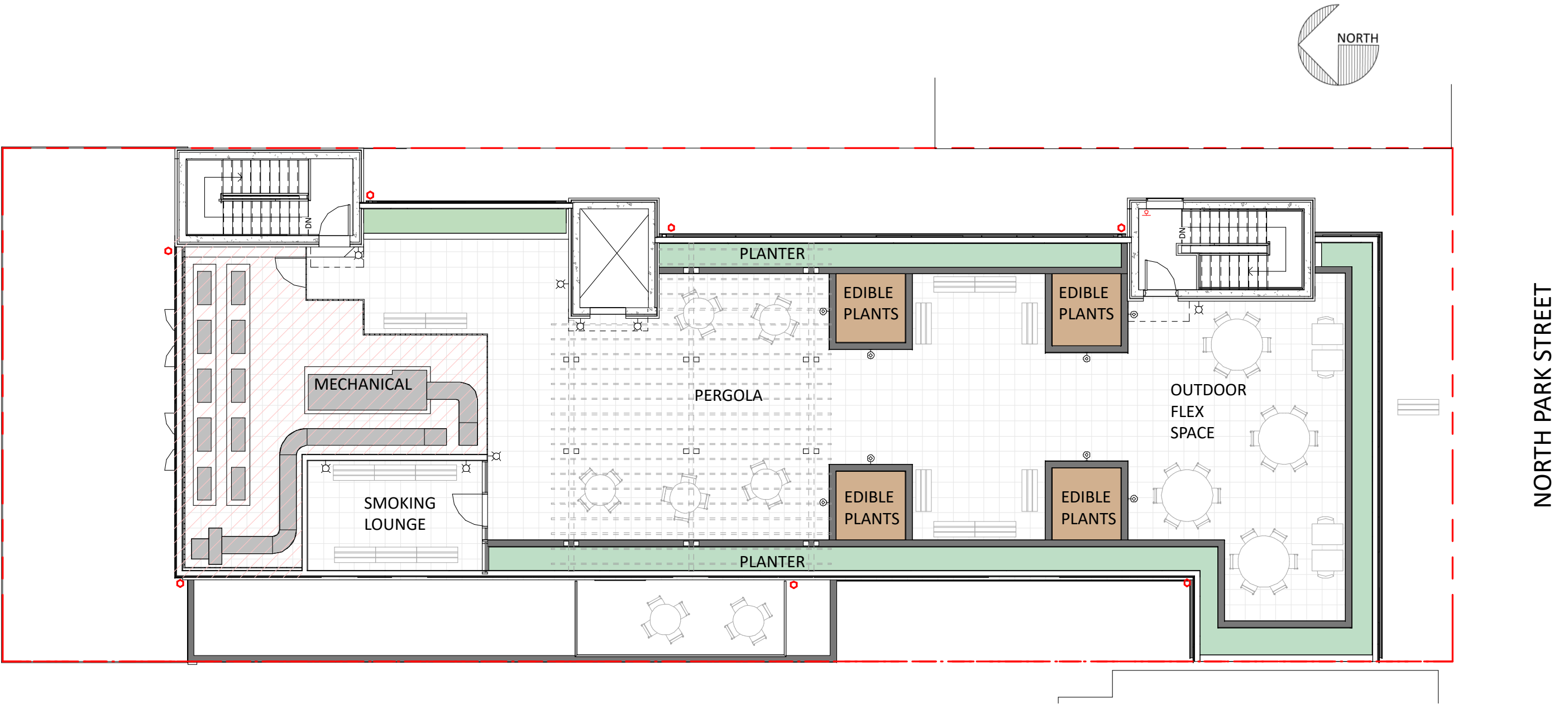
MAIN FLOOR AND SITE PLAN



NORTH PARK STREET

1046 - 1048 NORTH PARK STREET
Public Hearing
June 22, 2023

RESIDENTIAL FLOOR PLAN







① BRICK



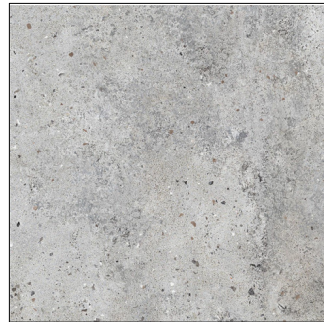
② ③ COMPACT LAMINATE WALL PANEL



② PAPYRUS WHITE



③ CORE ASH



④ CONCRETE



⑤ GLULAM COLUMN



⑥ WOOD PERGOLA /
TIMBER



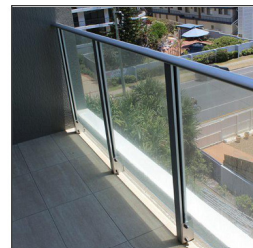
⑦ VINYL CASEMENT
WINDOW



⑧ VINYL AWNING WINDOW



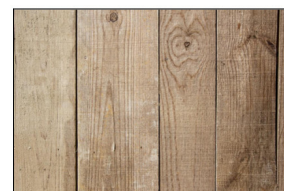
⑨ PRE-FINISHED METAL
FLASHING - GREY



⑩ GLASS & ALUMINUM GUARD



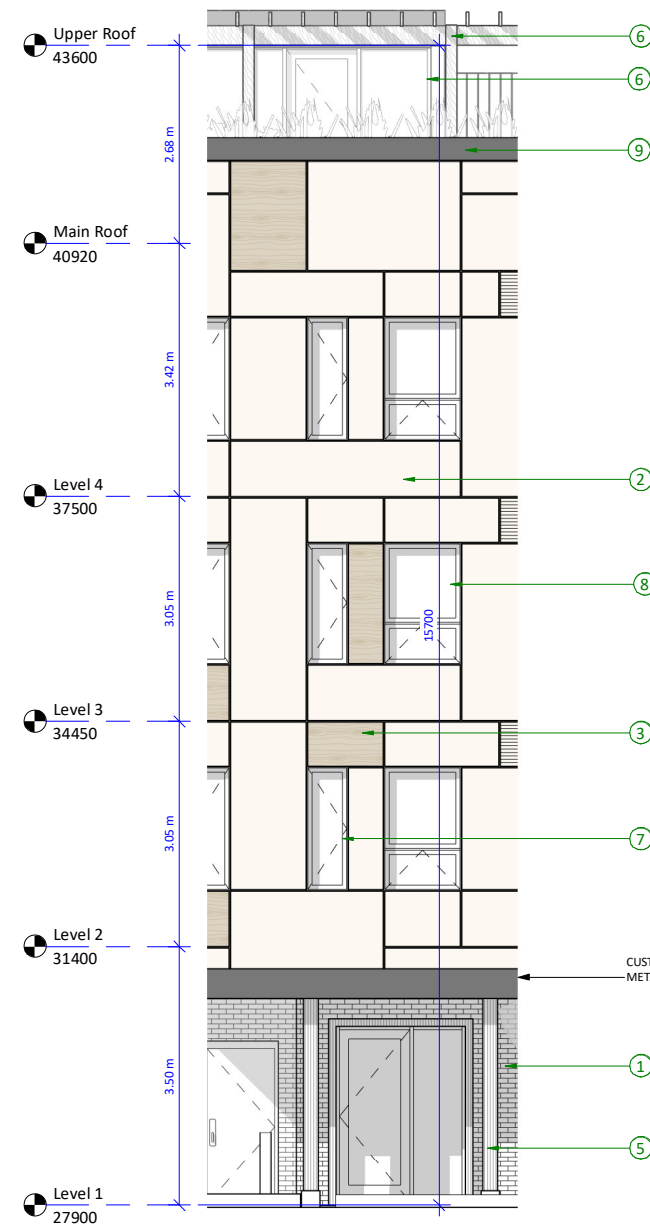
⑪ VENT



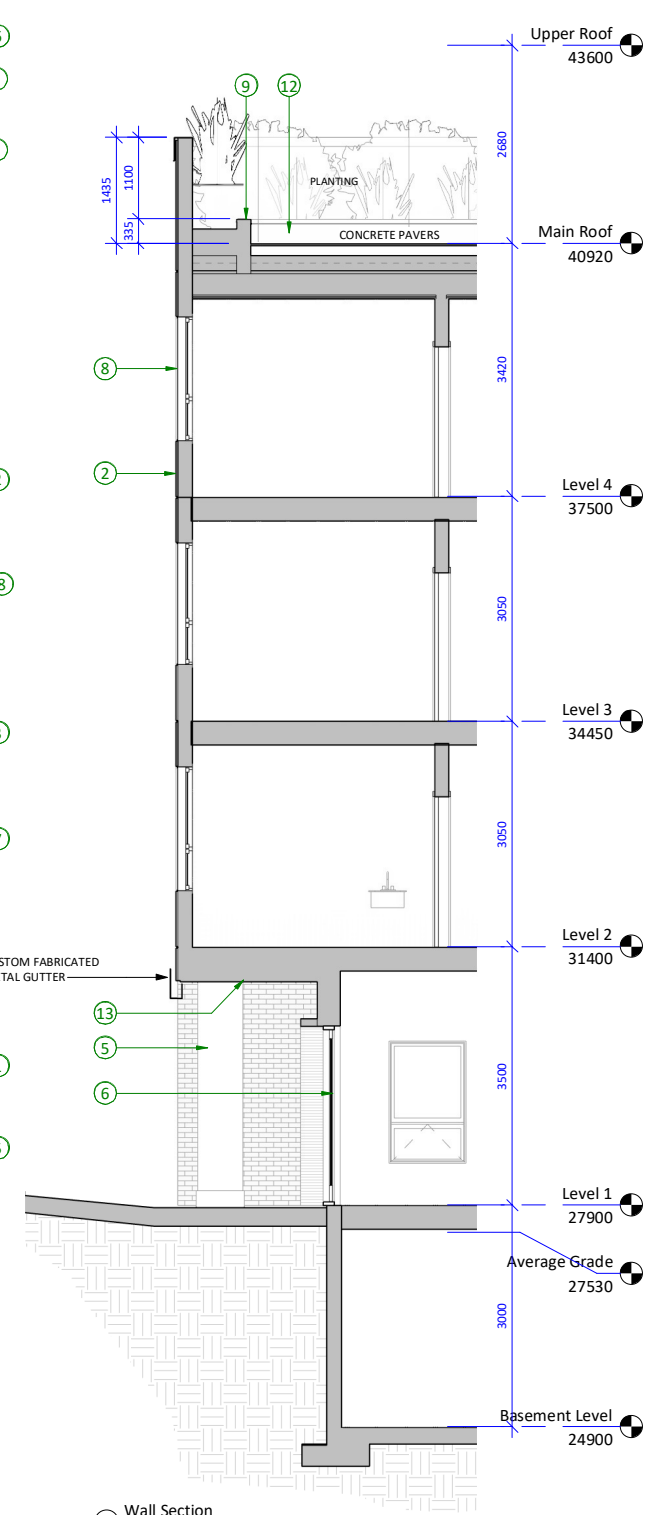
