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March 10, 2020

Her Worship Mayor Lisa Helps and Councillors
City of Victoria
1 Centennial Square
Victoria BC, V8W 1P6

RE: Rezoning and Development Permit Application 736 Princess Ave.

Dear Mayor and Council,

We are pleased to present this application for the Rezoning and Development Permit for the above noted lands.

Introduction

This application proposes to re-develop the property to a purpose built building for the John Howard Society of Victoria. John Howard is a non-profit society dedicated to assisting individuals, families, youth and adults with programs and services focused on employment, housing, mentorship, and restorative justice. The vision of the John Howard society aims to restore dignity and self-worth to all those who have lost hope.

The application before you is a unique proposal as it will be one of the first purpose built projects for this type of care and support provided by John Howard.

The proposed project will house the following:

1. Social Enterprise

The social enterprise is a street level cafe at the front of the building behind floor to ceiling glazing. Along with the street terrace the cafe creates an indoor/outdoor appeal and "eyes on the street". The cafe is available to the public offering a welcoming connection to the residents of John Howard. The social objectives of the cafe is an integral part of the John Howard employment training programs by giving JHS community members hands-on real life employment training.

2. Employment & Education Programs

The Employment program is located on the second level. Here the society provides training, support, and opportunities necessary for people facing complex barriers to secure and maintain employment which meets their needs and capabilities.

It is one of the most fundamental ways which John Howard can contribute to a safe, healthy and inclusive community for all.

3. Community and Administration

The Community and Administration will be situated on the third level. The administration and staff of the society have programs, services and resources that are available to all community members, those transitioning into the community or those requiring additional forms of support to overcome barriers faced in accessing traditional health and social services. Amenities for staff on this level include end of trip facilities and an exterior landscaped terrace/courtyard. The courtyard also offers demonstration garden planters for community members and job training employees.

4. Transitional Housing Units

The housing units are located on levels 4, 5 & 6 for a total of twenty eight (28) units.

John Howard's transitional housing services assist people on conditional release from correctional facilities to reintegrate into the community by providing a safe and welcoming home environment that is accompanied by robust support services which enhance community safety and promote a successful transition. The studios are completely furnished, self-contained units with a kitchenette, bathroom and bed/sitting area. Each residential floor has a range of amenities such as laundry, common gathering areas, outdoor space and counselling/staff space.

Parking/Bicycle Variance

We are requesting a parking variance to reduce the onsite parking requirements from the required 32 stalls to 8 Stalls. The community members in the transitional housing units and participants in the education programs are on conditional release from a correctional facility and do not own cars. All community members are issued a bus pass for personal transit. The society also has a program of volunteer drivers which transport JHS community members to medical/dental appointments, community functions/events and job interviews. The parking stall requirements will be provided for the cafe/retail space and office staff.

We are also requesting a bicycle variance to reduce the onsite bicycle requirements for the transitional housing units. Community members are discouraged by the Society to own bicycles as part of their integration process into the community. The required long term and short term parking for office and personal services along with end of trip facilities is provided for staff of JHS.

Design and Development Permit Guidelines

The following outlines how the project aligns with the Design and DP Guidelines.

The building respects the neighbourhood character by incorporating building elements complementary to the industrial feel of the area. Material elements and design contribute to visual identity and quality of the streetscape.

The front glazing, public patio and cafe spaces create a strong relationship to the street with visual and physical connections.

The building base is articulated with varied architectural materials to enhance the street frontage. The overall form and character is a modernist approach to site and program.

A prominent entrance with building name signage as well as coloured concrete accents directs pedestrians to the main entry.

Perceived building mass is mitigated through architectural elements and building articulation creating a rhythm of visual interest.

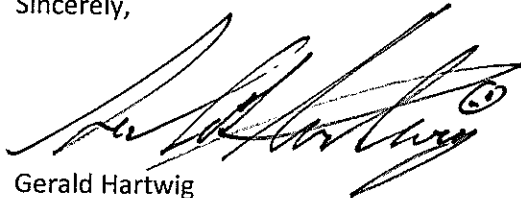
The building facade composition is a palette of high quality materials, textures and colours to enhance the experiential experiences of the viewer.

Open spaces (front terrace, third floor courtyard) are extremely livable, attractive and well integrated with the design of the building.

The building is designed to allow for easy access for disabled persons. As well the cafe patio is situated at grade from the entry pathway.

To Conclude, The John Howard Society project is an exciting proposal for Victoria and particularly for the Burnside Forge Community. As outlined above the development introduces programs and services focused on employment, housing, mentorship, restorative justice, community and neighbourhoods which should prove to be a model. The project has been introduced to the neighbourhood through the Burnside Gorge Community Association which has gained support. We look forward to sharing a detailed presentation with Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Gerald Hartwig', with a stylized flourish at the end.

Gerald Hartwig