

September 19, 2017

City of Victoria

1 Centennial Square
Victoria BC V8W 1P6

Mayor Lisa Helps
Members of City Council
City of Victoria

Re: Rezoning & Development Permit Application – PARC Victoria

Applicant address: 829/831,835, 841/847, 839/895/899 Fort Street and 846 Broughton Street, Victoria, BC

PARC Retirement Living is proposing the following Mixed-Use building:

- **100 % rental including**
 - 192 Independent Seniors accommodation including complete services (chef prepared culinary, chauffeured transportation, wellness consultation, housekeeping, seniors specific fitness, entertainment, security and first aid response) – Quadra building
 - 84 Rental suites (not age specific) – Fort building
 - 5% suites include an affordable housing subsidy
- **Commercial development including retail and office space**
- **Licensed Childcare**
- **Centre for Music Wellness (all ages)**

PARC Retirement Living (PARC), is submitting a re-zoning and development application for an innovative and intergenerational mixed-use development. (Architectural and Landscaping drawings are attached, issued for re-zoning dated September 18, 2017)

The proposal reflects significant consultation with neighbors and businesses, plus City of Victoria stakeholders and official representatives. The proposal has undergone numerous revisions to incorporate community input including several City workshops and Open Houses. The application incorporates PARC's 18 years of experience in designing, building and operating leading seniors' housing.

**PARC Communities
Management Ltd.**

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Description of Proposal

The site is comprised of 9 legal lots (5,164 m²) situated on Fort, Quadra and Broughton streets in downtown Victoria. The site's size provides an opportunity to master plan a significant portion of the block, ultimately providing many sought after uses by the community, City and PARC.

The urban design concept for the public realm is to strengthen the street experience and to engage seniors and the public with an "intergenerational and walkable green design" that emphasizes a positive pedestrian experience, particularly along Fort Street.

Proposed uses are carefully designed in two buildings:

- I. PARC's Quadra Building includes 192 independent living seniors' rental suites and amenities. Designed for independent seniors varying in age from 80 to 100 years (average 87), the lease up period is expected to be achieved within 2 to 3 years. Construction completion is slated for 2021, lease up by 2024.
- II. PARC's Fort Building includes 84 all age rental suites located above main floor retail and 2nd floor offices consisting of licensed child care, medical offices and a music therapy practice operated by Victoria Conservatory of Music "Centre for Music Wellness". After the year 2026, the demand for senior independent living accommodation will increase dramatically – PARC proposes suites that become vacant after move out to convert to senior specific accommodation.
- III. Amenity areas and layers of rooftop gardens on both buildings add to the richness of the existing urban context.

Access to covered parking and loading is via Broughton Street with additional curbside drop-off zones located at the front entries of each building.

Marzolf & Associates, on behalf of PARC Retirement Living, have led extensive community consultation over the past fourteen months, listening and relaying community feedback to the project team. This has influenced all aspects of the design, resulting in numerous iterations of the proposal over the past months, and reflecting a design symbiotic with the community. A preliminary Voluntary Open House, informal and formal CALUC meetings and a hosted session with neighboring Escher building residents in July 2017 were key consultative events in terms of design input. A report outlining the extent of additional community engagement is included in the application.

Neighborhood & Heritage

The form and character of the building responds to the guidelines of the Victoria Downtown Core Area Plan and the areas represented by the Fort & Quadra commercial uses and Broughton Street character.

Existing buildings on site are not heritage designated or registered buildings, however the Fort street façade has been modulated both at retail and above retail levels to respond to the boutique retail character of Fort Street. A covered public space is designed at the corner of Fort and Quadra acknowledging the transition from Harris Green to Fairfield and Cathedral Hill and Harris Green neighborhood. The southwestern building facing Broughton Street has been shaped to preserve adjacent neighbors' views to Christ Church Cathedral reflecting comments heard from the Escher Building residents. Existing non-vegetative rooftops will be replaced with rooftop gardens and an internal courtyard.

The proposal is mindful of the Christ Church Cathedral, Pioneer Square and Royal Theatre, all proximal to the site. The former "Antique Row" history of the area will be commemorated by use of antique china blue motives on the building's glass elements, paying homage to the Fort Street neighborhood and seniors' heritage. Antiques such as delft blue china, purchased from Pacific Antiques, a former retailer on the site, will be featured in amenity areas.

Design and Development Permit Guidelines

The proposed development is strongly aligned with the City of Victoria's 13 Strategic Objectives. Under the Official Community plan, the site is within the downtown core area plan (DCAP), located in Fairfield neighborhood and bounded by Harris Green neighborhood to the immediate north on Fort Street. The site also falls within DPA-7B (HC) on Fort Street and DPA 14 (Cathedral Hill precinct) facing Broughton Street.

The proposed building meets the recommended 30-meter height and allowed FSR of 5.0, *with variance for rear lockers and service areas*, per OCP and DCAP requirements.

Project Benefits, Amenities & Green Building Features

The proposal will offer significant social, economic and environmental benefits to the City of Victoria.

Socially, the proposal will support seniors' independence by meeting key needs such as group activities, delicious and nutritional cuisine, 24-hour security and safety, tailored fitness and health & wellness consultation. The neighborhood is highly walkable and offers numerous

amenities attractive to residents' family, friends and services. Planned streetscape improvements include Public Art based on Fort street public art requirements and guidelines. PARC is considering the possibility of engaging local First Nations artists to undertake this project, respecting the history of the site. While in early stages of researching this potential, it is of great interest and importance.