⑫ WOOD



⑬ LONGBOARD SOFFIT



② Wall Elevation
1 : 50



① Wall Section
1 : 50



1046 - 1048 NORTH PARK STREET
Public Hearing
June 22, 2023

STREET CONTEXT



1046 - 1048 NORTH PARK STREET
Public Hearing
June 22, 2023

PERSPECTIVE - SOUTH ELEVATION



1046 - 1048 NORTH PARK STREET
Public Hearing
June 22, 2023

PERSPECTIVE - MAIN ENTRY



1046 - 1048 NORTH PARK STREET
Public Hearing
June 22, 2023

PERSPECTIVE - ROOF GARDEN



1046 - 1048 NORTH PARK STREET
Public Hearing
June 22, 2023

THANK YOU

RECOMMENDED PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE /REMARKS
TREES		
1 Frangula purshiana	Cascara Tree	4cm.cal. /B&B
2 Persia 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	Littleleaf Boxwood	#5 Pat
Calamagrostis x acutiflora	Karl Foerster	#1 Pat
Erysimum cheiri. Bowles Mauve	English Wallflower	#1 Pat
Euonymus Alatus Compacta	Dwarf Burning Bush	#5 Pat
Lavandula Munstead	English Lavender	#1 Pat
Liriope Muscari	Big Blue Lily Turf	#1 Pat
Pennisetum alopec. Little Bunny	Little Bunny Grass	#1 Pat
Rosemary Officinalis	Rosemary	#3 Pat
Rudbeckia Fulgida	Orange Coneflower	#1 Pat
Taxus media Hillii	Yew Hedging	#5 Pat
VINES & GROUND COVER		
Vinca minor	Periwinkle	SP3
Parthenocissus Tricus. Veitchii	Boston Ivy	#2 Pat / Staked
Clematis armandii	Evergreen Clematis	#2 Pat / Staked

NOTE S:

