Christine Lintott
Architects Inc.

September 22, 2021

North Park Neighbourhood Association
Attention: Eleni Gibson, Land Use Planning Advisor
185-911 Yates Street
Box 661
Victoria BC V8Y 4Y9

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 within 200m of a large urban village (North Park Village), and is designated as Urban Residential in the Official Community Plan (OCP). It 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 featuring two new boulevard trees
    - Covered bicycle parking
    - A new off street parking stall
    - 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.
    - 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;

Project Benefits and Amenities

This proposal addresses a critical housing need for high quality, long term supported living units that meet the needs of a highly vulnerable and underserved population within our community. Specifically, this project has been developed in direct association with the Vancouver Island Health Authority to house a specific group of residents 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 is being requested for the number of parking spaces required. Schedule C parking requirements for the proposed residential building - identified as Transitional Housing - requires 1 parking space per 80m² floor area (total floor area for the proposed project is 1,472m²). The project proposes 1 off street parking space with the remainder of the anticipated demand for parking being met through the following strategies: increased on-site bicycle parking, enhanced staff amenities including lockers and showing facilities, encouraging use of existing public transportation, encouraging car sharing and staff car pooling initiatives, and utilizing available parking at adjacent properties.

A variance is also being requested for the number of long term bicycle parking spaces. Schedule C parking requirements for the proposed residential building – identified as Multiple Dwelling – is 1 long term space per unit less than 45 m2. The project proposes 12 long term bicycle parking spaces and 6 short term. This is consistent with the historic demand from the resident population whose conditions that qualify them for service from VIHA in many cases limit their use of a bicycle.

The Owner has engaged a traffic study to examine and address the parking demand of the project and a parking overview of the proposed development at 1046 and 1048 North Park. Please see the attached survey by WATT which outlines in detail how the project proposes to address parking requirements, if approved.

The proposed density of the project is 2.25:1

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 forward with the proposal for creating a critical housing addition to our community. We thank you for considering our application.

Sincerely,

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