As part of PARC's commitment to invest in the communities where they operate, the development proposal will include fourteen affordable housing units with complete independent living services. PARC proposes six studios and three one-bedroom units in the Quadra building (15-year subsidy) and four studios & one-bedroom in the Fort building (10-year subsidy); representing an aggregate 5% of the proposed units. Exact suite locations will be determined as the building design evolves. PARC has successfully used this model at its Cedar Springs PARC (Seymour, District of North Vancouver) residence with non-specific suites used to protect resident privacy.

PARC also has a long-standing practice of making its community spaces available for not-for-profit groups for free, and providing catering in some instances. This is all part of becoming integrated into the neighborhood and creating a community "hub" while adding to the vitality of an intergenerational community-minded atmosphere.

Economic benefits of the project are significant. Occurring both pre and post construction, this will include:

- community partnerships and sponsorships,
- creation of a public, all ages Centre for Music Wellness,
- employment of retirement residence management and staff,
- enhanced boutique retail along Fort Street,
- Provision of licensed childcare
- Adding medical office/wellness center

PARC's investment is estimated to exceed \$140M in capital investment and generate 60 full time employees with an estimated annual payroll of \$4M.

Environmental benefits are demonstrated with LEED Gold equivalent design and integration of energy conserving technologies that result in lower greenhouse gas emissions. Having achieved LEED Gold certification on its last two developments, PARC is an industry recognized leader in implementing green building design, construction and operation strategies to reduce carbon footprints for each residence. PARC Victoria has engaged Morrison Hershfield, a Sustainability Design Consultant, to guide the project design. The proposed redevelopment will remediate a brownfield urban site and transform it into a significantly "greener" space, complete with enhanced building envelope and improved mechanical systems. The Sustainable Design Report is included in the application.

Transportation

The proposed development is conveniently located at the intersection of Fort and Quadra streets which offer easy foot, bicycle and transit access. Parking for 129 vehicles is provided – this is a 98-stall reduction from current Schedule C – Off-Street Parking requirements but only 11 less than the requirement if the proposed bylaw changes are implemented. The vehicle parking supply is considered appropriate for the project and its local context. The project will also provide a variety of transportation options to its residents, including scooter parking for seniors' use, a shuttle bus (for seniors independent living) and multiple car share parking spaces. The development is providing bicycle parking in line with Schedule C and is also providing end-of-trip bicycle facilities for people working in the building. The project is not located on any City Greenways.

Infrastructure

The civil consultant has confirmed that the proposed development will require sewage attenuation and the City of Victoria sanitary system will have adequate capacity for the proposed development. With respect to the storm water runoff, the site is currently 100% impervious. The proposed development will reduce the impervious area by 25% to meet proposed LEED criteria. The City of Victoria storm system will not be additionally impacted and will have capacity for the proposed development.

Thank you for your consideration. We are very pleased with the prospect of building and operating in Victoria. The PARC project team look forward to presenting this application and advancing the review process with Mayor and City Council, City Staff and the surrounding community.

Respectfully submitted,



Russell Hobbs
VP Development & Construction
PARC RETIREMENT LIVING

Cc: BESHARAT FRIARS Architects - Helen Avini Besharat, PC Urban - Robert Spencer, Garry Fawley, Marzolf & Associates - Julie Marzolf, Rick Marzolf; PARC RETIREMENT LIVING - Rainer Muller, Tony Baena

Project Information Table

• Zone (Existing)	CA-2, CHP-OB, CHP-CR
• Proposed Zone	Site Specific – TBD
• Proposed Uses	Street front Retail, Seniors residential Independent rental units and amenities, rental market apartments, medical offices, music room and childcare.
• Site Area	
○ Fort Building	5,164 m2
○ Quadra Building	1,280 m2
• Total Floor Area (m2)	3,884 m2
• Retail Floor Area (m2)	29,500 m2
○ Fort Building	400 m2
○ Quadra Building	587 m2
• Office Floor Area	311 m2
• Childcare Area	359 m2
• Residential Floor Area (m2)	20,798 M2
• Floor Space Ratio	5.10 (4.97 excluding rear locker & service areas within main floor parking, retail & amenities); 91.6%
• Site Coverage (%)	49% = 2,508 m2 (Including corner public space and 3 levels of landscaped roof and urban gardening)
• Open Site Space (%)	30.0 m
• Height of Building (m)	
• Number of Storeys	
○ Fort Building	10 (9 excluding rear locker & service areas within retail & amenities)
○ Quadra Building	10 (9 excluding rear locker & service areas within retail & amenities)
• Parking Stalls (Number on site)	
○ Commercial & Daycare	40
○ Residential	89 (Including Seniors on site shuttle
• Bicycle Parking Number (Class 1 and Class 2)	97 and 13, respectively, In addition, 20 Scooter parking is provided for seniors' use)
• Building Setbacks	
○ Fort Street	1.00 m and more
○ Quadra Street	1.75 m and more (SRW requested by Victoria transportation engineering)
○ Broughton Street	1.63 m and more

- **Total Number of Rental Units:** 276 (192 seniors' independent rentals and 84 market rental apartments)
- **Seniors Independent Rental and Market Rental and Unit Mix**
 - Studio 40 units (14%)
 - 1 Bedroom 94 units (34%)
 - 1 Bedroom + Flex 63 units (23 %)
 - 2 Bedroom 52 units (19%)
 - 2 Bedroom + Flex 19 units (7 %)
 - 3 Bedroom 8 units (3%)