Plant material, installation and maintenance to conform to BCCLA/ BCLNA standard (current edition). All growing medium to comply to BCCLA/ BCLNA standard designation "IP - Level-1 Well Groomed Areas". Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCCLA/ BCLNA Standard (current edition) and IABC Standards. All irrigation piping under hardsurfaces to be sleeved. At least 30% of the on-site 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 sideyards to be built with trellis top where shown. Paving pattern for front stamped concrete area(s) subject to change in scale/finish. All existing trees located on plan are approximate. Size and dripline 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's 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:

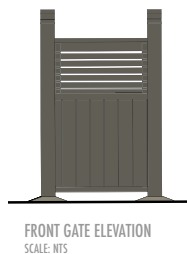
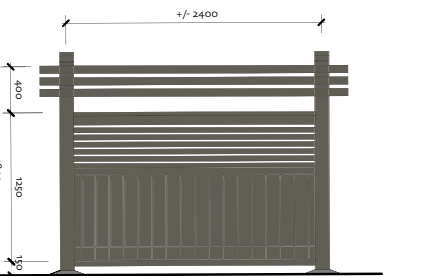
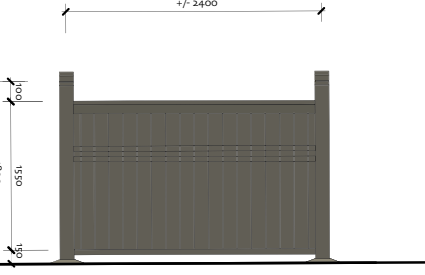
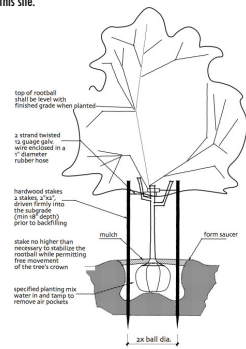
- Planting area

MISCELLANEOUS:

