

# Mount Edwards Court

Supportive/Affordable Housing Project



**MOUNT EDWARDS COURT** | Supportive/Affordable Housing Project

## The Site



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## What Are We Proposing?

- The plan is to create a **mix** of supportive housing units (**78** from current 83) and affordable apartments (**15**, on vacant 3<sup>rd</sup> floor) for **individuals 55+ years of age**
- Mount Edwards will offer older adults a secure, positive, affordable home with social and health supports
- With a controlled entry, an internal courtyard, circular floor plan, shared amenity areas and ample yard space, the building is well suited for its proposed purpose



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## What Are We Proposing?

- The property is currently zoned *residential* & will continue to be used as residential
- Rezoning is needed to reflect **actual existing building size** (which has been historically non-conforming), but has a low density of 1.01: 1 FSR



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## About Cool Aid

- Founded in 1968
- Build homes, lives, and community
- Create opportunities for people who are homeless or living in poverty
- Make a difference through housing, health care, support, and emergency shelters
- Help more than 12,000 people in the Capital Region each year
- Act to end homelessness by working in partnership with others to develop community-based solutions
- Committed to working in a non-judgmental way with adults experiencing marginalization in Greater Victoria



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## Project History

- Mount Edwards Court was purchased BC Housing
- With an operating agreement with Cool Aid, Mount Edwards Court opened on February 23<sup>rd</sup>, 2016
- 38 residents moved in, most from tent city
- Transitional housing & support services have been provided for 70 people since then



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## Project History (cont'd)

- 23 original residents have moved on to permanent housing
- Regular meetings were held with neighbours until mid-May 2016  
– ended as they were focused on tent city, not Mount Edwards' operations
- Since tent city closed in August 2016, incidents in the neighbourhood have significantly declined



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## Project History (cont'd)

- Have received many comments that neighbourhood is quiet & a safe place to walk during day or evening
- A report from security firm stated that from September 2016 to May 2017 (9 months):
  - No incidents reported during school watch times
  - Total of 34 incidents reported related to loitering; all resolved when asked to move along
  - **None** of 34 incidents involved Mount Edwards residents or visitors

## What Did We Hear?

- There have been concerns about the project regarding:
  - Its proximity to the school
  - The density of supportive housing residents
  - The profile of residents
  - Increase neighbourhood disturbance
  - The amount of communication about future plans
- That neighbours support housing for people who are struggling, but feel it should be located elsewhere

## What Have We Done?

- Cool Aid & BC Housing met with school officials on multiple occasions & continue to have dialogue with the School

### NEW PROTOCOLS IMPLEMENTED

- Proposal now includes mix of affordable & supportive housing – all permanent; this is NOT transitional housing
- Supportive housing specifically for individuals 55 years & older with low to moderate support needs as evidenced through use of a Vulnerability Assessment Tool



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## What Have We Done? (cont'd)

- Individuals will be screened to ensure that they have:
  - No current problematic substance use issues
  - No history of violence
- At least 3 staff on site 24/7 + Community Health Centre supports
- Outside areas monitored regularly



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## What Have We Done? (cont'd)

- Protocols will be **secured** permanently through:
  - The Operating Agreement with BC Housing
  - A Housing Agreement with the City of Victoria  
– a registered document on title
- Open policy for neighbours and the public will continue



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## What Else Are We Doing?

### HERITAGE DESIGNATION



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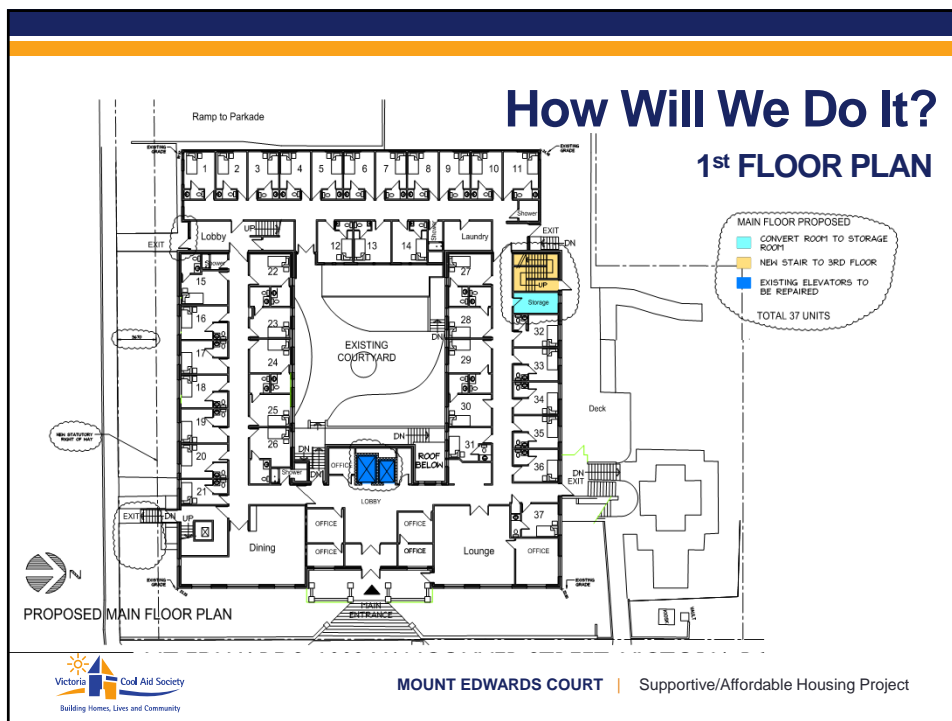
## What Else Are We Doing?

