

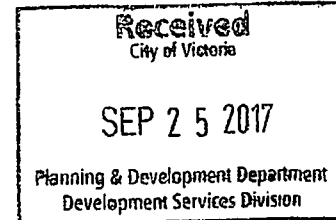
North
Park
Manor
Society

875 North Park Street
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Providing
Non-profit Housing
For Seniors

An Outreach of
First Baptist Church

2/23/2017
Mayor and Council
City Of Victoria



Re: Rezoning Application North Park Manor

North Park Manor is sixteen story building located at 875 North Park Street. The building has 158 suites that provide subsidized housing for seniors.

The building site is subdivided into 3 Strata sites that include First Baptist Church North Park Manor and a Common area.

The site has 52 parking spaces

North Park Manor and the underground parking were constructed in 1973/74.

The church was redesigned in 1974.

The common area amenities include an Activity Hall which is underutilized.

The site is currently zoned R3-C and subject to a Land Use Contract

North Park Manor Society (NPMS) are requesting rezoning to site specific zoning.

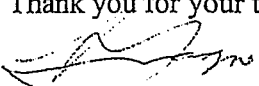
NPMS believe the new zoning will facilitate improved conformance with the City approval processes.

This new zone will require a Parking Variance, given the LUC requirement for 55 stalls and the restrictions of the existing underground parking structure.

It is worth noting that a limited number of tenants own vehicles and generally the church requirements are focused on Sunday use.

NPMS are requesting that the City approve infilling of the Activity Hall with three bachelor suites which will be rented to seniors who have low to medium income. This change will help address a significant demand for affordable seniors Housing

Thank you for your time and consideration.


Terry Gagne
Operations Manager
North Park Manor Society