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

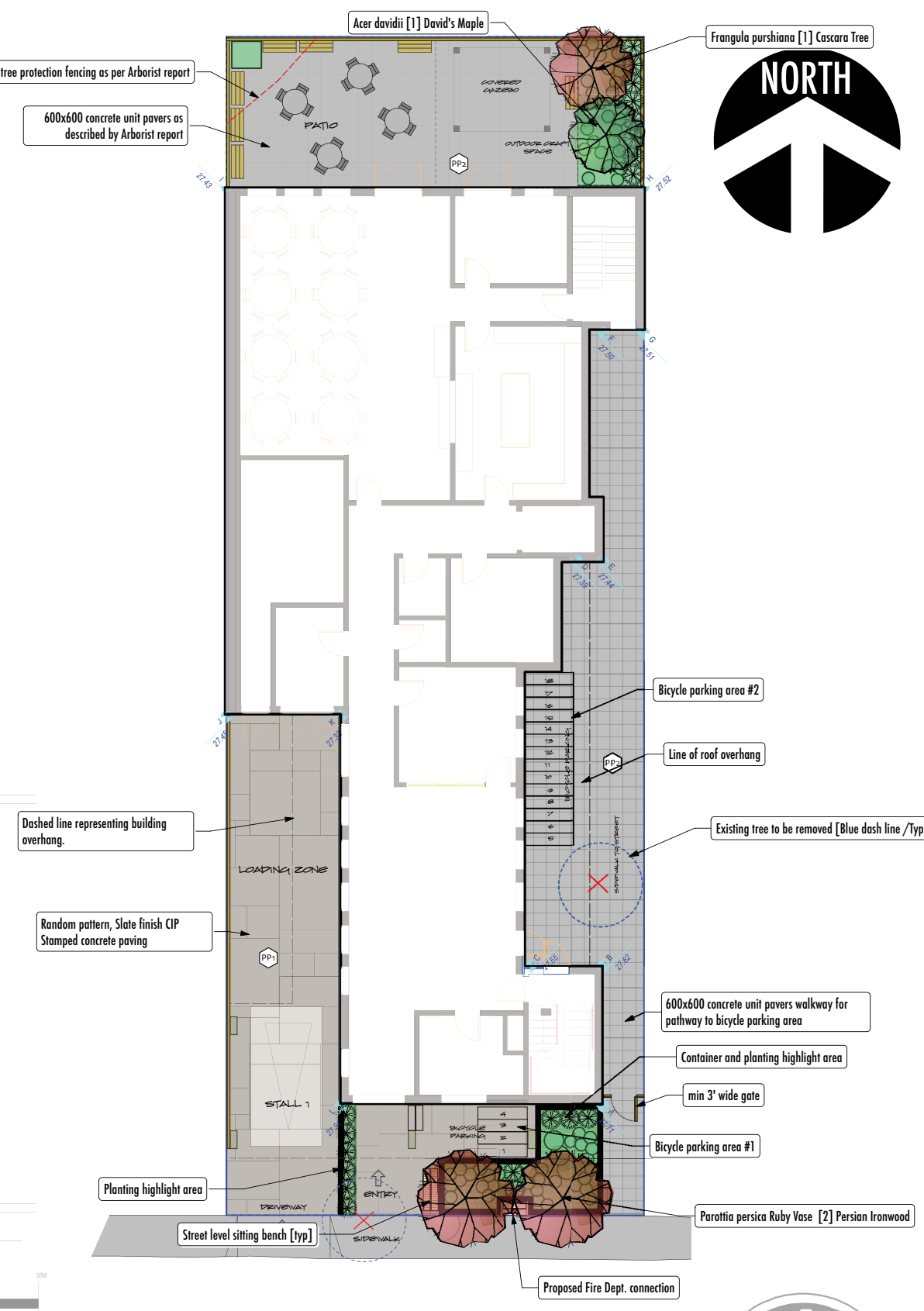
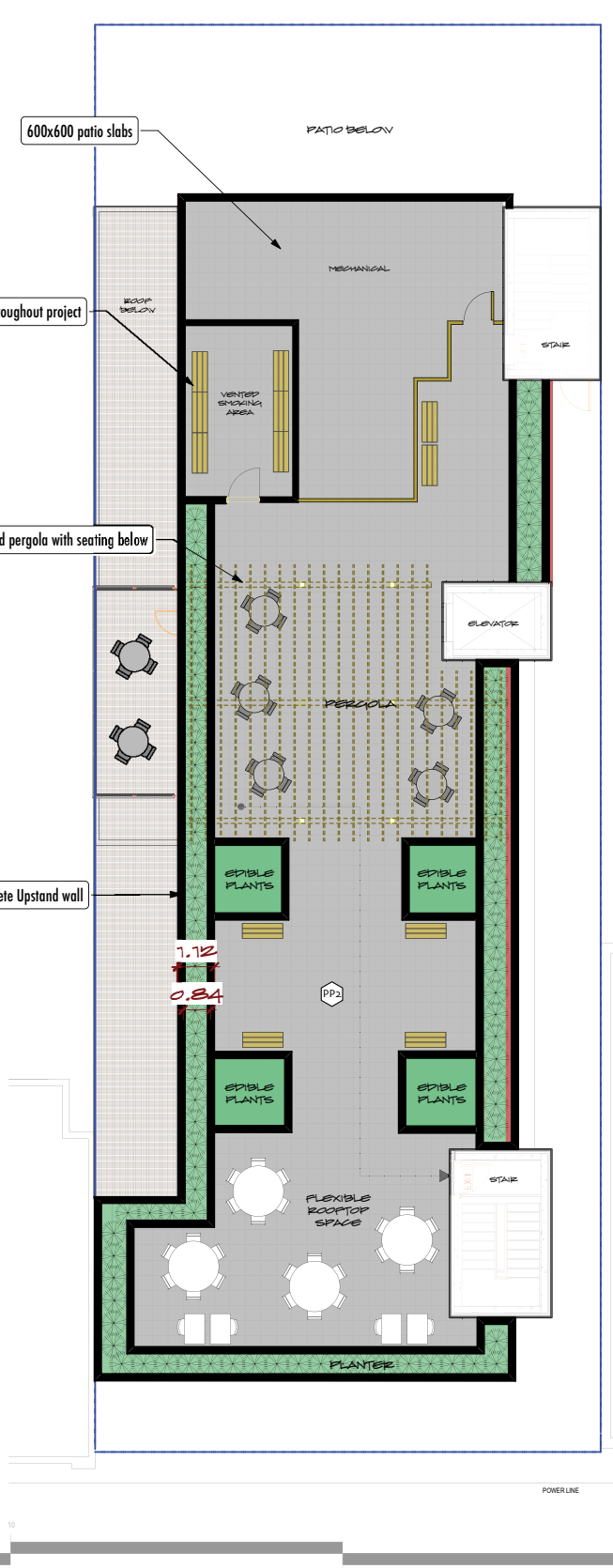
NOTES:

- 1) All building layout information and setback dimensions supplied by Christine Lintell Architects Inc.
- 2) All survey information supplied by Christine Lintell Architects Inc.
- 3) This drawing must not be scaled. The General Contractor shall verify all dimensions, datums and levels prior to commencement of work.
- 4) All errors and omissions must be reported immediately to the Designer.
- 5) 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 designers name.