### PARKING VARIANCE

- An analysis was undertaken to determine parking demand for the building
- Ten (10) stalls are required, including staff parking
- 12 underground stalls will be provided
- In addition, 20 enclosed & secure bicycle stalls will be provided in the underground vehicle parking area



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## How Will We Do It?

### 2<sup>nd</sup> FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



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## How Will We Do It?

### 3<sup>rd</sup> FLOOR PLAN



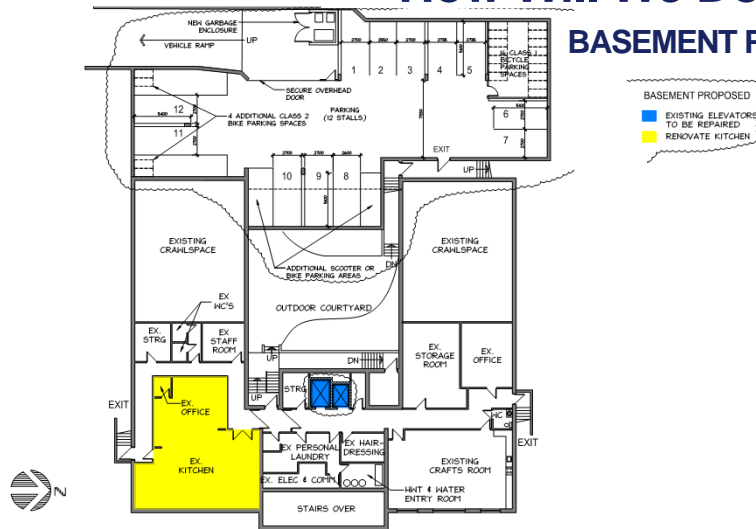
PROPOSED THIRD FLOOR PLAN



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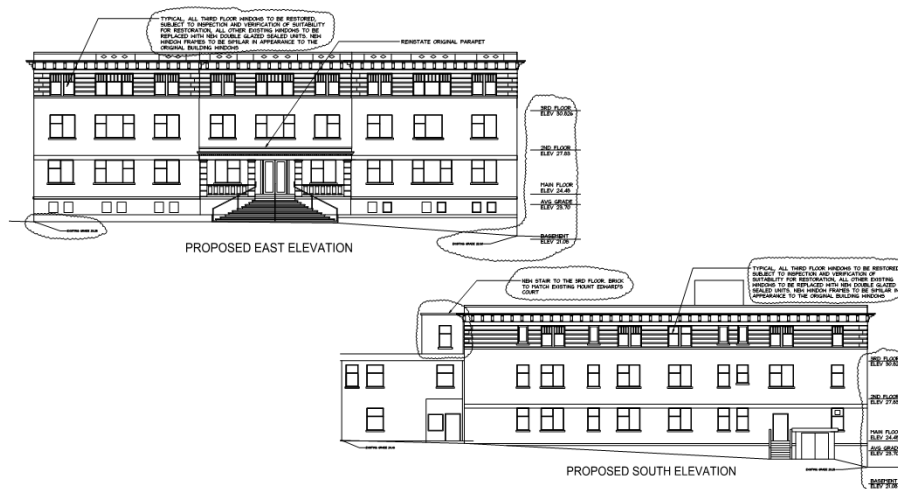
## How Will We Do It?

### BASEMENT PLAN



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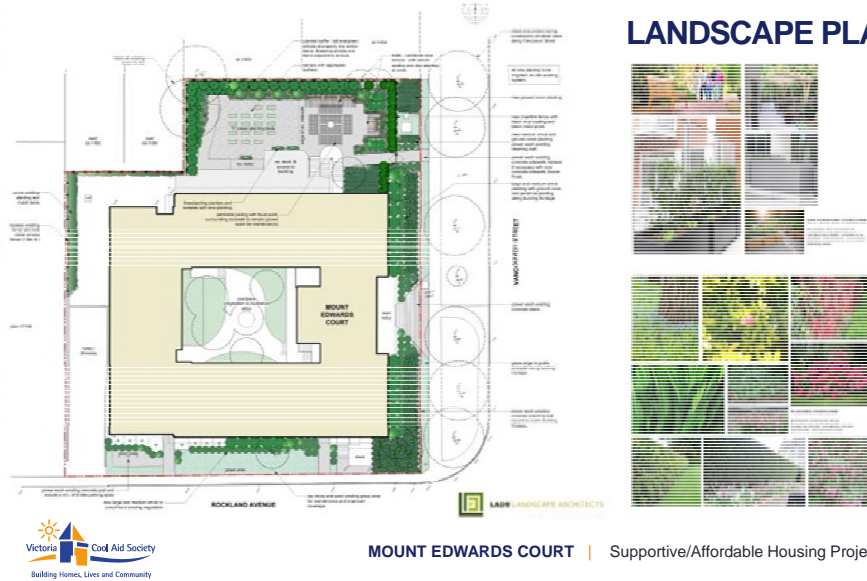
## How Will We Do It?



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## How Will We Do It?

### LANDSCAPE PLAN



## What Is The Timeline?



\*opportunities for public feedback



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