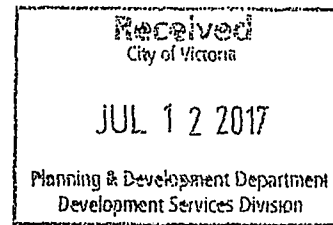


July 7, 2017

Leanne Taylor
Senior Planner
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6



**Re: Rezoning Application #00588 (1002 Vancouver Street)
Response to Application Review Summary**

Dear Leanne:

Further to the Application Review Summary recently received from the City of Victoria, we would like to respond as follows:

1. Plans. The attached bubble diagram shows the proposed minor revisions to the building, both internal and external. Since the original submission, there have been a few additional updates. Overall, the main external changes are:
 - Removal of the solarium, and reinstatement of the original parapet.
 - Installation of a new exit stair and housing.
 - Replace deteriorating windows with new double glazed versions that emulate the character of the original windows.

It is also noted that there are some minor changes to the internal floor and unit layouts. On the first floor, one existing unit will be removed to install required fire exiting, leaving a total of 37 units. The second floor will accommodate 41 units, for a building total of 78. The second floor layout has been revised to keep the demising walls between units the same as those on the first floor. This will result in easier renovations with less disruption to tenants occupying the first floor. The total number of permanent residential units will remain the same at 78 supportive housing units. The revised second floor units will also provide the opportunity for "swing" or substitution rooms that can be used during periods of room maintenance and as first aid space .

2. Signage. We are now in receipt of the signage template, and are currently in the process of producing and posting the signs on site.

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3. Housing Agreement. We fully anticipate a Housing Agreement to be executed as part of this project. As the applicant, we have already requested that the Agreement contain certain tenant restrictions to address concerns expressed by area neighbours, and Christ Church Cathedral School.
4. Heritage Alteration Permit. This building is NOT currently "designated" a heritage property, although the owner has agreed to "heritage designation" concurrent with this rezoning application (A Heritage Designation application was submitted to the City on June 23, 2017). We are uncertain as to why we have been asked to apply for a Heritage Alteration Permit in order to deal with parking and landscaping issues. We understand that a site-specific zone will be created to make the building conforming, and we assume that parking requirements will be included within that new zone. The original application provides an extensive analysis of parking need, and demonstrates the existing on-site parking will more than meet demand (See item 7 below).
5. Chain Link Fence. We note that there is an existing chain link fence running along the north side (Vancouver Street) of the property. The intention is to replace this fencing with black link that includes plastic slat inserts. We believe this an appropriate fencing solution in this instance. If helpful, we would welcome a site visit by the City in order to better visualize the current situation, and show why the proposed solution is the most appropriate one.
6. Shed. The existing shed on the Rockland Avenue side of the property houses garbage receptacles, and has done so for many years. This location provides easy access for refuse pick-up while keeping the garbage out of sight, and is located adjacent to stairs leading to the building's kitchen. The shed serves the building well, and provides safe and clean containment of refuse.
7. Parking Requirements. The proposed new parking standards call for 0.3 stalls per affordable housing unit. Given the proximity of the site to amenities and employment opportunities downtown, as well as excellent public transit links, actual parking demand will likely be less than 0.3 stalls per affordable housing unit. There will be three staff members on site at all times, and other support workers may add to that number from time-to-time throughout the day. On-street parking is permitted on the north side of Rockland Avenue and the east side of Vancouver Street. Visual inspections at various times of the day show these spaces are customarily available throughout the day and evening, with the possible exceptions of school pick-up/drop-off times, or during events scheduled at the Church.

Based on the statistics provided in the original rezoning application, supportive housing requires less than one stall per 100 residents. Given that Mount Edwards' residents will be seniors, there will be no supportive housing residents with vehicles.

The following parking demand is considered appropriate for Mount Edwards:



Supportive Housing Units (nominal)	1 stall
Affordable Rental Units (15 units x 0.3).....	5 stalls
Staff.....	3 stalls
Visitor.....	2 stalls
<hr/>	
TOTAL DEMAND.....	11 stalls
TOTAL PROVIDED.....	12 stalls*

**additional on-street parking is also available.*

The proposed Housing Agreement will guarantee the housing and tenant mix, and provide assurance that the parking demand will not change. It is anticipated that when fully occupied, the real demand for parking at Mount Edwards will be less than what is provided.

Based on demand, and the updated proposed standards, a revised parking plan is shown on the attached "basement" floor plan. Although there are currently more than 12 stalls designated in the underground parking, the number has been reduced to 12 to conform with current prescribed parking size requirements.

8. **Rockland Avenue Right-of-Way Request.** We do not understand the concept of widening Rockland Avenue, which is a closed street and has no through-traffic. Rockland is already a pedestrian friendly street, and could easily accommodate an enhanced pedestrian and cyclist experience within the current right-of-way.

The existing building is located 5.48 m from the Rockland Avenue road right-of-way. A 3.67 m widening (12 feet) would reduce the practical setback to just 1.81 m. This would also mean the garbage/recycle shed would be within the right-of-way.

It is further noted that this part of Rockland Avenue already has sidewalks on both sides of the street. The sidewalks may only be 1.2 m wide rather than 1.5 m, but these could be easily widened within the existing road right-of-way without causing unnecessary disruption. A statutory right-of-way would be granted if the City is insistent, but we advise that it would be done with our strong disagreement.


9. **Sanitary Sewer Impacts.** There is no change proposed to the size of the existing building. Mount Edwards Court operated as a long term care facility for more than 25 years, and has recently been replaced with 38 supportive housing units. The complex care facility was operated by the Baptist Housing Society, and was home to 83 residents and a team of 26 staff that included health care, housekeeping, food services and maintenance at any one time. The facility provided full meal service to residents, prepared and delivered from the kitchen on the lower floor. The current facility does not use the kitchen for primary meal preparation, and the total number of units will only be 78 supportive housing residents, 15 small residential apartments, and three staff. In terms of "post development", there will be fewer impacts and pressure on services with the proposed uses than there were as a complex care facility.



10. Parks. We acknowledge the existing chestnut trees on the Vancouver Street boulevard.
Should any new underground civil services to the building be required, a certified arborist will be retained to determine any construction impacts for service trenches, etc.

Thank you for your assistance with this application. If you have any further queries, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read "Deane Strongitharm". The signature is written in a cursive style with a horizontal line extending from the end.

Deane Strongitharm, MCIP, RPP

cc: Kathy Stinson, Victoria Cool Aid Society
Malcolm McNaughton & Kirsten Baillie, BC Housing

Attachs,