MODEL NO.	DESCRIPTION	SIZE L x W x H	COLOR
H-28928L	1-Loop	22 x 2 1/2 x 34"	Black - 1 (ANSI)

BICYCLE STORAGE RACKS



SKL.01
10. SEPTEMBER. 2021
1:100
LATEST REVISION: 25.OCT.2022

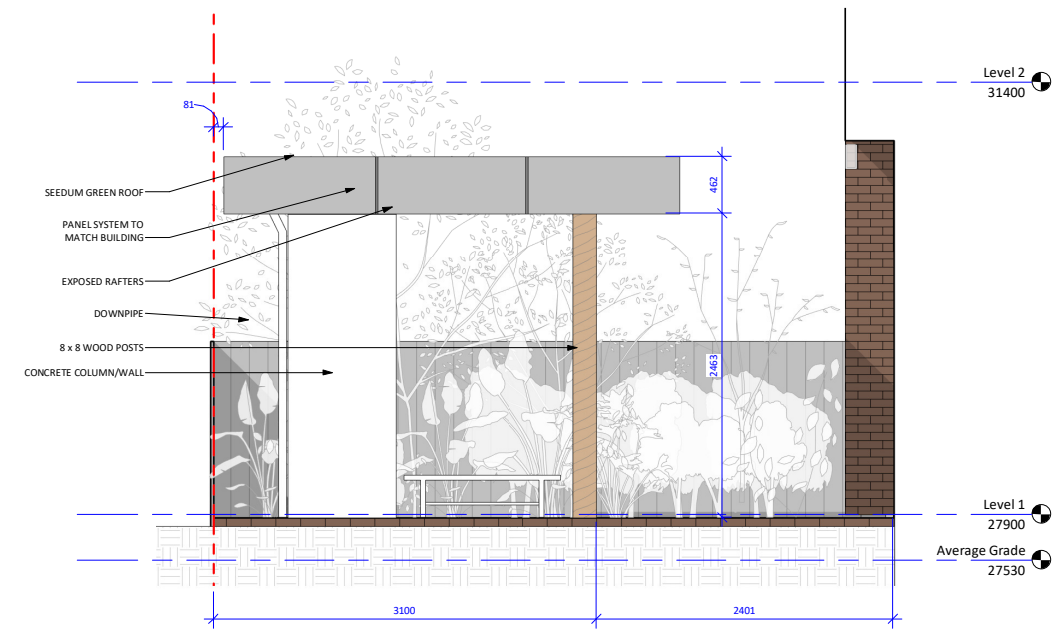
ISSUED FOR DP /REZONING

1048 NORTH PARK ST
LANDSCAPE LAYOUT





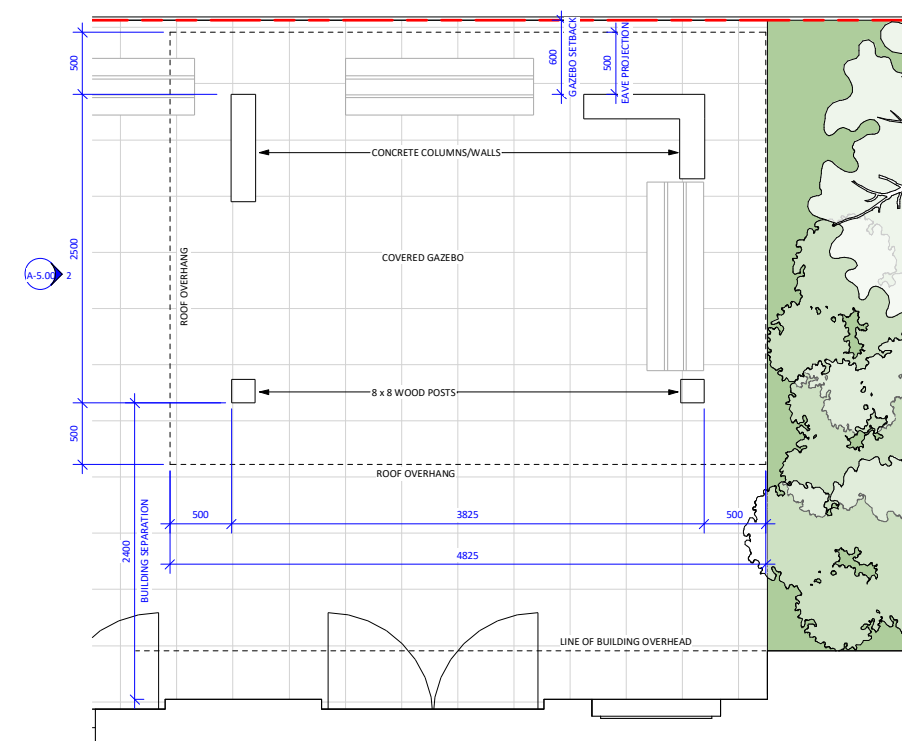
Gazebo | Rear Yard



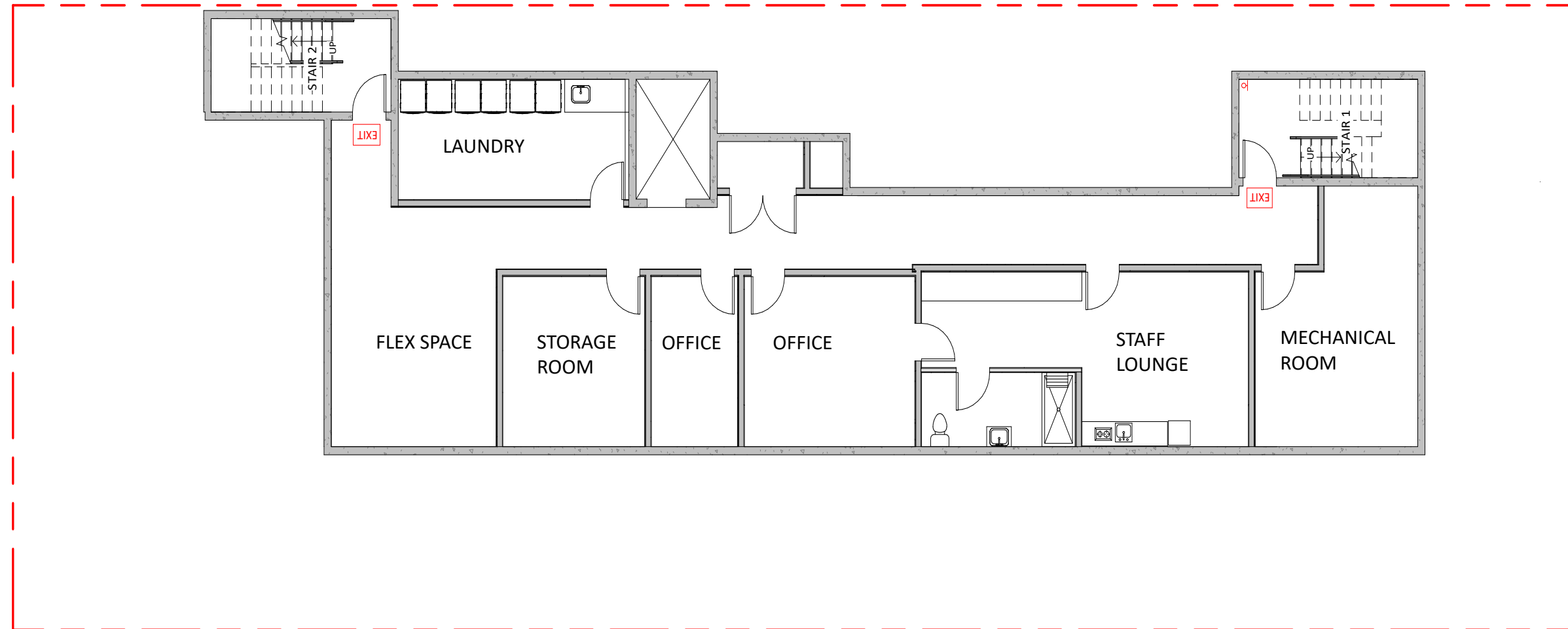
② Elevation - Gazebo
1:25



Roof Deck



① Enlarged Plan - Gazebo
1:25



NORTH PARK STREET